$2.5Rule 3.19A.2

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.
Introduced 30/09/01 Amended 01/01/11

Name of entity: 360 Capital REIT (TOT)
360 Capital Active REIT (ARSN 602 303 613) stapled to 360 Capital Passive REIT (ARSN 602 304 432)

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Tony Robert Pitt
Date of last notice	23 November 2026

Part 1 - Change of director's relevant interests in securities
In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Director or Beneficiary of holders: TT Investments Pty Limited as trustee for 360 Capital Equity Co-investment Trust (CECT) TT Investments Pty Limited as security trustee for TT Superannuation Fund (TTSuper)
Date of change	25 November 2026 and 26 November 2026
No. of securities held prior to change (as at date of last notice)	22,776,419 TTSuper 95,070,776 CECT 117,847,195
Class	Fully Paid Ordinary Securities
Number acquired	127,747 by TT Super
Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	127,747 securities at $0.39 per stapled security

+ See chapter 19 for defined terms.

No. of securities held after change	22,904,166 TTSuper 95,070,776 CECT 117,974,942
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Acquired via on-market trade

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	n/a
Nature of interest	n/a
Name of registered holder (if issued securities)	n/a
Date of change	n/a
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	n/a
Interest acquired	n/a
Interest disposed	n/a
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	n/a
Interest after change	n/a

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	no
If so, was prior written clearance provided to allow the trade to proceed during this period?	n/a
If prior written clearance was provided, on what date was this provided?	n/a

+ See chapter 19 for defined terms.