

About 360 Capital Mortgage REIT

The 360 Capital Mortgage REIT (ASX:TCF) provides investors access to credit opportunities secured by Australian real estate assets. TCF aims to deliver regular monthly income to investors through disciplined asset selection and risk analysis. TCF is managed by 360 Capital Group (ASX:TGP), a specialist real estate fund manager with over 18-years experience, having undertaken over \$6 billion of corporate, direct and credit real estate transactions across Australia and New Zealand.

Highlights

Unit Price / Unit NAV¹

Unit Price	\$5.72
Unit NAV	\$5.936

Net Return² (% p.a.) on NAV

12 month	10.66%
Annualised 1 month	9.92%

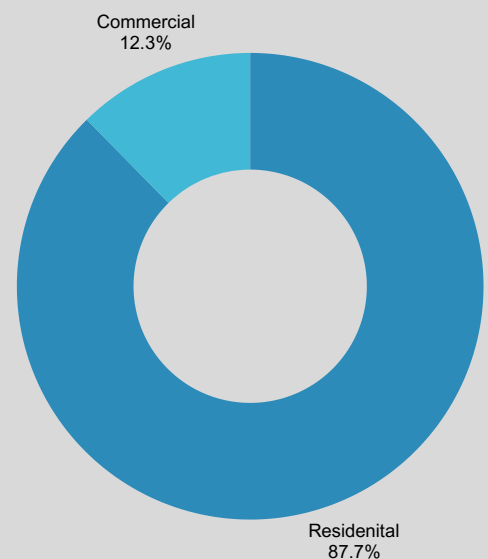
Distribution (% p.a.) on NAV

12 month	10.76%
Annualised current month	9.92%
Monthly Distribution (¢ per unit)	5.0000
12 month Distribution (¢ per unit)	63.9000

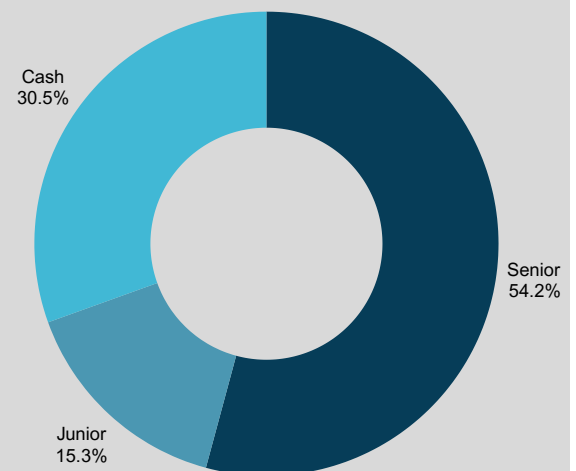
Key Information

Target return	RBA cash rate +4.0% p.a. (net) ³
Distribution frequency	Monthly ⁴
NAV pricing	Monthly
S&P Global Industry Classification Standard (GICS)	40204010 Mortgage Real Estate Investment Trust

Property Sector



Portfolio Composition



49.0%
Portfolio LVR⁵

7
Loans

6 months
Term to Maturity⁶

54.2%
Senior Loans⁷

10.5%
Weighted Avg.
Interest Rate⁷

360 CAPITAL MORTGAGE REIT (ASX:TCF)

PERFORMANCE UPDATE - OCTOBER 2025



Distributions (¢ per unit)

FY	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
2026	5.1000	6.0000	5.5000	5.0000									21.6000
2025	4.1667	4.1667	5.0000	6.6667	5.1000	5.0000	5.2000	5.0000	5.0000	5.0000	6.0000	6.0000	62.3001
2024	3.5000	3.5000	3.5000	3.5000	3.5000	3.5000	3.5000	3.5000	3.5000	3.5000	3.5000	6.5000	45.0000
2023	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.5000	3.5000	3.5000	3.5000	3.5000	3.5000	39.0000
2022	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	36.0000
2021	-	-	-	-	-	-	-	-	-	3.0000	3.0000	3.0000	9.0000

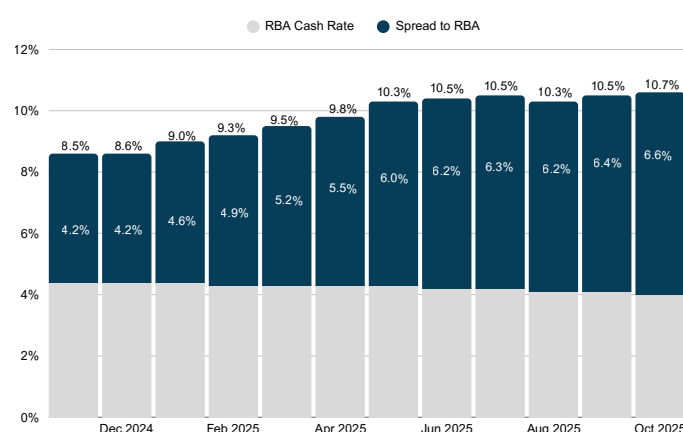
Net Return² (%)

FY	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
2026	0.89	0.98	0.93	0.84									3.64
2025	0.87	1.15	0.79	0.65	0.86	0.82	0.96	0.81	0.84	0.79	0.94	0.99	10.48
2024	0.51	0.79	0.69	0.76	0.60	0.77	0.57	0.52	0.59	0.52	0.47	0.77	7.56
2023	0.51	0.51	0.49	0.51	0.51	0.67	0.64	0.57	0.62	0.60	0.72	0.20	6.54
2022	0.59	0.51	0.51	0.51	0.51	0.57	0.47	0.47	0.51	0.52	0.52	0.42	6.09
2021	-	-	-	-	-	-	-	-	-	0.52	0.49	0.51	1.52

Fund Performance² (%)

%	1mth	3mth	6mth	1yr	3yr	Incep ¹⁰
Net return	0.84	2.75	5.58	10.66	8.74	7.82
Target return ⁸	0.65	1.92	3.92	8.01	8.01	6.82
Distribution	0.84	2.78	5.66	10.76	8.74	7.81
RBA cash rate ⁹	0.31	0.92	1.90	4.01	4.01	2.82
Spread to RBA	0.53	1.86	3.76	6.75	4.73	4.99

Trailing 12-Month Net Returns



Notes: Past performance is not a reliable indicator of future performance. Numbers presented are subject to rounding.

1. As at close of business month end. 2. Net returns are calculated based on the average month end NAV's across the respective time periods. Returns are based on NAV unit price, after taking into account all fees and costs, does not assume reinvestment of distributions. NAV is unaudited. Returns are annualised if over one year. No allowance has been made for entry fees or taxation. 3. Target return is RBA cash rate + 4.00% net of fees. The Target return represents a goal of the Trust, there is no guarantee this will be achieved. 4. The payment of monthly cash income is a goal of the Trust only and the Responsible Entity does not provide any representation or warranty (whether express or implied) in relation to the payment of any monthly cash income. 5. Represents total LVR of loans in the portfolio and cash, weighted by the Trusts share of the underlying loan investments. 6. Weighted average to final maturity based on share of underlying loans and cash. 7. Weighted average based on share of underlying loans calculated at month end. 8. The Trust has targeted a 6.00% net return since the commencement of monthly distributions in April 2021, the Target return was updated to RBA cash rate +4.00% p.a. in September 2024, all historic returns are compared to the Trust's current Target return. 9. The Trust is a different class to cash which is displayed by the RBA cash rate, accordingly, the Trust is of a higher risk than an investment in cash. 10. 31 March 2021, being date of first loan deployment following 360 Capital FM Limited taking over management of the Trust.

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