ASX Release

360 Capital Mortgage REIT (ASX:TCF)

360 Capital

11 November 2026

Monthly NAV – October 2026

Monthly Net Tangible Asset Backing Estimate

We advise that the estimated unaudited Net Tangible Asset Value (NAV) per unit of the 360 Capital Mortgage REIT (ASX:TCF) is as follows:

Value Date	NAV per Unit*
31 October 2026	$5.947

Authorised for release by, Glenn Butterworth, 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 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.

* For purposes of reporting, Net Tangible Asset Value (NAV) and Net Tangible Assets (NTA) have the same value. The NAV has been calculated using information available at the date of this announcement and may include estimates and accordingly those figures may be subject to change as additional information becomes available. Historic performance is not a reliable indicator of future performance of the Trust.