

ASX Release

8 May 2026

360 Capital REIT (ASX:TOT)
Appointment of External Custodian

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360 Capital FM Limited (**Responsible Entity**) as responsible entity of the 360 Capital REIT (ASX:TOT) (**Fund**) is pleased to announce that Equity Trustees Limited ACN 004 031 298 (AFSL 240975) (**Equity Trustees**) has been appointed as custodian of 360 Capital Active REIT (ARSN 602 303 613) and the 360 Capital Passive REIT (ARSN 602 304 432) (together, the **Schemes**), effective from today, 8 May 2026.

Equity Trustees is a leading specialist provider of responsible entity and custodial services including for a broad range of property funds across Australia and New Zealand.

The appointment of Equity Trustees as custodian strengthens corporate governance, however, does not change the investment strategy or day-to-day management of the Fund. 360 Capital FM Limited will remain the responsible entity of the Fund and trustee and custodian of all the sub-trusts.

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.