



## Update Summary

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**Entity name**

360 CAPITAL REIT

**Security on which the Distribution will be paid**

TOT - FULLY PAID UNITS STAPLED SECURITIES

**Announcement Type**

Update to previous announcement

**Date of this announcement**

27/1/2026

**Reason for the Update**

Payment of distribution.

**Additional Information**

The quarterly distribution per Stapled Security is a distribution from 360 Capital Passive REIT. No distribution is being paid from 360 Capital Active REIT.

**Refer to below for full details of the announcement**



Announcement Details

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Part 1 - Entity and announcement details

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**1.1 Name of +Entity**

360 CAPITAL REIT

**1.2 Registered Number Type**

other

**Registration Number**

360 Capital Passive REIT ARSN 602 304 432 and  
360 Capital Active REIT ARSN 602 303 613

**1.3 ASX issuer code**

TOT

**1.4 The announcement is**

Update/amendment to previous announcement

**1.4a Reason for update to a previous announcement**

Payment of distribution.

**1.4b Date of previous announcement(s) to this update**

12/12/2025

**1.5 Date of this announcement**

27/1/2026

**1.6 ASX +Security Code**

TOT

**ASX +Security Description**

FULLY PAID UNITS STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

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**2A.1 Type of dividend/distribution**

Ordinary

**2A.2 The Dividend/distribution:**

relates to a period of one quarter

**2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)**

31/12/2025

**2A.4 +Record Date**

31/12/2025

**2A.5 Ex Date**

30/12/2025



**2A.6 Payment Date**

27/1/2026

**2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?**

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

**2A.8 Currency in which the dividend/distribution is made ("primary currency")**

AUD - Australian Dollar

<b>2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form</b>	<b>Estimated or Actual?</b>
	Actual

AUD 0.00750000

**2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?**

No

**2A.11 Does the entity have a securities plan for dividends/distributions on this +security?**

We have a Dividend/Distribution Reinvestment Plan (DRP)

**2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?**

No

**2A.12 Does the +entity have tax component information apart from franking?**

No

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Part 3A - Ordinary dividend/distribution

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**3A.1 Is the ordinary dividend/distribution estimated at this time?**

No

**3A.1a Ordinary dividend/distribution estimated amount per +security**

AUD 0.00750000

**3A.1a(i) Date that actual ordinary amount will be announced**

27/1/2026

**Estimated or Actual?**

Actual

**3A.1b Ordinary Dividend/distribution amount per security**

AUD 0.00750000

**3A.2 Is the ordinary dividend/distribution franked?**

No



**3A.3 Percentage of ordinary dividend/distribution that is franked**

0.0000 %

**3A.4 Ordinary dividend/distribution franked amount per +security**

AUD 0.00000000

**3A.5 Percentage amount of dividend which is unfranked**

100.0000 %

**3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount**

AUD 0.00750000

**3A.7 Ordinary dividend/distribution conduit foreign income amount per security**

AUD 0.00000000

Part 5 - Further information

**5.1 Please provide any further information applicable to this dividend/distribution**

FY26 distributions from 360 Capital Passive REIT are forecasted to be 100% tax deferred.  
FY26 annual tax statements will be provided in August 2026.

**5.2 Additional information for inclusion in the Announcement Summary**

The quarterly distribution per Stapled Security is a distribution from 360 Capital Passive REIT. No distribution is being paid from 360 Capital Active REIT.