360 Capital

ASX Release

3 June 2026

360 Capital Mortgage REIT (ASX:TCF)

Monthly NAV – May 2026

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 May 2026	$5.948

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.

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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.

- 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 Trust.