

ASX Release

8 May 2026

360 Capital Mortgage REIT (ASX:TCF)

Appointment of External Custodian

360 Capital FM Limited (**Responsible Entity**) as responsible entity of the 360 Capital Mortgage REIT (ARSN 115 632 990) (ASX:TCF) (**TCF** or **Trust**) is pleased to announce that Equity Trustees Limited ACN 004 031 298 (AFSL 240975) (**Equity Trustees**) has been appointed as custodian of the Trust, 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 Trust. 360 Capital FM Limited will remain the responsible entity of the Fund.

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 Trust'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, please contact either:

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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.