ASX Release

24 October 2025

360 Capital REIT (ASX:TOT)

New Real Estate Equity Investment and FY26 Earnings Upgrade

New Equity Investment

Further to the announcement on 24 September 2025 regarding a proposed equity investment, 360 Capital FM Limited as responsible entity (**Responsible Entity**) for 360 Capital REIT (ASX:TOT) (**TOT** or the **Fund**) is pleased to advise that it has now completed due diligence and has committed $10.0 million as a structured preference equity investment in partnership with a new private equity fund, 360 Capital Private Equity Fund 1 (**PEF1**). TOT will not be undertaking a capital raising to fund this investment.

PEF1 is a single asset fund which has contracted to acquire the entire block of brand new one, two and three bedroom apartments, located approximately 6 kilometres from the Sydney CBD for $49.9 million. PEF1 has raised $7.75 million of equity from wholesale investors which, combined with bank debt and TOT's $10.0 million of preference structured equity will be used to settle the acquisition.

PEF1's investment strategy is to sell down each individual apartment over the next 2 years to maximise investors returns, with proceeds from the sales used to repay bank debt and TOT's structured preference equity investment prior to investors ordinary equity in PEF1. TOT is also entitled to a profit share upon the ordinary PEF1 equity reaching a certain return.

As a diversified REIT and given its unique position of being able to invest in active investment opportunities to enhance its stable passive investment portfolio returns, TOT will continue to focus on opportunities to diversify its portfolio and grow its earnings per security to close its 31% ASX trading price discount to the current NTA of $0.58 per security.

FY26 Earnings Upgrade

TOT's current forecast earnings of 3.0cps for FY26 is a 25% increase over FY25 and assumes no further leasing of vacancies in FY26 despite management continuing to actively market the remaining vacancy within the portfolio at 510 Church Street, Cremorne, Victoria.

Post settlement of this new structured preference equity investment, **TOT's FY26 earnings are forecast to increase to 3.3cps, a 10% increase on previous forecast FY26 earnings**. Until further leasing activity is achieved, TOT will maintain its FY26 forecast distribution of 3.0cps which are forecast to be 100% tax deferred.

TOT is not forecasting any profit share from this investment in FY26 and will review this component of earnings in FY27.

Authorised for release by, Glenn Butterworth, Company Secretary.

More information on TOT can be found on the ASX's website at www.asx.com.au using the Group's ASX code "TOT", on 360 Capital's website www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1300 082 130 or by emailing investor.relations@360capital.com.au.

Alternatively, please contact either:

Tony Pitt	**James Storey**	**Glenn Butterworth**
Executive Chairman	Chief Executive Officer	Chief Financial Officer
360 Capital FM Limited	360 Capital FM Limited	360 Capital FM Limited
+61 2 8405 8860	+61 2 8405 8860	+61 2 8405 8860

About 360 Capital REIT (ASX: TOT)

The Fund has a demonstrated track record of consistent quarterly distributions, through a selective and disciplined investment philosophy, combined with access to real estate investment opportunities available to TOT through the 360 Capital Group, the manager of the Fund.