

# 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

|                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------|
| <b>Name of entity: 360 Capital REIT (TOT)</b>                                                                      |
| <b>360 Capital Active REIT (ARSN 602 303 613) stapled to</b><br><b>360 Capital Passive REIT (ARSN 602 304 432)</b> |

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.

|                            |                  |
|----------------------------|------------------|
| <b>Name of Director</b>    | Tony Robert Pitt |
| <b>Date of last notice</b> | 17 November 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.

|                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Direct or indirect interest</b>                                                                                                                   | Indirect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Nature of indirect interest (including registered holder)</b><br>Note: Provide details of the circumstances giving rise to the relevant interest. | <p>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.</p> <p>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:</p> <p style="margin-left: 40px;">a) is a Director of TGP</p> <p style="margin-left: 40px;">b) holds indirect TGP securities in the name of TT Investments Pty Limited</p> |
| <b>Date of change</b>                                                                                                                                | 18/11/2025, 19/11/2025, 20/11/2025, 24/11/2025 and 25/11/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>No. of securities held prior to change (as at date of last notice)</b>                                                                            | <p>1) 7,427,612 TT Investments</p> <p>2) <u>93,361,253 TGP</u></p> <p style="margin-left: 40px;">100,788,865 Total</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Class</b>                                                                                                                                         | Fully Paid Ordinary Securities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Number acquired</b>                                                                                                                               | 680,335 by TT Superfund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Number disposed</b>                                                                                                                               | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

+ See chapter 19 for defined terms.

## Appendix 3Y

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|                                                                                                                                                                             |                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Value/Consideration</b><br>Note: If consideration is non-cash, provide details and estimated valuation                                                                   | 680,335 at \$0.4050 per stapled security                                     |
| <b>No. of securities held after change</b>                                                                                                                                  | 1) 8,107,947 TT Investments<br>2) <u>93,361,253 TGP</u><br>101,469,200 Total |
| <b>Nature of change</b><br>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.

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

#### Part 3 – <sup>+</sup>Closed period

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

<sup>+</sup> See chapter 19 for defined terms.