ASX Release

360 Capital Mortgage REIT (ASX:TCF)

5 November 2026

Chief Executive Officer Resignation

360 Capital FM Limited (**Responsible Entity**) as responsible entity of the 360 Capital Mortgage REIT (ASX:TCF) (**TCF** or **Trust**) announces that James Storey has resigned as Chief Executive Officer of 360 Capital to pursue an opportunity outside the Group.

James has been with 360 Capital for 15 years, including as Fund Manager of several of the Group's listed vehicles and as Chief Executive Officer of the Group as both a listed company and more recently as the unlisted company.

Tony Pitt, 360 Capital Group, Executive Chairman will assume James's responsibilities, supported by the broader 360 Capital team.

Tony Pitt said "James has been with the Group for 15 years, during which time he has been the Fund Manager for several of the Group's listed funds before transitioning to the Chief Executive Officer of the Group in 2022. On behalf of the Board, I would like to thank James for the contribution he has made to the business and the funds during his tenure at 360 Capital which has encompassed many investments across both real estate debt and equity. We look forward to watching James next chapter of his career."

Authorised for release by the 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.