

360 Capital Mortgage REIT (ASX:TCF)

Periodic Statement – 30 June 2026

The Periodic Statement contains information required by section 1017D of the Corporations Act 2001 (Cth). This is not a statement of returns for tax purposes, unitholders should not rely on this information for the purpose of preparing their income tax returns. Following the end of each financial year, we will send you a separate Attribution Managed Investment Trust Annual (“AMMA”) Statements (formerly known as tax statements) to enable you to complete your income tax return. Details of the taxable amounts are provided in your annual taxation statement. You should seek independent professional tax advice upon taxation matters.

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Holding and transaction details

Unitholders can access information about their holding, including the number of units held and dates of any transactions, through Boardroom InvestorServe: <https://www.investorserve.com.au/>.

Further information in relation to your investment, including information on statements, contribution levels and other investment strategies, is available on request. If you have any questions or require further information in relation to your investment, please contact our Investor Services Team Boardroom on 1300 737 760 (8.30am to 5.00pm, Monday to Friday).

Additional information regarding 360 Capital Mortgage REIT's financial and operational performance can also be found in our website <https://www.360capital.com.au>.

Estimated total fees and indirect costs

The total fees represent the estimated total fees and costs incurred by each unitholder for their investment in 360 Capital Mortgage REIT units. They comprise the fees which have been charged directly to the unitholder and the indirect costs which have not been deducted directly from the unitholder's account. The approximate amounts below have been deducted from your investment and cover amounts that have reduced the return on your investment.

	Year ended 30 June 2026	Year ended 30 June 2025
Units on issue as at 30 June	8,996,375	6,240,963
Units on issue (weighted average)	8,565,053	5,008,689
Direct Costs	Nil	Nil
Indirect Costs*	\$770,000	\$551,000
Indirect Costs* per unit	8.99 cents	11.00 cents
Indirect Costs* per 10,000 units	\$899.00	\$1,100.09

* Indirect Costs represent the management fee and administrative expenses of 360 Capital Mortgage REIT but are not charged directly to you as a fee.

Unit Performance

Below is a summary of 360 Capital Mortgage REIT's unit price performance over the prior 12 months based on the price as at the close of trading on the ASX on the relevant day.

Date	Closing price on the ASX	Unit price gain/loss over prior 12 months
31-Jul-25	\$6.000	12.1%
29-Aug-25	\$6.030	9.2%
30-Sep-25	\$5.920	0.7%
31-Oct-25	\$5.720	-2.9%
28-Nov-25	\$5.680	-4.4%
31-Dec-25	\$5.780	-1.7%
30-Jan-26	\$5.800	-0.5%
27-Feb-26	\$5.800	-1.0%
31-Mar-26	\$5.680	-3.6%
30-Apr-26	\$5.770	-11.2%
29-May-26	\$5.800	-3.7%
30-Jun-26	\$5.720	-4.7%

The following table shows the historical distributions for 360 Capital Mortgage REIT units over the past two financial years to FY2026.

	FY2026	FY2025
Earnings per unit - Basic	64.4 cents	64.8 cents
Change over previous year	-0.6%	+44.0%
Operating earnings per unit	64.4 cents	64.8 cents
Change over previous year	-0.6%	+44.0%
Distribution per unit	62.3 cents	62.3 cents
Change over previous year	-	+38.4%

Movement in units during the year

During the year ended 30 June 2026:

- 49,391 units were bought back and cancelled; and
- 2,804,803 units were issued via capital raising or distribution reinvestment plan.

Dispute resolution and other information

We are committed to delivering a high level of service to all unitholders. Should there be some way you feel that we can improve our service, we would like to know. Whether you are making a suggestion or a complaint, your feedback is always appreciated.

We have a complaint handling policy and procedure and are committed to resolving complaints equitably and efficiently. If you have a complaint you can submit them via phone, post or email:

Email: investor.relations@360capital.com.au

Phone: +61 2 8405 8860

In writing: Complaints Officer, Suite 3701, Level 37, 1 Macquarie Place, Sydney NSW 2000

In the event that you are still dissatisfied with our response, you may refer your complaint directly to the external resolution scheme, Australian Financial Complaints Authority (AFCA). This independent financial complaint ombudsman is free to consumers. AFCA's contact details are:

Website: www.afca.org.au

Email: info@afca.org.au

Telephone: 1800 931 678 (free call)

Write to: Australian Financial Complaints Authority Limited, GPO BOX 3, Melbourne VIC 3001, Australia

ASIC also has a free call information line on 1300 300 630.