

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme 360 Capital REIT (TOT)

ACN/ARSN 360 Capital Active REIT (ARSN 602 303 613) stapled to
360 Capital Passive REIT (ARSN 602 304 432)

1. Details of substantial holder (1)

Name TT Investments Pty Limited and associates

ACN/ARSN (if applicable) 098 158 028

There was a change in the interests of the
substantial holder on 11/06/2026
The previous notice was given to the company on 28/04/2026
The previous notice was dated 28/04/2026

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary Units	108,639,498	49.69% (Based on total number of securities 218,622,159)	110,880,125	50.72% (Based on total number of securities 218,622,159)

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
TT Investments Pty Limited	Tony Pitt is director of TT Investments Pty Limited and beneficiary holder of TT Investments Pty Limited as trustee for 360 Capital Equity Co-investment Trust and TT Investments Pty Limited as security trustee for TT Superannuation Fund.

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
TT Investments Pty Limited	Suite 3701, Level 37, 1 Macquarie Place, Sydney 2000

Signature

print name Tony Pitt

capacity Director

sign here



Date 12/06/2026

DIRECTION

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included on any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

This is the Annexure A referred to in the Form 604 Notice of Change of interests of substantial holder signed by me.

Signed by:

A handwritten signature in black ink, appearing to read 'Tony Pitt', written in a cursive style.

Tony Pitt
Director

TT Investments Pty Limited

Date 12 June 2026

Paragraph 3 - Changes in relevant interests

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of Securities affected	Person's votes affected
11/05/2026	360 Capital Property Pty Limited	Off-market trade	\$0.4100 per stapled security	95,158,505 fully paid stapled securities	(95,158,505)
11/05/2026	TT Investments Pty Limited as security trustee for TT Superannuation Fund	Off-market trade	\$0.4100 per stapled security	6,200,000 fully paid stapled securities	6,200,000
11/05/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	Off-market trade	\$0.4100 per stapled security	88,958,505 fully paid stapled securities	88,958,505
25/05/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	\$0.4135 per stapled security	250,486 fully paid stapled securities	250,486
26/05/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	\$0.4200 per stapled security	143,407 fully paid stapled securities	143,407
27/05/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	\$0.4200 per stapled security	16,807 fully paid stapled securities	16,807
28/05/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	\$0.4300 per stapled security	596,000 fully paid stapled securities	596,000
2/06/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	\$0.4250 per stapled security	300,000 fully paid stapled securities	300,000
3/06/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	\$0.4200 per stapled security	6,724 fully paid stapled securities	6,724
4/06/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	\$0.4289 per stapled security	47,204 fully paid stapled securities	47,204
5/06/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	\$0.4305 per stapled security	3,472 fully paid stapled securities	3,472
10/06/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	\$0.4154 per stapled security	76,527 fully paid stapled securities	76,527
11/06/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	\$0.4296 per stapled security	800,000 fully paid stapled securities	800,000

Paragraph 4 - Present relevant interests

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes (%) (NOT cumulative)
TT Investments Pty Limited	TT Investments Pty Limited as trustee for 360 Capital Equity Co-Investment Trust	TT Investments Pty Limited as trustee for 360 Capital Equity Co-Investment Trust	Relevant interest in securities under s608(1)(a) of the Corporations Act 2001 (Cth) being relevant interest arising from being the holder of securities	91,199,132 stapled securities	41.72%
TT Investments Pty Limited	TT Investments Pty Limited as security trustee for TT Superannuation Fund	TT Investments Pty Limited as security trustee for TT Superannuation Fund	Relevant interest in securities under s608(1)(a) of the Corporations Act 2001 (Cth) being relevant interest arising from being the holder of securities	19,680,993 stapled securities	9.00%