

360 Capital Mortgage REIT (ASX:TCF)

DISTRIBUTION SUMMARY - YEAR END TAXATION COMPONENTS

Investors should refer to their Attribution Managed Investment Trust Member Annual Statements (AMMA) for details of their distribution taxation components.

360 Capital Mortgage REIT elected to become an Attribution Managed Investment Trust (AMIT) under the new tax regime from the 2022 financial year.

The taxation components of the distributions on a cent per unit (cpu) basis for the year are provided below:

Year Ended	30-Jun-26 (cpu)	30-Jun-25 (cpu)	30-Jun-24 (cpu)	30-Jun-23 (cpu)	30-Jun-22 (cpu)	30-Jun-21 (cpu)
Cash Distribution	62.30	62.30	45.00	39.00	36.00	9.00
Australian Sourced Income (interest income)	64.00481	62.97248	44.48440	39.70553	36.00000	6.43099
Australian Sourced Income (other income)	-	-	-	-	-	2.29406
Franked distributions from trusts	-	-	-	-	-	0.20485
Share of franking credit from franked dividends	-	-	-	-	-	-0.08889
Tax deferred income	-	-	-	-	-	0.15898
Other non-attributable amounts	-	-	0.51560	-	-	0.00000
Total Tax Components	64.00481	62.97248	45.00000	39.70553	36.00000	9.00000
AMIT cost base net amount - excess (decrease)	-	-	0.51560	-	-	-
AMIT cost base net amount - shortfall (increase)	1.70481	0.67238	-	0.70553	-	-