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360 Capital

ASX Release

17 July 2025

360 Capital Mortgage REIT (ASX:TCF)

Additional Placement of Shortfall under Entitlement Offer

360 Capital FM Limited (ACN 090 664 396) as responsible entity (**Responsible Entity**) for the 360 Capital Mortgage REIT ARSN 115 632 990 (**Trust** or **TCF**) is pleased to announce it has received binding commitments for 1,076,149 new fully paid ordinary units in the Trust (**New Units**) under the Shortfall Offer associated with the Entitlement Offer (**Offer**) announced on 26 March 2025, at a price of $5.94 per New Unit, raising approximately $6.4 million.

In accordance with the terms of the Entitlement Offer and Listing Rule 7.2, Exception 3, the Responsible Entity has utilised the remaining capacity under the Shortfall Offer to issue New Units to wholesale investors.

Capital raised under the Shortfall Offer will be invested in registered mortgage loans consistent with the Trust's investment strategy. Unitholders will benefit from increasing the size of the Trust which may also result in further increased trading liquidity.

New Units issued under the Shortfall Offer will rank equally with the existing units on issue from the issue date of Tuesday, 22 July 2025.

The Joint Lead Managers to the Offer are Ord Minnett Limited (ACN 002 733 048), Shaw and Partners Limited (ACN 003 221 583), and MST Financial Services Pty Limited (ACN 617 475 180).

Authorised for release by, Glenn Butterworth, Company Secretary, 360 Capital FM Limited.

More information on the Group can be found on the ASX's website at www.asx.com.au using the Fund's ASX code "TCF", on the Group'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 Mortgage 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.