

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity: 360 Capital Mortgage REIT (ASX:TCF)
ARSN: 115 632 990

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Tony Robert Pitt
Date of last notice	10/11/2025

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct and Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Director or Beneficiary of holders: TT Investments Pty Limited as trustee for TT Investment Trust TT Investments Pty Limited as security trustee for TT Superannuation Fund Units held by the ASX listed 360 Capital Group (TGP) in its name and the name of 360 Capital Diversified Property Fund, and Tony Pitt: a) holds TGP securities in own name b) holds more than 20% indirect TGP securities in the names of Pentagon Financial Services Pty Limited, Pentagon Capital Pty Limited, TT Investments Pty Limited
Date of change	8-Dec-2025
No. of securities held prior to change (as at date of last notice)	839,462 ordinary units by TGP 50,673 ordinary units by TT Investments
Class	Ordinary Units
Number acquired	293 units by TT Investments Pty Limited as security trustee for TT Superannuation Fund 108 units by TT Investments Pty Limited as security trustee for TT Investment Trust

+ See chapter 19 for defined terms.

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Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	401 units at \$5.94 per unit
No. of securities held after change	839,462 ordinary units by TGP 51,074 ordinary units by TT Investments
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	401 units acquired pursuant to the November 2025 Distribution Reinvestment Plan

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	n/a
Nature of interest	n/a
Name of registered holder (if issued securities)	n/a
Date of change	n/a
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	n/a
Interest acquired	n/a
Interest disposed	n/a
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	n/a
Interest after change	n/a

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	no
If so, was prior written clearance provided to allow the trade to proceed during this period?	n/a
If prior written clearance was provided, on what date was this provided?	n/a

⁺ See chapter 19 for defined terms.