Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme: 360 Capital REIT (TOT)

ACN/ARSN: 360 Capital Active REIT (ARSN 602 303 613) stapled to 360 Capital Passive REIT (ARSN 602 304 432)

1. Details of substantial holder (1)

Name: TT Investments Pty Limited and associates

ACN/ARSN (if applicable): 098 158 028

There was a change in the interests of the substantial holder on: 27/11/2026
The previous notice was given to the company on: 25/09/2026
The previous notice was dated: 25/09/2026

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary Units	114,424,055	51.82% (Based on total number of securities 220,821,151)	117,974,942	52.75% (Based on total number of securities 223,650,355)

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
TT Investments Pty Limited	Tony Pitt is director of TT Investments Pty Limited and beneficiary holder of TT Investments Pty Limited as trustee for 360 Capital Equity Co-investment Trust and TT Investments Pty Limited as security trustee for TT Superannuation Fund.

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
TT Investments Pty Limited	Level 19, 56 Pitt Street, Sydney 2000

Signature

print name	Tony Pitt	capacity	Director
sign here		Date	27/11/2026

DIRECTION

(1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.

(2) See the definition of "associate" in section 9 of the Corporations Act 2001.

(3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.

(4) The voting shares of a company constitute one class unless divided into separate classes.

(5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.

(6) Include details of:

(a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

(b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

(7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included on any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

(8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".

(9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

This is the Annexure A referred to in the Form 604 Notice of Change of interests of substantial holder signed by me.

Signed by:



Tony Pitt
Director
TT Investments Pty Limited
Date 27 November 2026

Paragraph 3 - Changes in relevant interests

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of Securities affected	Person's votes affected
25/09/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	$0.4000 per stapled security	52,496 fully paid stapled securities	52,496
28/09/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	$0.4000 per stapled security	7,225 fully paid stapled securities	7,225
19/10/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	$0.3943 per stapled security	109,871 fully paid stapled securities	109,871
27/10/2026	TT Investments Pty Limited as security trustee for TT Superannuation Fund	DRP	$0.3851 per stapled security	520,141 fully paid stapled securities	520,141
27/10/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	DRP	$0.3851 per stapled security	2,155,407 fully paid stapled securities	2,155,407
27/10/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	$0.3900 per stapled security	67,404 fully paid stapled securities	67,404
30/10/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	$0.3900 per stapled security	53,966 fully paid stapled securities	53,966
3/11/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	$0.3900 per stapled security	5,619 fully paid stapled securities	5,619
5/11/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	$0.4000 per stapled security	43,443 fully paid stapled securities	43,443
17/11/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	$0.4000 per stapled security	259,571 fully paid stapled securities	259,571
18/11/2026	TT Investments Pty Limited ATF for 360 Capital Equity Co-Investment Trust	On-market trade	$0.4000 per stapled security	147,997 fully paid stapled securities	147,997
25/11/2026	TT Investments Pty Limited as security trustee for TT Superannuation Fund	On-market trade	$0.3900 per stapled security	127,745 fully paid stapled securities	127,745
26/11/2026	TT Investments Pty Limited as security trustee for TT Superannuation Fund	On-market trade	$0.3900 per stapled security	2 fully paid stapled securities	2

Paragraph 4 - Present relevant interests

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes (%) (NOT cumulative)
TT Investments Pty Limited	TT Investments Pty Limited as trustee for 360 Capital Equity Co-Investment Trust	TT Investments Pty Limited as trustee for 360 Capital Equity Co-Investment Trust	Relevant interest in securities under s608(1)(a) of the Corporations Act 2001 (Cth) being relevant interest arising from being the holder of securities	95,070,776 stapled securities	42.51%
TT Investments Pty Limited	TT Investments Pty Limited as security trustee for TT Superannuation Fund	TT Investments Pty Limited as security trustee for TT Superannuation Fund	Relevant interest in securities under s608(1)(a) of the Corporations Act 2001 (Cth) being relevant interest arising from being the holder of securities	22,904,166 stapled securities	10.24%