



ASX Release

5 June 2026

360 Capital Mortgage REIT (ASX:TCF)

Change of Auditor

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360 Capital FM Limited (**Responsible Entity**) as responsible entity of 360 Capital Mortgage REIT (ARSN 115 632 990) (**Trust**) advises in accordance with ASX Listing Rule 3.16.3 a change of the Trust's auditor from Ernst & Young to Hall Chadwick (NSW).

Following the delisting and privatisation of the manager 360 Capital Group in early March 2026 which resulted in a change of scale and simplification of the Group structure, the Board considered it an appropriate time to tender the audit services of its managed funds. Following completion of a competitive tender process, the Responsible Entity considered it appropriate to appoint Hall Chadwick (NSW) as scheme auditor and as compliance plan auditor of the Trust for the financial year ending 30 June 2026.

Hall Chadwick (NSW) has been appointed as the scheme auditor of the Trust and as auditor of the scheme Compliance Plan with effect from 5 June 2026.

This appointment follows the resignation of Ernst & Young and the consent of Australian Securities and Investments Commission (ASIC) in accordance with sections 331AC(3) and 601HH(3) of the Corporations Act 2001.

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.

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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.