



ASX Release

5 January 2026

360 Capital Mortgage REIT (ASX:TCF)

Monthly NAV – December 2025

Page 1 of 1

Monthly Net Tangible Asset Backing Estimate

We advise that the estimated unaudited Net Tangible Asset Value (NAV) per unit of the 360 Capital Mortgage REIT (ASX:TCF) is as follows:

Value Date	NAV per Unit*
31 December 2025	\$5.936

Authorised for release by, Glenn Butterworth, Company Secretary, 360 Capital FM Limited.

More information on the Trust can be found on the ASX's website at www.asx.com.au using the Fund's ASX code "TCF", on the Trust's website www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1300 082 130 or by emailing investor.relations@360capital.com.au.

Alternatively, TCF investors can contact:

Tony Pitt

Executive Chairman
360 Capital FM Limited
T: (02) 8405 8860

James Storey

Chief Executive Officer
360 Capital FM Limited
T: (02) 8405 8860

Glenn Butterworth

Chief Financial Officer
360 Capital FM Limited
T: (02) 8405 8860

About 360 Capital Mortgage REIT (ASX: TCF)

The 360 Capital Mortgage REIT provides investors access to credit opportunities secured by Australian real estate assets. TCF aims to deliver regular monthly income to investors through disciplined asset selection and risk analysis.

- For purposes of reporting, Net Tangible Asset Value (NAV) and Net Tangible Assets (NTA) have the same value. Historic performance is not a reliable indicator of future performance of the Fund.