360 Capital REIT (ASX:TOT)

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, securityholders 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.

Holding and transaction details

Securityholders can access information about their holding, including the number of securities 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 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 securityholder for their investment in 360 Capital REIT securities. They comprise the fees which have been charged directly to the securityholder and the indirect costs which have not been deducted directly from the securityholder'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
Stapled Securities on issue as at 30 June	218,622,159	216,452,439
Stapled Securities on issue (weighted average)	216,832,883	215,716,470
Direct Costs	Nil	Nil
Indirect Costs*	$1,597,000	$1,634,000
Indirect Costs* per Stapled Security	0.74 cents	0.76 cents
Indirect Costs* per 10,000 Stapled Securities	$73.65	$75.75

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

Stapled Security Performance

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

	Closing price on the ASX	Security price gain/loss over prior 12 months
31-Jul-25	$0.420	13.5%
29-Aug-25	$0.440	12.8%
30-Sep-25	$0.400	-5.9%
31-Oct-25	$0.405	-6.9%
28-Nov-25	$0.410	1.2%
31-Dec-25	$0.403	2.0%
30-Jan-26	$0.410	5.1%
27-Feb-26	$0.435	6.1%
31-Mar-26	$0.400	2.6%
30-Apr-26	$0.420	13.5%
29-May-26	$0.430	11.7%
30-Jun-26	$0.410	3.8%

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

	FY2026	FY2025
Earnings per security - Basic	2.9 cents	0.6 cents
Change over previous year	383.3%	104.5%
Operating earnings per security	3.2 cents	2.4 cents
Change over previous year	33.3%	-4.0%
Franked distribution per security	-	3.00 cents
Distribution per security	3.00 cents	-
Total	**3.00 cents**	**3.00 cents**
Change over previous year	-	-42.9%

Movement in securities during the year

During the year ended 30 June 2026:

- No securities were bought back on-market;
- 2,169,720 securities were issued via distribution reinvestment plan; and
- No other securities were issued.

Dispute resolution and other information

We are committed to delivering a high level of service to all securityholders. 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.