360 Capital

ASX Release

6 May 2026

360 Capital REIT (ASX:TOT)

Quarterly Investor Update – March 2026

360 Capital FM Limited (**Responsible Entity**) as responsible entity of the 360 Capital REIT (ASX:TOT) (**TOT** or **Fund**) is pleased to enclose TOT's Quarterly Investor Update for the period ended 31 March 2026.

Authorised for release by Glenn Butterworth, Company Secretary.

More information on TOT can be found on the ASX's website at www.asx.com.au using the Group's ASX code "TOT", on 360 Capital'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.

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About 360 Capital REIT (ASX: TOT)

The Fund has a demonstrated track record of consistent quarterly distributions, through a selective and disciplined investment philosophy, combined with access to real estate investment opportunities available to TOT through the 360 Capital Group, the manager of the Fund.

360 Capital REIT

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INVESTOR UPDATE · MARCH QUARTER · 2026

An ASX listed REIT comprises a modern portfolio of income-producing commercial real estate assets, complimented by preference equity investments, generating enhanced income returns and potential asset appreciation for securityholders.

FORECAST FY26 DISTRIBUTION TARGET[1]	FORECAST FY26 DISTRIBUTION YIELD[1]	NAV PER UNIT	TOTAL ASSETS	DISTRIBUTIONS
3.0cpu	**7.5%**	**$0.58**	**$213.7m**	**Quarterly**
Full-year guidance	100% tax deferred	31 Dec 2025	31 Dec 2025	Paid to securityholders

ABOUT TOT

360 Capital REIT (ASX: TOT) comprises a modern portfolio of three high-quality assets - office, healthcare and industrial assets with an average age of 5.4 years - predominently leased to government and ASX-listed tenants, complemented with a portfolio of preference equity investments targeting 15-20% p.a. TOT provides securityholders with enhanced returns with partly or fully franked distributions and/or tax deferred benefits with high depreciation allowances from its modern portfolio. Managed by 360 Capital, a specialist real estate manager with a 19-year track record.

WHY INVEST IN TOT?

Highly Attractive Yield - 7.5%[1] p.a.
FY26 forecast 100% tax deferred distributions paid quarterly. Focused on EPS growth, with FY27 target EPS of 3.6cps (20% up on FY26) following its leasing and strategy to diversify into preference equity Investments.

Modern Portfolio
Average building age only 5.4 years[2], 4.8 Star average NABERS rating across portfolio with minimal future capital expenditure or tenant incentives and all independently revalued 30 June 2025.

Strong tenant and income profile
96.7%[3] leased with Weighted Average Lease Expiry (WALE) of 6.0 years[3]. Portfolio has strong tenant covenants with 83.7% leased to Government or listed public companies with annual 3.3% average rent reviews, providing strong cashflow growth.

Sustainable and unique capital structure
Gearing of 39.0%[4], with a franking credit balance of $5.0 million and modern cash generating investment portfolio.

Aligned Manager - 50.3% Co-Investment
In line with our co-investment philosophy, 360 Capital directors are aligned with securityholders with a combined holding of 50.3%.

MANAGER TRACK RECORD (360 CAPITAL GROUP)

19 years Founded 2006 - multiple economic cycles	**>$3.0Bn** Direct property transactions
5 REIT IPOs	**$7.6Bn** Underlying assets from 13 corporate transactions executed

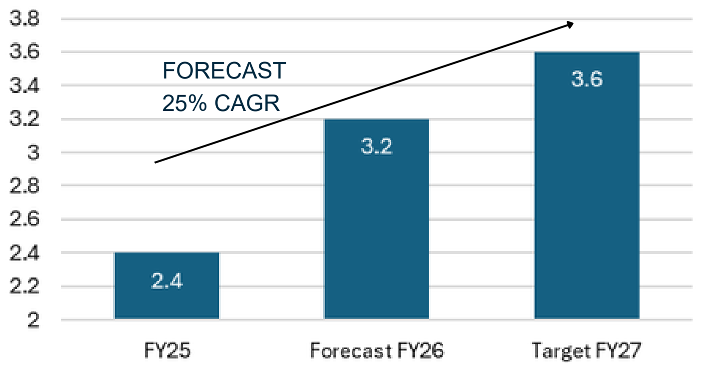
FUND DETAILS

ASX Code	**TOT**
S&P Global Industry Classification Standard (GICS)	60101010 Diversified REITs
Investment Focus	Australian Commercial Property
Target Return	**Capital growth + income**
Units on Issue	216,452,439
ASX Unit Price (31 Mar 2026)	$0.40
Discount to NTA (31 Mar 2026)	(30.8%)
Quarterly Distribution (31 Mar 2026)	$0.0075 p.q.
Distribution Reinvestment Plan	1.5% Discount

PORTFOLIO METRICS

96.7% Portfolio occupancy (31 Mar 2026)	**6.0 years** Weighted avg. WALE (31 Mar 2026)
$202.4m Direct Portfolio value (31 Dec 2025)	**(30.8%)** ASX Price Discount to NTA (31 Mar 2026)
2.25cps YTD 100% tax deferred distributions	**1.4cps** HY26 operating earnings per security (31 Dec 2025)
39.0% Gearing (31 Dec 2025)	**$5.0m** Franking credit balance (31 Dec 2025)

EARNINGS PROFILE (CPS)



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REIT

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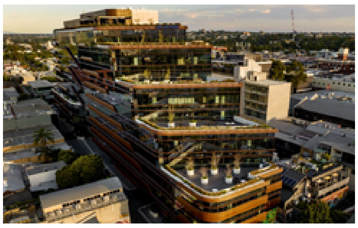
PORTFOLIO

Sydney, NSW

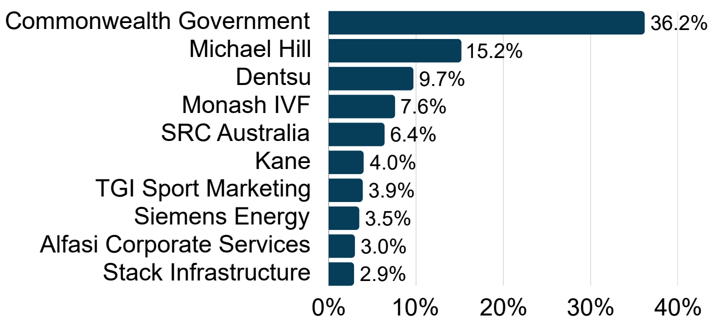


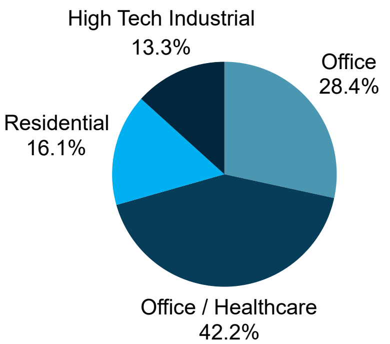
510 Church Street, Cremorne, VIC

3 Southgate Ave, Cannon Hill, QLD

38 Sydney Ave, Forrest, ACT

Top 10 Tenants[5]





Operational Update

During Q3, TOT leased two tenancies at 510 Church Street, Victoria comprising 5.2% of TOT's lettable area, increasing the WALE to 6.0 years and increasing the occupancy of the portfolio to 96.7% as follows:

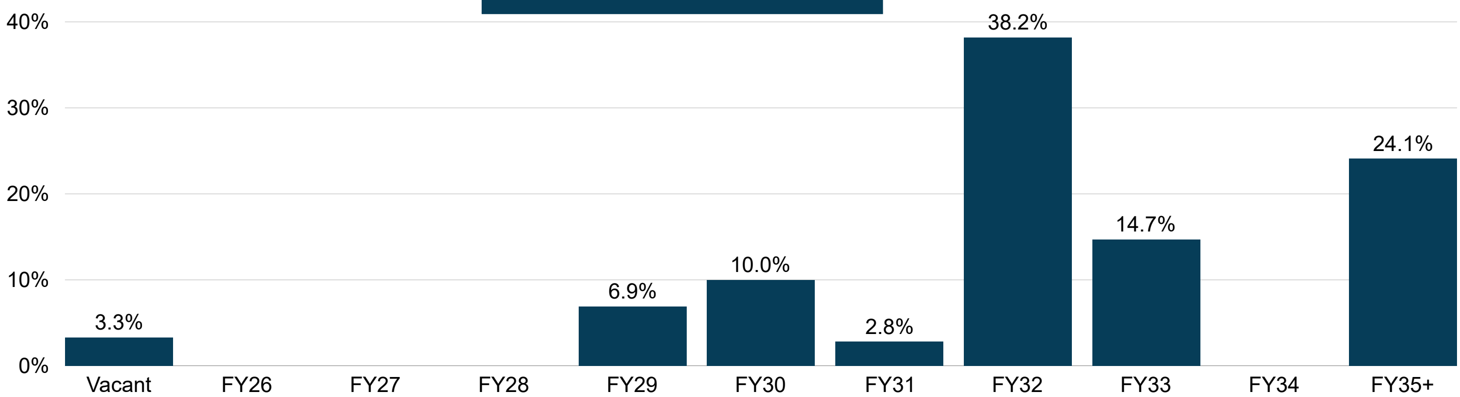
- Siemens Energy has entered into a 5 year lease commencing 1 October 2026 over 1,269sqm on Level 2 with fixed 3.75% annual rent reviews.
- Stack Infrastructure has entered into a 5 year lease over 1,039sqm on Level 6 with fixed 4.0% annual rent reviews.

Given the certainty of cashflow from recent leasing success, TOT has commenced negotiations with financiers to extend its loan facility forecasting a reduced margin to the current loan facility.

Although low transactional activity during Q3, there were several sales of assets in Canberra and Melbourne supporting TOT's current carrying value of its portfolio.

Lease expiry profile (by income)[6]

Portfolio WALE 6.0 years



1. Based on forecast FY26 full year distribution of 3.0cps and 31 March 2026 ASX closing price of $0.40 per security.
2. Average age calculated from the date of completion of major refurbishment at 38 Sydney Avenue, Forrest ACT and completion date for remaining portfolio.
3. Weighted by gross income including car parking and excluding outstanding incentives.
4. Gearing calculated as (borrowings less cash) divided by (total asset less cash).
5. Weighted by gross income including car parking and excluding outstanding incentives.

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