Update Summary

Entity name

360 CAPITAL MORTGAGE REIT

Security on which the Distribution will be paid

TCF - ORDINARY UNITS FULLY PAID

Announcement Type

Update to previous announcement

Date of this announcement

6/11/2026

Reason for the Update

Payment of distribution

Additional Information

The responsible entity has made an election to apply the Attribution Managed Investment Trust (AMIT) regime for the 360 Capital Mortgage REIT.

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

360 CAPITAL MORTGAGE REIT

1.2 Registered Number Type

ARSN

Registration Number

115632990

1.3 ASX issuer code

TCF

1.4 The announcement is

Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Payment of distribution

1.4b Date of previous announcement(s) to this update

23/10/2026

1.5 Date of this announcement

6/11/2026

1.6 ASX +Security Code

TCF

ASX +Security Description

ORDINARY UNITS FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of one month

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

31/10/2026

2A.4 +Record Date

30/10/2026

2A.5 Ex Date

29/10/2026

2A.6 Payment Date

6/11/2026

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- **Security holder approval**
- **Court approval**
- **Lodgement of court order with +ASIC**
- **ACCC approval**
- **FIRB approval**
- **Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.**

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

AUD 0.05000000

Estimated or Actual?
Actual

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?
No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?
We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?
No

2A.12 Does the +entity have tax component information apart from franking?
No

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?
No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.05000000

3A.1a(i) Date that actual ordinary amount will be announced

6/11/2026

Estimated or Actual?
Actual

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.05000000

3A.2 Is the ordinary dividend/distribution franked?
No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.05000000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

MIT Statements will be provided at https://www.360capital.com.au/tcf-investor-centre on or before the last day prior to the payment date.
FY27 annual tax statements will be provided in August 2027.

5.2 Additional information for inclusion in the Announcement Summary

The responsible entity has made an election to apply the Attribution Managed Investment Trust (AMIT) regime for the 360 Capital Mortgage REIT.