360 Capital

ASX Release

11 June 2026

360 Capital REIT (ASX:TOT)

Extension of Debt Facility

Portfolio 100% Leased Post HOA

Debt Facility Extension

360 Capital FM Limited (**Responsible Entity**) as responsible entity of the 360 Capital REIT (ASX:TOT) (**Fund**) is pleased to announce that it has extended its existing debt facility by 4 years, now expiring in August 2031.

As a result of the strong tenancy profile and long lease expiry profile, the Fund achieved a further reduction in its interest margin under the facility.

Leasing Update

Further to our leasing announcement on 10 April 2026, the Fund is pleased to announce that it has now entered into a non-binding Heads of Agreement (HOA) for the Fund's remaining vacancy.

The HOA, to an ASX top 100 company to lease the remaining 1,332sqm on Level 2 at 510 Church Street, Cremorne VIC for a term of 4 years will commence on 1 July 2026. The HOA was agreed with no further capital expenditure required, ensuring the Fund has minimal forecast capital expenditure.

Post completion of this HOA, the Fund's portfolio will be 100% leased with a WALE of 6.0 years (by income) as at 30 June 2026.

With no expiries until FY29 and minimal forecast capital expenditure, cashflows from the portfolio are now very predictable providing securityholders with stable distribution growth in the form of high tax deferred distributions.

The Fund will release its FY26 results early August 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.