ASX Release

360 Capital REIT (ASX:TOT)

360 Capital

5 November 2026

Chief Executive Officer Resignation

360 Capital FM Limited (**Responsible Entity**) as responsible entity of the 360 Capital REIT (ASX:TOT) (**TOT** or **Fund**) 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 of 360 Capital FM Limited.

More information on TOT can be found on the ASX's website at www.asx.com.au using the Funds 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)

360 Capital REIT comprises a 100% leased modern diversified direct property portfolio with a strategy of allocating up to 25% of its balance sheet in structured real estate equity investments to enhance the income returns from its direct portfolio of assets, providing securityholders with consistent quarterly distributions. The Fund is managed by 360 Capital who as the majority securityholder, is aligned to fellow TOT securityholders and has a disciplined investment philosophy focused on TOT's after-tax earnings, earnings per security growth and potential capital gain.