

ASX Release

23 March 2026

360 Capital REIT (ASX:TOT) Distribution Reinvestment Plan (DRP)

The Board of 360 Capital FM Limited as responsible entity of 360 Capital REIT (ASX: TOT or Fund), is pleased to advise of the activation of the Distribution Reinvestment Plan (DRP) for the Fund for the quarter ending 31 March 2026.

The DRP allows securityholders to choose between continuing to receive distributions in the form of cash paid into their banks accounts or having distributions reinvested in additional securities in the Fund. Participation in the DRP is completely voluntary. Securityholders can elect to have all, or part, of their securities as participating in the DRP and can join, withdraw, or vary their participation in the DRP at any time by completing a DRP Application/Variation Form and returning it to the Fund's Registry.

There are no fees, brokerage or other transaction costs for securities acquired under the DRP. In addition, securities may be issued at a discount to the Fund's trading price at the time the distribution is made, meaning the DRP may be a cost effective way of increasing an investment in the Fund.

Securities acquired under the DRP will rank equally with existing securities on issue. A DRP Statement outlining the distribution calculation and details of a securityholder's participation will be mailed to each participating securityholder after each distribution payment date.

To participate in the DRP, securityholders are advised to read the DRP Booklet, available on the Fund's website which outlines all terms and conditions, then complete and return a DRP Application/Variation Form to the Fund's Registry; both documents can be downloaded from www.360capital.com.au/tot-investor-centre or obtained in hard copy by emailing investor.relations@360capital.com.au

Alternatively, securityholders who wish to elect to participate, amend their participation level, or withdraw from the DRP can do so online via Boardroom InvestorServe by logging in, navigating to "My Holdings," selecting "Reinvestment Plans," and submitting or updating their election.

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:

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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.