$2.5Rule 3.19A.2

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.
Introduced 30/09/01 Amended 01/01/11

Name of entity: 360 Capital REIT (TOT)
360 Capital Active REIT (ARSN 602 303 613) stapled to **360 Capital Passive REIT (ARSN 602 304 432)**

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Tony Robert Pitt
Date of last notice	25 August 2025

Part 1 - Change of director's relevant interests in securities
In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	1) Securities held by TT Investments Pty Limited atf TT Superfund (TT Superfund) and TT Investments Pty Limited atf TT Investment Trust (TT Trust). Director of TT Investments Pty Limited and beneficiary of TT Superfund and TT Trust. 2) Securities held by the ASX listed 360 Capital Group (TGP) held in the name of 360 Capital Property Limited, a wholly owned subsidiary of TGP and Tony Pitt: a) is a Director of TGP b) holds indirect TGP securities in the name of TT Investments Pty Limited
Date of change	11/11/2025, 17/11/2025
No. of securities held prior to change (as at date of last notice)	1) 6,732,886 TT Investments 2) 93,361,253 TGP 100,094,139 Total
Class	Fully Paid Ordinary Securities
Number acquired	694,726 by TT Trust
Number disposed	Nil

+ See chapter 19 for defined terms.

Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	64,884 at $0.4000 per stapled security 629,842 at $0.4050 per stapled security
No. of securities held after change	1) 7,427,612 TT Investments 2) 93,361,253 TGP 100,788,865 Total
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Acquired via on-market trade

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	n/a
Nature of interest	n/a
Name of registered holder (if issued securities)	n/a
Date of change	n/a
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	n/a
Interest acquired	n/a
Interest disposed	n/a
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	n/a
Interest after change	n/a

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	no
If so, was prior written clearance provided to allow the trade to proceed during this period?	n/a
If prior written clearance was provided, on what date was this provided?	n/a

+ See chapter 19 for defined terms.