

INVESTOR UPDATE · SEPTEMBER QUARTER · 2026

An ASX listed REIT comprising a modern portfolio of income-producing commercial real estate assets, complemented by preference equity investments, generating enhanced income returns and potential asset appreciation for securityholders.

FORECAST FY27
DISTRIBUTION TARGET¹

3.6cps

Full-year guidance

FORECAST FY27
DISTRIBUTION YIELD¹

9.1%

100% tax deferred

NTA PER SECURITY⁵

\$0.58

30 Sept 2026

TOTAL ASSETS⁵

\$213.8m

30 Sept 2026

DISTRIBUTIONS

Quarterly

Paid to securityholders

ABOUT TOT

360 Capital REIT (ASX:TOT) comprises a modern portfolio of three high-quality assets - office, healthcare and industrial assets with an average age of 5.9 years - predominantly leased to government and ASX-listed tenants, complemented with a portfolio of preference equity investments targeting 15-20% p.a. TOT provides securityholders with enhanced returns with partly or fully franked distributions and/or tax deferred benefits with high depreciation allowances from its modern portfolio. Managed by 360 Capital, a specialist real estate manager with a 20-year track record.

WHY INVEST IN TOT?

Highly Attractive Distribution Yield - 9.1%¹ p.a.

FY27 forecast 100% tax deferred distributions paid quarterly. Focused on EPS growth, with a forecast FY27 EPS of 3.8cps (18.8% up on FY26) following its leasing activities and strategy to diversify into preference equity investments.

Modern Portfolio

Average building age only 5.9 years², 4.8 Star average NABERS rating across portfolio with minimal future capital expenditure or tenant incentives.

Strong tenant and income profile

100%³ leased with Weighted Average Lease Expiry (WALE) of 5.7 years³. Portfolio has strong tenant covenants with 81.6% leased to Government or listed public companies with annual 3.3% average rent reviews, providing strong cashflow growth.

Sustainable and unique capital structure

Gearing of 37.6%⁴, with a franking credit balance of \$5.0 million and modern cash generating investment portfolio.

Aligned Manager - 52.4% Co-Investment

In line with our co-investment philosophy, 360 Capital directors are aligned with securityholders with a combined holding of 52.4%.

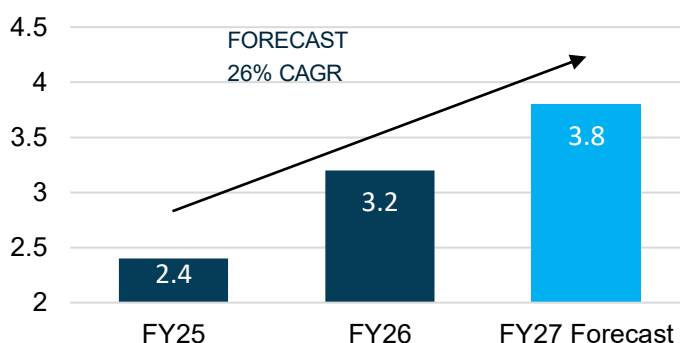
FUND DETAILS

ASX Code	TOT
S&P Global Industry Classification Standard (GICS)	60101010 Diversified REITs
Investment Focus	Australian Commercial Property
Target Return	Capital growth + income
Securities on Issue	220,821,151
ASX Security Price (30 Sept 2026)	\$0.395
Discount to NTA (30 Sept 2026)	(31.9%)
Quarterly Distribution (30 Sept 2026)	0.9cps
Distribution Reinvestment Plan	1.5% Discount

PORTFOLIO METRICS

100% Portfolio occupancy 30 Sept 2026	5.7 years WALE 30 Sept 2026
\$202.4m⁵ Direct Portfolio value 30 Sept 2026	(31.9%) ASX Price Discount to NTA 30 Sept 2026
0.9cps YTD 100% tax deferred distributions	1.1cps Q1 FY27 operating earnings per security
37.6% Gearing 30 Sept 2026	\$5.0m Franking credit balance 30 Sept 2026

EARNINGS PROFILE (CPS)



MANAGER TRACK RECORD (360 CAPITAL GROUP)

20 years Founded 2006 - multiple economic cycles	>\$3.0Bn Direct property transactions
5 REIT IPOs	\$7.6Bn Underlying assets from 13 corporate transactions executed

Investor Enquiries

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PORTFOLIO



Sydney, NSW



510 Church Street,
Cremorne, VIC

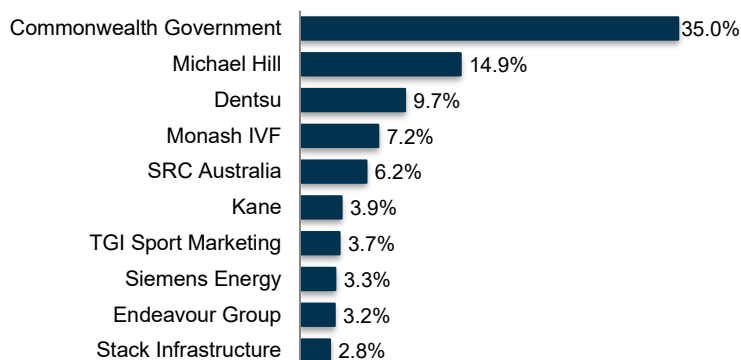


34 Southgate Ave,
Cannon Hill, QLD

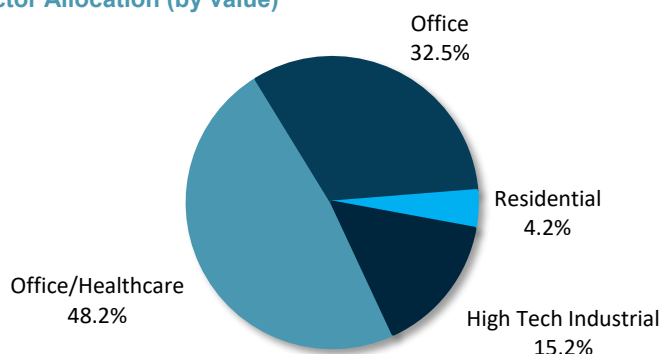


38 Sydney Ave,
Forrest, ACT

Top 10 Tenants³

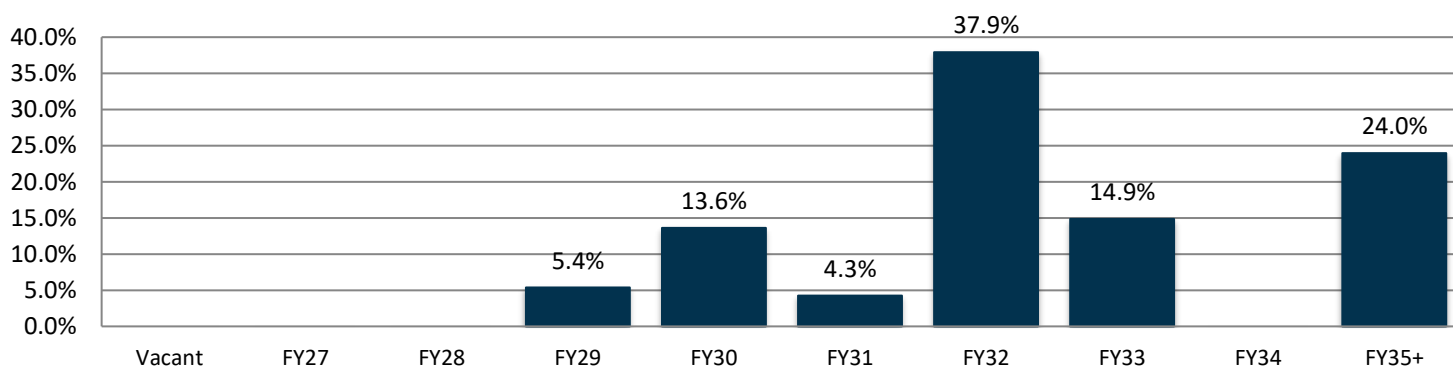


Sector Allocation (by value)



Lease expiry profile (by income)³

Portfolio WALE 5.7 years



1. Based on forecast FY27 distribution of 3.6cps and 30 September 2026 ASX closing price of \$0.395 per security.

2. Average age calculated from the date of completion of major refurbishment at 38 Sydney Avenue, Forrest ACT and completion date for remaining portfolio.

3. Weighted by gross income including car parking and excluding outstanding incentives.

4. Gearing calculated as (borrowings less cash) divided by (total asset less cash) based on unaudited management accounts.

5. Unaudited as at 30 September 2026

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