

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
TT Investments Pty Limited	Tony Pitt is director of TT Investments Pty Limited and 360 Capital Group. He has the capacity to exert control over 360 Capital Property Limited as Executive Chairman of 360 Capital Group.

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
360 Capital Property Limited	Suite 3701, Level 37, 1 Macquarie Place, Sydney 2000
TT Investments Pty Limited	Suite 3701, Level 37, 1 Macquarie Place, Sydney 2000

Signature

print name Glenn Butterworth

capacity Company Secretary

sign here



Date
25/02/2026

DIRECTION

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included on any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

This is the Annexure A referred to in the Form 604 Notice of Change of interests of substantial holder signed by me.

Signed by:



Glenn Butterworth
Company Secretary
Date 25 February 2026

360 CAPITAL REIT (ASX:TOT)

Paragraph 3 - Changes in relevant interests

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of Securities affected	Person's votes affected
09/12/2025	TT Investments Pty Limited ATF for TT Superannuation Fund	On-market trade	\$0.4050 per stapled security	1,945 fully paid stapled securities	1,945
10/12/2025	TT Investments Pty Limited ATF for TT Investment Trust	On-market trade	\$0.4050 per stapled security	734,726 fully paid stapled securities	734,726
10/12/2025	TT Investments Pty Limited ATF for TT Superannuation Fund	On-market trade	\$0.4050 per stapled security	148,055 fully paid stapled securities	148,055
19/02/2026	TT Investments Pty Limited ATF for TT Superannuation Fund	On-market trade	\$0.4136 per stapled security	840,336 fully paid stapled securities	840,336
20/02/2026	TT Investments Pty Limited ATF for TT Superannuation Fund	On-market trade	\$0.4231 per stapled security	364,407 fully paid stapled securities	364,407
23/02/2026	TT Investments Pty Limited ATF for TT Superannuation Fund	On-market trade	\$0.4292 per stapled security	218,656 fully paid stapled securities	218,656
24/02/2026	TT Investments Pty Limited ATF for TT Superannuation Fund	On-market trade	\$0.4250 per stapled security	144,616 fully paid stapled securities	144,616
25/02/2026	TT Investments Pty Limited ATF for TT Superannuation Fund	On-market trade	\$0.4250 per stapled security	22,965 fully paid stapled securities	22,965

Paragraph 4 - Present relevant interests

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes (%) (NOT cumulative)
360 Capital Group Limited and associated entities	360 Capital Property Limited	360 Capital Property Limited	Relevant interest in securities under s608(1)(a) of the Corporations Act 2001 (Cth) being relevant interest arising from being the holder of securities	93,361,253 stapled securities	43.13%

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes (%) (NOT cumulative)
TT Investments Pty Limited	TT Investments Pty Limited ATF for TT Investment Trust and security trustee for TT Superannuation Fund	TT Investments Pty Limited ATF for TT Investment Trust and security trustee for TT Superannuation Fund	Relevant interest in securities under s608(1)(a) of the Corporations Act 2001 (Cth) being relevant interest arising from being the holder of securities	11,532,755 stapled securities	5.33%