



Announcement Summary

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**Name of entity**  
360 CAPITAL MORTGAGE REIT

**Announcement type**  
Update announcement

**Type of update**  
Final buy-back notification

**Date of this announcement**  
15/4/2025

**Reason for update**

Final buy-back notification
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**ASX Security code and description of the class of +securities the subject of the buy-back**  
TCF : UNITS FULLY PAID

**The type of buy-back is:**  
Equal access scheme buy-back

**Total number of +securities bought back**  
177,884

**Total consideration paid or payable for the securities**  
AUD 1,056,630.96000

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

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**1.1 Name of entity**

360 CAPITAL MORTGAGE REIT

We (the entity named above) provide the following information about our buy-back.

**1.2 Registration number type**

ARSN

**Registration number**

115632990

**1.3 ASX issuer code**

TCF

**1.4 The announcement is**

Update/amendment to previous announcement

**1.4a Type of update**

Final buy-back notification

**1.4b Reason for update**

Final buy-back notification

**1.4c Date of initial notification of buy-back**

14/3/2025

**1.4d Date of previous announcement to this update**

15/4/2025

**1.5 Date of this announcement**

15/4/2025

**1.6 ASX Security code and description of the class of +securities the subject of the buy-back**

TCF : UNITS FULLY PAID



## Part 2 - Type of buy-back

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### **2.1 The type of buy-back is:**

Equal access scheme buy-back



## Part 3 - Buy-back details

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### Part 3A - Details of +securities, price and reason

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**3A.1 Total number of +securities on issue in the class of +securities to be bought back**

5,621,217

**3A.7 Percentage of +securities the entity will offer to buy back**

5.000000 %

**3A.8 Approximate total number of +securities that will be bought back if all buy-backs offers are accepted (disregarding any rounding and restrictions on foreign participation)**

281,061

**3A.9 Are the +securities being bought back for a cash consideration?**

Yes

**3A.9a Is the price to be paid for +securities bought back known?**

No

**3A.9a.1 In what currency will the buy-back consideration be paid?**

AUD - Australian Dollar

**3A.9a.5 Indicative buy-back price per +security**

0.00000000

**3A.10 Do the buy-back terms allow for a scale-back?**

Yes

**3A.10a Please summarise the scale-back terms**

If the number of acceptances received exceeds the Maximum Buy-Back, the number of each acceptor's Units will be subject to a scale-back and reduced by the same proportion needed to ensure the Responsible Entity buys back no more than the Maximum Buy-Back. If the number of acceptances received together with the number of Units bought-back under any on-market buy-back in the period from 20/12/2024 to 24/03/2025 are less than the Maximum Buy-Back, then all accepting Units will be bought back.

**3A.11 What will be done with fractional entitlements?**

Not applicable

**3A.13 Please provide a URL for where the buy-back offer document can be viewed online**

<https://www.360capital.com.au/tcf-investor-centre>

## Part 3B - Buy-back restrictions and conditions

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**3B.1 Does the buy-back require security holder approval?**



No

**3B.2 Are there any restrictions on foreign participation in the buy-back**

Yes

**3B.2a Please summarise the restrictions on foreign participation**

The Responsible Entity has received approval from ASIC to provide relief from the equal treatment provisions (section 601FC(1)(d) of the Corporations Act) for foreign Unitholders, on the basis that it would be unreasonable to extend the Buy-Back to Unitholders residing outside of Australia and New Zealand having regard to the number and value of Units held by such Unitholders and the costs of complying with the legal and regulatory requirements which would apply.

**3B.2b For holdings in the name of a custodian or nominee, will the foreign participation restrictions be applied to the address of the custodian or nominee or the address of the beneficial holder?**

Custodian/Nominee

**3B.3 Are there any other conditions that need to be satisfied before the buy-back offer becomes unconditional?**

Yes

**3B.3a Please summarise the conditions**

The responsible entity accepting the valid buy-back election forms from participant Unitholders.



## Part 3C - Key dates

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### Equal access scheme buy-back

#### 3C.4 +Announcement date

14/3/2025

#### 3C.5 +Record date for participation in the offer

24/3/2025

#### 3C.6 +Ex Date

21/3/2025

#### 3C.7 Buy-back offer open date

31/3/2025

#### 3C.8 Last date for entity to send serially numbered acceptance forms to persons entitled

27/3/2025

#### 3C.9 Last day to extend the offer close date

7/4/2025

#### 3C.10 Buy-back offer closing date

14/4/2025

#### 3C.11 Anticipated date buy-back will occur

17/4/2025

#### 3C.12 Last day for entity to lodge a final buy-back notice with ASX under listing rule 3.8A.

15/4/2025

#### 3C.13 Last day for entity to update its register to cancel the +securities bought back and to lodge an Appendix 3H with ASX under listing rule 3.8A notifying the number of +securities that have been cancelled due to the buy-back.

24/4/2025

## Part 3D - Other Information

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### 3D.1 Any other information the entity wishes to notify to ASX about the buy-back

The Buy-Back Price is the price at which the Units will be bought back and is equal to the sum of the:

- NAV per Unit as at the Buy-Back Pricing Date; plus
- an amount equivalent to the sum of distributions that the Unitholder would have been entitled to had the Unit not been cancelled from the Buy-Back Cancellation of Units Date up to the Buy-Back Payment Date.

Where



- i. Buy-Back Pricing Date 30 June2025
- ii. Buy-Back Cancellation Date 17 April 2025
- iii. Buy-Back Payment Date 15 July 2025



## Part 5 - Final buy-back notification

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For on-market buy-backs, a final buy-back notification must be submitted at least half an hour before the commencement of trading on the business day after the company buys back the maximum number of securities that it wanted or the company decides it will stop buying back securities.

For equal access buy-back schemes, a final buy-back notification must be submitted no later than five business days after the buy-back offer closing date.

For employee share scheme buybacks, selective buy-backs and other buy-backs, a final buy-back notification must be submitted by no later than five business days after the completion of the buy-back.

### **5.1 Total number of +securities bought back**

177,884

### **5.2 Total consideration paid or payable for the securities**

AUD 1,056,630.96000