# 360 CAPITAL MORTGAGE REIT (ASX:TCF)

## PERFORMANCE UPDATE - JULY 2026

360 Capital

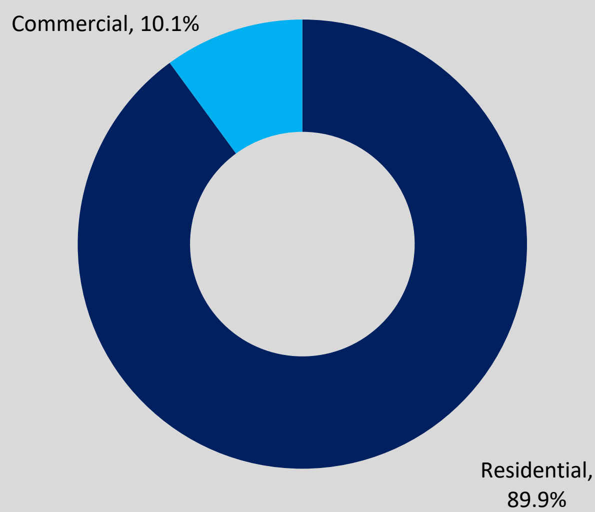
### About 360 Capital Mortgage REIT

The 360 Capital Mortgage REIT (ASX:TCF) 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. TCF is managed by 360 Capital Group, a specialist real estate fund manager with over 20-years experience, having undertaken over $6 billion of corporate, direct and credit real estate transactions across Australia and New Zealand.

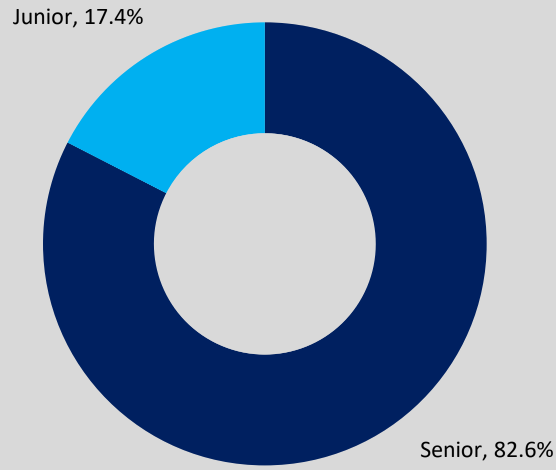
### Highlights

| | |
|---|---|
| **Unit Price / Unit NAV[1]** | |
| Unit Price | $5.74 |
| Unit NAV | $5.954 |
| **Net Return[2] (% p.a.) on NAV** | |
| 12-month trailing | 10.74% |
| Annualised current month | 12.47% |
| **Distribution (% p.a.) on NAV** | |
| 12-month trailing | 10.47% |
| Annualised current month | 9.90% |
| Monthly distribution (¢ per unit) | 5.0000 |
| 12-month trailing distribution (¢ per unit) | 62.2000 |
| **Key Information** | |
| Target return | RBA cash rate +4.0% p.a.(net of fees)[3] |
| Distribution frequency | Monthly[4] |
| NAV pricing | Monthly |
| S&P Global Industry Classification Standard (GICS) | 40204010 Mortgage Real Estate Investment Trust |

### Property Sector




### Loan Portfolio




| | | | | |
|---|---|---|---|---|
| 59.0% Portfolio LVR[5] | 7 Loans | 3.9 months Term to Maturity[6] | 82.6% Senior Loans[7] | 12.5% Weighted Avg. Interest Rate[7] |

# 360 CAPITAL MORTGAGE REIT (ASX:TCF)

## PERFORMANCE UPDATE - JULY 2026

360 Capital

## Distributions (¢ per unit)

| FY | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | YTD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2027** | 5.0000 | | | | | | | | | | | | **5.0000** |
| **2026** | 5.1000 | 6.0000 | 5.5000 | 5.0000 | 4.7000 | 5.0000 | 5.0000 | 5.0000 | 5.0000 | 5.0000 | 5.0000 | 6.0000 | **62.3000** |
| **2025** | 4.1667 | 4.1667 | 5.0000 | 6.6667 | 5.1000 | 5.0000 | 5.2000 | 5.0000 | 5.0000 | 5.0000 | 6.0000 | 6.0000 | **62.3001** |
| **2024** | 3.5000 | 3.5000 | 3.5000 | 3.5000 | 3.5000 | 3.5000 | 3.5000 | 3.5000 | 3.5000 | 3.5000 | 3.5000 | 6.5000 | **45.0000** |
| **2023** | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.5000 | 3.5000 | 3.5000 | 3.5000 | 3.5000 | 3.5000 | **39.0000** |
| **2022** | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | **36.0000** |

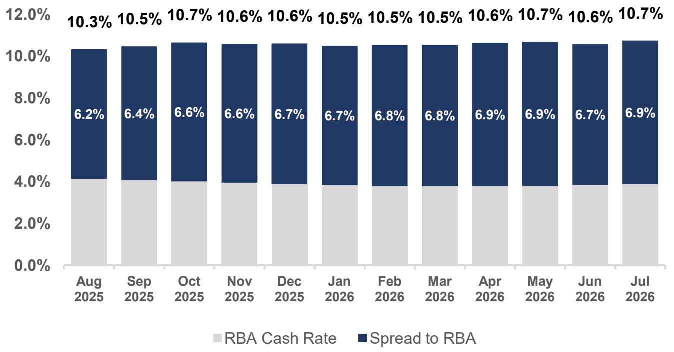
## Net Return[2] (%)

| FY | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | YTD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2027** | 1.06 | | | | | | | | | | | | **1.06** |
| **2026** | 0.89 | 0.98 | 0.93 | 0.84 | 0.79 | 0.84 | 0.84 | 0.86 | 0.84 | 0.88 | 0.99 | 0.89 | **10.58** |
| **2025** | 0.87 | 1.15 | 0.79 | 0.65 | 0.86 | 0.82 | 0.96 | 0.81 | 0.84 | 0.79 | 0.94 | 0.99 | **10.48** |
| **2024** | 0.51 | 0.79 | 0.69 | 0.76 | 0.60 | 0.77 | 0.57 | 0.52 | 0.59 | 0.52 | 0.47 | 0.77 | **7.56** |
| **2023** | 0.51 | 0.51 | 0.49 | 0.51 | 0.51 | 0.67 | 0.64 | 0.57 | 0.62 | 0.60 | 0.72 | 0.20 | **6.54** |
| **2022** | 0.59 | 0.51 | 0.51 | 0.51 | 0.51 | 0.57 | 0.47 | 0.47 | 0.51 | 0.52 | 0.52 | 0.42 | **6.09** |

## Fund Performance[2] (%)

| % | 1mth | 3mth | 6mth | 1yr | 3yr | Incep[10] |
|---|---|---|---|---|---|---|
| **Net return** | 1.06 | 2.94 | 5.52 | 10.74 | 9.72 | 8.22 |
| **Target return[8]** | 0.71 | 2.10 | 4.04 | 7.88 | 8.12 | 6.98 |
| **Distribution** | 0.84 | 2.69 | 5.22 | 10.47 | 9.59 | 8.16 |
| **RBA cash rate[9]** | 0.37 | 1.09 | 2.06 | 3.88 | 4.12 | 2.98 |
| **Spread to RBA** | 0.47 | 1.60 | 3.16 | 6.59 | 5.47 | 5.18 |

## Trailing 12-Month Net Returns




**Notes: Past performance is not a reliable indicator of future performance.** Numbers presented are subject to rounding. 1. As at close of business month end. 2. Net Returns are based on the monthly movement in NAV unit price plus distributions divided by the average month end NAV's across the respective time periods after taking into account all fees and costs, does not assume reinvestment of distributions. NAV is unaudited. Returns are annualised if over one year. No allowance has been made for entry fees or taxation. 3. Target return is RBA cash rate + 4.00% (net of fees). The Target return represents a goal of the Trust, there is no guarantee this will be achieved. 4.The payment of monthly cash income is a goal of the Trust only and the Responsible Entity does not provide any representation or warranty (whether express or implied) in relation to the payment of any monthly cash income. 5. Represents total LVR of loans in the portfolio, based on the Trust's share of the underlying loan investments, and cash. 6. Weighted average term to final maturity based on share of underlying loans. 7. Weighted average senior loans based on share of underlying loans investments, as a percentage of Trust's loan portfolio. 8. The Trust targeted a 6.00% net return since the commencement of monthly distributions in April 2021, the Target return was updated to RBA cash rate +4.00% p.a. (net of fees) in September 2024, all historic returns are compared to the Trust's current Target return. 9. The Trust is a different class to cash which is displayed by the RBA cash rate, accordingly, the Trust is of a higher risk than an investment in cash. 10. 31 March 2021, being date of first loan deployment following 360 Capital FM Limited taking over management of the Trust.

## Disclaimer

*This report has been issued and authorised for release by 360 Capital FM Limited ABN 15 090 664 396 AFSL 221474 (Responsible Entity) as responsible entity for 360 Capital Mortgage REIT ARSN 115 632 990 (TCF or Trust).*
*The information is general in nature only and does not take into account the investment objectives, financial situation or needs of any particular investor. It does not constitute financial, tax or legal advice, nor is it an offer, invitation or recommendation to subscribe or purchase a unit in TCF or any other financial product. Before making an investment decision, you should consider obtaining professional investment advice that takes into account your personal circumstances and should read the current Product Disclosure Statement (PDS), Target Market Determination (TMD) and any ASX announcements of the Trust. The PDS and TMD for the Trust can be obtained by visiting the Trust website www.360capital.com.au/tcf-investor-centre. Past performance is not a reliable indicator of future performance. The Responsible Entity does not guarantee repayment of capital or any particular rate of return from the Trust. All opinions and estimates included in this report constitute judgements of the Responsible Entity at the date of the report and are subject to change without notice. Whilst every effort has been made to ensure the information contained in this report is accurate, no warranty is given to its accuracy, reliability or completeness and persons relying on this information do so at their own risk. The Responsible Entity and its related bodies corporate and other affiliates and their respective directors, employees, consultants and agents make no representation or warranty as to the accuracy, completeness, timeliness or reliability of the contents of this report. To the maximum extent permitted by law, no member of the Responsible Entity accepts any liability (including, without limitation, any liability arising from fault or negligence on the part of any of them) for any loss whatsoever arising from the use of this report or its contents or otherwise arising in connection with it.*

## Additional information in response to ASIC Report 814 - Private Credit in Australia

**Investment returns – 1-month, 3-month, rolling 12-month, and since inception returns (before and after fees)[11]**

| % | 1mth | 3mth | 1yr | Incep[10] |
|---|---|---|---|---|
| **Net return** | 1.06 | 2.94 | 10.74 | 8.22 |

**Number of loans in portfolio**: 7

**Number of loans greater than 5% of the portfolio**: 7

**Summary of geographic spread of loans**: NSW 100%

**Number of loans in arrears[13]**: 3

**Time period in arears[13]**

| Total Arrears $'000 | 30 Days $'000 | 60 Days $'000 | >90 Days $'000 |
|---|---|---|---|
| $414.1 | - | - | - |

**Number of loans using PIK, and proportion of portfolio by value**: 1, 10.4% of portfolio PIK

**Proportion of distributions paid from:**
**(a) cash income from investments and**
**(b) from other sources**

(a) 93.1%
(b) 6.9%

**Fund gearing[12]**: The Trust does not intend to borrow nor have any current or historically borrowings.

## Additional disclosures consistent with guidelines contained in ASIC RG46 Unlisted Property Schemes

**Related party transactions**: The Trust does not have any related party loans.

**Distribution practices**: The Trust targets to distribute 100% of operating earning.

**Withdrawal arrangements**: Liquidity provided via trading units on the ASX.

**Notes: Past performance is not a reliable indicator of future performance.**

11. Net Returns are based on the monthly movement in NAV unit price plus distributions divided by the average month end NAV's across the respective time periods after taking into account all fees and costs, does not assume reinvestment of distributions. NAV is unaudited. Returns are annualised if over one year. No allowance has been made for entry fees or taxation. 12. The Trust does not have any current borrowings, however the Trust may take on gearing for liquidity and working capital purposes. Gearing in the Trust will not exceed 30% of GAV of the Trust. The Trust has not historically had any gearing since 360 Capital took over management of the Trust in September 2020. 13. A total of $180.1k of the arrears as at 31 July 2026 has been subsequently received.