Managed Investment Trust Notice for Custodians and other Intermediary Investors in 360 Capital Mortgage REIT

360 Capital FM Limited as responsible entity of the 360 Capital Mortgage REIT (**TCF** or **Trust**) considers the Trust is a withholding managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 and applies the Attribution Managed Investment Trust (**AMIT**) regime in respect of the financial year ending 30 June 2027.

Set out below are the estimated taxable components of the **October 2026 monthly distribution of 5.0 cents per unit** to be paid on or about 6 November 2026. These components are provided solely for the purposes of MIT non-resident withholding tax under Subdivision 12-H and 12A-B of Schedule 1 of the Taxation Administration Act 1953, and non-resident interest withholding tax under Subdivision 12-F of Schedule 1 of the Taxation Administration Act 1953 and should not be used for any other purpose.

The components are **estimates only** - the actual components for the income year ending 30 June 2027 will be advised in August 2027.

Component	Total cash distribution (cpu)	Component subject to fund payment withholding (cpu)	Component subject to non-resident withholding (cpu)
Australian sourced Interest *(not exempt from withholding)*	5.0000	-	5.0000
Other Australian Taxable Income	-	-	-
Other non-attributable amounts *(including tax deferred)*	-	-	-
Total	**5.0000**	**-**	**5.0000**

The fund payment is **nil** cents per unit in respect of the October 2026 monthly distribution.

The fund payment has been determined in accordance with Subdivision 12A-B of Schedule 1 to the Taxation Administration Act 1953, being the amount from which an amount would have been required to be withheld under Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 if the payment had been made to an entity covered by section 12-410 of that Schedule.

Australian resident Unitholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the AMIT Member Annual (AMMA) Statement, which will be sent to Unitholders in August 2027.

More information on the Trust can be found on the ASX's website at www.asx.com.au using the Trust's ASX code "TCF", on the Trust'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.

Glenn Butterworth
Chief Financial Officer
360 Capital FM Limited