

ASX Release

7 August 2025

360 Capital Mortgage REIT (ASX: TCF)

Appendix 4E for the year ended 30 June 2025

This Preliminary Financial Report is given to the ASX in accordance with Listing Rule 4.3A. This report should be read in conjunction with the Annual Report for the year ended 30 June 2025. It is also recommended that the Annual Report be considered together with any public announcements made by the Trust. Reference should also be made to the statement of significant accounting policies as outlined in the Financial Report. The Annual Report for the year ended 30 June 2025 is attached and forms part of this Appendix 4E.

Details of reporting period

Current reporting period: 1 July 2024 – 30 June 2025

Prior corresponding period: 1 July 2023 – 30 June 2024

Results for announcement to the market

	30 June 2025 \$'000	30 June 2024 \$'000	Movement \$'000	Movement %
Investment income	3,943	2,426	1,517	62.5
Profit for the year attributable to unitholders	3,243	1,857	1,386	74.6

	30 June 2025 Cents per unit	30 June 2024 Cents per unit	Movement Cents per unit	Movement %
Earnings per unit – Basic and diluted	64.8	45.0	19.8	44.0

Net tangible asset per unit

	30 June 2025 \$	30 June 2024 \$	Movement \$	Movement %
Net tangible assets per unit	5.94	5.94	-	-



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Distributions

Distribution period	Cents per unit	Total paid \$'000	Record date	Date of payment
July 2024	4.17	172	31 July 2024	7 August 2024
August 2024	4.17	172	30 August 2024	6 September 2024
September 2024	5.00	206	30 September 2024	8 October 2024
October 2024	6.66	275	31 October 2024	7 November 2024
November 2024	5.10	211	29 November 2024	6 December 2024
December 2024	5.00	238	27 December 2024	7 January 2025
January 2025	5.20	292	31 January 2025	7 February 2025
February 2025	5.00	281	28 February 2025	7 March 2025
March 2025	5.00	281	31 March 2025	7 April 2025
April 2025	5.00	273	30 April 2025	7 May 2025
May 2025	6.00	375	30 May 2025	6 June 2025
June 2025	6.00	374	30 June 2025	7 July 2025
Total distribution for the year ended 30 June 2025	62.30	3,150		
July 2023	3.50	144	31 July 2023	7 August 2023
August 2023	3.50	144	31 August 2023	7 September 2023
September 2023	3.50	144	29 September 2023	6 October 2023
October 2023	3.50	144	31 October 2023	7 November 2023
November 2023	3.50	145	30 November 2023	7 December 2023
December 2023	3.50	145	29 December 2023	5 January 2024
January 2024	3.50	145	31 January 2024	7 February 2024
February 2024	3.50	145	29 February 2024	7 March 2024
March 2024	3.50	145	28 March 2024	5 April 2024
April 2024	3.50	145	30 April 2024	7 May 2024
May 2024	3.50	145	31 May 2024	7 June 2024
June 2024	6.50	268	28 June 2024	5 July 2024
Total distribution for the year ended 30 June 2024	45.00	1,859		



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Distribution Reinvestment Plans

The Trust does not have a distribution reinvestment plan in place.

Control gained or lost over entities during the year

Refer to Note 15 Controlled entities of the Financial Report.

Details of Associates and Joint Venture Entities

Refer to Note 16 Interests in unconsolidated entities of the Financial Report.

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360 Capital



360 CAPITAL MORTGAGE REIT

(ASX:TCF)

ANNUAL REPORT

For the year ended 30 June 2025

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General information

360 Capital Mortgage REIT (ARSN 115 632 990) ("Trust") is an Australian Securities Exchange ("ASX") listed managed investment scheme, constituted and domiciled in Australia. Its registered office and principal place of business is:

Suite 3701, Level 37, 1 Macquarie Place, Sydney NSW 2000 Australia

The Responsible Entity of the Trust is 360 Capital FM Limited (ABN 15 090 664 396) (AFSL 221474).

A description of the nature of the Trust's operations and its principal activities are included in the Responsible Entity report, which is not part of the consolidated financial statements.

The consolidated financial statements are presented in Australian dollars, which is 360 Capital Mortgage REIT's functional and presentation currency.

The Trust is an entity of the kind referred to in Corporations Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the financial report and Responsible Entity report have been rounded to the nearest thousand dollars, unless otherwise stated.

The consolidated financial statements were authorised for issue, in accordance with a resolution of Directors, on 7 August 2025. The Directors have the power to amend and reissue the financial statements.

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**360 Capital Mortgage REIT
Responsible Entity report
For the year ended 30 June 2025**

The directors of 360 Capital FM Limited (ABN 15 090 664 396) (AFSL 221474), the Responsible Entity, present their report, together with the consolidated financial statements of 360 Capital Mortgage REIT (ASX:TCF) (ARSN 115 632 990) ("Trust"), for the year ended 30 June 2025. The Trust comprises 360 Capital Mortgage REIT ("Parent entity") and its controlled entities.

Directors

The following persons were Directors of 360 Capital FM Limited during the whole of the financial year and up to the date of this report, unless otherwise stated:

Tony Robert Pitt (Executive Chairman)
David van Aanholt (Deputy Chairman)
Andrew Graeme Moffat
Anthony Gregory McGrath

Principal activities

360 Capital Mortgage REIT is an Australian Securities Exchange ("ASX") listed mortgage real estate investment trust which invests in a range of credit opportunities secured by Australian real estate assets. The Trust's investment strategy is to access the corporate real estate loan market through loan structures including senior secured loans, subordinated and junior loans, secured by first or second mortgages. The Trust invests in loans through unlisted wholesale trusts, which includes investing alongside 360 Capital Private Credit Fund ("PCF") a wholesale contributory fund.

360 Capital Mortgage REIT
Responsible Entity report
For the year ended 30 June 2025

Key highlights for the year ended 30 June 2025

Total revenue

\$3.9m

(June 2024: \$2.4 million)

Revenue increased by 62.5% on the prior year as a result of additional loan investments following the two capital raisings during the year. The Trust's capital remained fully deployed throughout the year.

Operating profit

\$3.2m

(June 2024: \$1.9 million)

Operating profit¹ of \$3.2 million, representing 64.8 cents per unit ("cpu"), increased by 74.6% year on year, driven by higher returns generated from increased loan investments.

Distributions per unit

62.3cpu

(June 2024: 45.0cpu)

Distributions increased 38.4% year on year between FY25 and FY24. The Trust has increased distributions by 126.5% since 360 Capital took over management of the Trust in September 2020.

Loan investments

\$38.1m

(June 2024: \$24.6m²)

The Trust is fully deployed with a portfolio of eight loans totalling \$38.1 million as at 30 June 2025, representing a 54.9% increase over the prior year. The loan portfolio has an average LVR of 69.2%, weighted average interest rate of 11.8%, and term to maturity of 10 months.

Capital raised

\$13.6m

During the year

The Trust raised a total of \$13.6 million during the year, at a price equivalent to the Trust's Net Tangible Assets ("NTA"). The capital raisings comprised a \$8.9 million placement in December 2024 together with a \$4.7 million entitlement offer in May 2025.

ASX price

\$6.00

(June 2024: \$5.45)

ASX trading price was \$6.00 per unit as at 30 June 2025 an increase of 10.1% on the prior year and represents a 1.0% premium to the Trust's NTA.

NTA per unit

\$5.94

(June 2024: \$5.94)

NTA of the Trust remains stable at \$5.94 per unit as at 30 June 2025, consistent with the prior year, supporting the Trusts' continued focus on capital preservation.

¹ Operating profit is a financial measure which is not prescribed by Australian Accounting Standards (AAS) and represents the profit under AAS adjusted for non-operating items. The Responsible Entity considers operating profit to reflect the core earnings of the Trust and it is used as a guide to assess the Trust's ability to pay distributions to unitholders. The operating profit is currently equivalent to the profit for the year attributable to the unitholders of 360 Capital Mortgage REIT.

² Loan investments of \$24.6 million in prior year exclude a portion of a loan investment relating to non-controlling interest of \$1.3 million, which is included in the Trust's Consolidated Statement of Financial Position.

360 Capital Mortgage REIT

Responsible Entity report

For the year ended 30 June 2025

Review of operations

The Trust's profit attributable to unitholders for the year ended 30 June 2025 was \$3.2 million (30 June 2024: \$1.9 million) with earnings of 64.8cpu (30 June 2024: 45.0cpu). The Trust's balance sheet as at 30 June 2025 had total assets of \$38.6 million (30 June 2024: \$26.1 million). The Trust's NTA per unit as at 30 June 2025 was \$5.94 (30 June 2024: \$5.94).

Loan portfolio

The Trust had a portfolio of 8 loan investments as at 30 June 2025, held through investments in unlisted wholesale trusts, totalling \$38.1 million (30 June 2024: \$25.9 million). The loan portfolio's Loan to Value Ratio ("LVR") was 69.2% and weighted average term to maturity of 10 months as at 30 June 2025. The loan portfolio comprised 96.4% senior loans secured by first mortgages with a weighted average interest rate of 11.8% per annum as at 30 June 2025.

There were total funds invested in loans during the year of \$45.8 million, which included five new loans together with an additional facility under an existing loan. The majority of the loans were residual stock loans with the collateral comprising completed freestanding homes or land lots together with one residential construction facility and all secured by registered mortgages against the individual underlying properties.

There was a total of \$32.3 million in loans repaid during the year, including \$22.1 million repaid through settlement of underlying security properties together with the full repayment of a \$6.8 million loan, repaid at maturity in July 2024.

The Trust continues to invest alongside PCF, a wholesale contributory fund, in certain loan investments to continue to diversify its loan portfolio through subscribing for or partially selling down its various loan interests, allowing it to continue to invest in further loans and increase diversification.

Units on issue

Units on issue in the Trust as at 30 June 2025 are set out below:

	30 June 2025	30 June 2024
Number of units	6,240,963	4,130,670

During the year, there were 2,288,137 new units issued at a price of \$5.94 per unit (30 June 2024: nil) and a total of 177,844 units were bought back and cancelled at a price of \$6.11 per unit (30 June 2024: 757 at a price of \$5.07 per unit). Refer 'Capital management' below for more details.

Capital management

Capital raising

In December 2024, the Trust made an announcement to undertake a capital raising to raise up to \$20.0 million at a price of \$5.94 per unit equivalent to the Trust's NTA. The capital raising was made available to institutional and sophisticated investors comprising a placement of 619,599 units pursuant to ASX Listing Rule 7.1 under the Trust's existing 15% placement capacity and a conditional placement of up to 2,747,400 units subject to approval of unitholders. Unitholders approved the conditional placement at the meeting held on 20 December 2024. The Trust issued 619,599 units at \$5.94 per unit in the first tranche raising \$3.7 million. A further 870,948 units at \$5.94 per units in relation to the conditional placement were issued in the second tranche raising \$5.2 million.

In March 2025, the Trust made an announcement to undertake a 1 for 3 non-renounceable entitlement offer to raise up to approximately \$11.1 million at a price of \$5.94 per unit. The offer was only available to eligible unitholders at the record date and included oversubscription facility which allows eligible unitholders to subscribe for more units in excess of their entitlement. Further, any units not subscribed for would be offered to wholesale investors under a shortfall offer. The entitlement offer was completed on 1 May 2025 issuing 797,590 units at a price of \$5.94 per unit raising \$4.7 million.

All capital raised was immediately invested into new and existing registered mortgage residual stock loans of completed homes and land lots, ensuring there was no cash drag on the Trust.

Unit buy-back

At the meeting held on the 20 December 2024 unitholders also approved an off-market buy-back which allows the Trust to provide a liquidity mechanism to unitholders of up to 5% of the units on issue each six months, whereby unitholders can apply to have their units bought back at the Trust's NTA per unit determined at 31 December and 30 June respectively following the relevant record date.

In March 2025, the Trust announced an off-market, equal access buy-back offer at the price equal to the NTA per unit as at 30 June 2025 plus an amount equivalent to the sum of distributions that the unitholder would have been entitled to had the unit not been cancelled from the unit cancellation date to the buy-back payment date. A total of 177,844 units were cancelled on 17 April 2025 at a price of \$6.11 per unit with a payment date of 15 July 2025. In prior year, 757 units were bought back and cancelled by the Trust in January 2024 under an unmarketable parcel buy-back at \$5.07 per unit.

360 Capital Mortgage REIT

Responsible Entity report

For the year ended 30 June 2025

Unit purchase plan

In May 2025, the Trust announced an opportunity for eligible unitholders to participate in the Trust's unit purchase plan. This offer provided eligible unitholders the opportunity to apply for up to \$30,000 worth of new fully paid ordinary units in the Trust, without incurring brokerage and other transaction costs. The Trust received applications for 288,540 new ordinary fully paid units in the Trust. The units were issued post financial year on 1 July 2025 at a price of \$5.94 per unit, raising \$1.7 million.

Options

No options over issued securities in the Trust were granted during or since the end of the financial year (30 June 2024: nil) and there were no options outstanding at the date of this report. The directors of the Responsible Entity hold no options over securities in the Trust.

Significant changes in the state of affairs

On 20 December 2024, the unitholders of the Trust passed an ordinary resolution for the Responsible Entity to enter into an investment management agreement ("Investment Management Agreement") with 360 Capital Mortgage REIT IM Pty Limited (ABN 47 681 116 843) (Investment Manager) to act as investment manager in providing advisory, administrative and management services to the Trust. The Investment Manager is a related party of the Responsible Entity. Following the approval of the Investment Management Agreement, the Investment Manager undertook to pay certain capital raising costs in relation to the capital raising. The Investment Management Agreement commenced on 20 December 2024 and has a minimum term of 10 years and an extended term of 5 years, subject to the terms of the Investment Management Agreement.

There were no other significant changes in the state of affairs of the Trust during the financial year other than those referred to above or elsewhere in the Responsible Entity report.

Likely developments and expected results of operations

The Trust's current focus is investing in commercial and completed residual stock residential real estate loans presenting an attractive investment proposition comprising senior and stretch senior real estate loans. The Trust will also consider opportunities to invest in other higher returning real estate backed loan investments where the risks are appropriately mitigated.

The Trust intends to continue to generate a stable revenue stream from its loan portfolio and provide regular distributions. As opportunities arise the Trust will continue to look to grow and diversify its loan portfolio.

Distributions

Distributions paid or payable during the year were as follows:

Distribution period	Date of payment	Cents per unit	Total paid \$'000
July 2024	7 August 2024	4.17	172
August 2024	6 September 2024	4.17	172
September 2024	8 October 2024	5.00	206
October 2024	7 November 2024	6.66	275
November 2024	6 December 2024	5.10	211
December 2024	7 January 2025	5.00	238
January 2025	7 February 2025	5.20	292
February 2025	7 March 2025	5.00	281
March 2025	7 April 2025	5.00	281
April 2025	7 May 2025	5.00	273
May 2025	6 June 2025	6.00	375
June 2025	7 July 2025	6.00	374
Total distribution for the year ended 30 June 2025		62.30	3,150
July 2023	7 August 2023	3.50	144
August 2023	7 September 2023	3.50	144
September 2023	6 October 2023	3.50	144
October 2023	7 November 2023	3.50	144
November 2023	7 December 2023	3.50	145
December 2023	5 January 2024	3.50	145
January 2024	7 February 2024	3.50	145
February 2024	7 March 2024	3.50	145
March 2024	5 April 2024	3.50	145
April 2024	7 May 2024	3.50	145
May 2024	7 June 2024	3.50	145
June 2024	5 July 2024	6.50	268
Total distribution for the year ended 30 June 2024		45.00	1,859

360 Capital Mortgage REIT

Responsible Entity report

For the year ended 30 June 2025

Matters subsequent to the end of the financial year

In May 2025, the Trust announced an opportunity for eligible unitholders to participate in the Trust's unit purchase plan. This offer provided eligible unitholders the opportunity to apply for up to \$30,000 worth of new fully paid ordinary units in the Trust, without incurring brokerage and other transaction costs. The Trust received applications for 288,540 new ordinary fully paid units in the Trust. The units were issued post financial year on 1 July 2025 at a price of \$5.94 per unit, raising \$1.7 million.

The Trust's off-market, equal access buy-back payment was completed on 15 July 2025 when consideration of \$1.1 million was paid for the 177,844 units that were cancelled on 17 April 2025 at a price of \$6.11 per unit.

On 22 July 2025, the Trust issued 1,076,149 new fully paid ordinary units in the Trust under the shortfall offer associated with the entitlement offer announced in March 2025, at a price of \$5.94 per unit, raising approximately \$6.4 million.

No other matter or circumstance has arisen since 30 June 2025 that has significantly affected, or may significantly affect the Trust's operations, the results of those operations, or the Trust's state of affairs in future financial years.

Environmental regulation

The Trust is not subject to any significant environmental regulation under Australian Commonwealth or State law.

Indemnity and insurance of officers

During or since the end of the financial year, the Responsible Entity has paid insurance premiums to insure each of the aforementioned directors as well as officers of the Responsible Entity of the Trust against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in their capacity of the Responsible Entity, other than conduct involving a wilful breach of duty in relation to the Responsible Entity. Insurance premiums are paid out of 360 Capital Group and not out of the assets of the Trust. The Responsible Entity has not otherwise, during or since the end of the financial year indemnified or agreed to indemnify an officer of the Responsible Entity.

Indemnity and insurance of auditor

To the extent permitted by law, the Responsible Entity has agreed to indemnify its auditors, Ernst & Young, as part of the terms of its audit engagement agreement against claims by third parties arising from the audit (for an unspecified amount). No payment has been made to indemnify Ernst & Young during or since the financial year.

Fees paid to and interests held in the Trust by the responsible entity or its associates

Fees paid to the responsible entity and its associates out of Trust property during the year are disclosed in Note 20 to the financial statements. The number of interests held in the Trust by the responsible entity, its associates, or directors is detailed in Note 20 to the financial statements.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out immediately after this Responsible Entity report.

Disclosed in Note 18 'Remuneration of auditors' were the non-audit services provided by the Trust's auditors. The directors are satisfied that the provision of non-audit services is compatible with the general standard of independence for auditors imposed by the Corporations Act 2001. The nature and scope of each type of non-audit service provided means that auditor independence was not compromised.

Rounding of amounts

The Trust is of a kind referred to in Corporations Instrument 2016/191, issued by the Australian Securities and Investments Commission, relating to 'rounding-off'. Amounts in this report have been rounded off in accordance with that Corporations Instrument to the nearest thousand dollars, or in certain cases, the nearest dollar.

This report is made in accordance with a resolution of Directors, pursuant to section 298(2)(a) of the Corporations Act 2001.

On behalf of the Directors



Tony Robert Pitt
Executive Chairman



David van Aanholt
Deputy Chairman

7 August 2025



**Shape the future
with confidence**

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Auditor's Independence Declaration to the Directors of 360 Capital FM Limited as Responsible Entity for 360 Capital Mortgage REIT

As lead auditor for the audit of the financial report of 360 Capital Mortgage REIT for the financial year ended 30 June 2025, I declare to the best of my knowledge and belief, there have been:

- a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit;
- b. No contraventions of any applicable code of professional conduct in relation to the audit; and
- c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the audit.

This declaration is in respect of 360 Capital Mortgage REIT and the entities it controlled during the financial year.

Ernst & Young

Ernst & Young

St Elmo Wilken

St Elmo Wilken
Partner
Sydney
7 August 2025

360 Capital Mortgage REIT
Consolidated statement of profit or loss and other comprehensive income
For the year ended 30 June 2025

	Note	Consolidated 30 June 2025 \$'000	30 June 2024 \$'000
Investment Income			
Distribution Income	3	2,925	45
Interest Income	3	1,018	2,381
Total investment income		3,943	2,426
Management fees	20	(258)	(211)
Administration expenses		(293)	(160)
Profit for the year		3,392	2,055
Profit for the year is attributable to:			
Non-controlling interest		149	198
Unitholders of 360 Capital Mortgage REIT		3,243	1,857
Profit for the year		3,392	2,055
Other comprehensive income that may be reclassified to profit or loss in subsequent periods			
Other comprehensive income for the year		-	-
Total comprehensive income for the year		3,392	2,055
Total comprehensive income for the year is attributable to:			
Non-controlling interest		149	198
Unitholders of 360 Capital Mortgage REIT		3,243	1,857
Total comprehensive income for the year		3,392	2,055
Earnings per unit for profit attributable to unitholders of 360 Capital Mortgage REIT		Cents	Cents
Basic earnings per unit	19	64.8	45.0
Diluted earnings per unit	19	64.8	45.0

The above consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

360 Capital Mortgage REIT
Consolidated statement of financial position
As at 30 June 2025

	Note	Consolidated 30 June 2025 \$'000	30 June 2024 \$'000
Assets			
Cash and cash equivalents		64	268
Receivables	4	466	7
Financial assets at fair value through other comprehensive income	5	-	24,447
Financial assets at fair value through profit or loss	6	38,105	1,413
Total assets		38,635	26,135
Liabilities			
Distributions payable		374	268
Payables	7	1,216	69
Total liabilities		1,590	337
Net assets		37,045	25,798
Equity			
Issued capital	8	49,644	37,213
Accumulated losses		(12,599)	(12,692)
Total Equity attributable to the unitholders of 360 Capital Mortgage REIT		37,045	24,521
Non-controlling interests		-	1,277
Total equity		37,045	25,798

The above consolidated statement of financial position should be read in conjunction with the accompanying notes

360 Capital Mortgage REIT
Consolidated statement of changes in equity
For the year ended 30 June 2025

				Total equity attributable to	Non- controlling interest	Total equity
Consolidated	Note	Issued capital \$'000	Accumulated losses \$'000	unitholders \$'000	\$'000	\$'000
Balance at 1 July 2024		37,213	(12,692)	24,521	1,277	25,798
Profit for the year		-	3,243	3,243	149	3,392
Other comprehensive income for the year		-	-	-	-	-
Total comprehensive income for the year		-	3,243	3,243	149	3,392
Transaction with non-controlling interests	15	-	-	-	2,013	2,013
Derecognition of non-controlling interests	15	-	-	-	(3,290)	(3,290)
<i>Transactions with unitholders in their capacity as unitholders:</i>						
Issue of units		13,591	-	13,591	-	13,591
Unit issue transaction costs		(65)	-	(65)	-	(65)
Units bought back and cancelled		(1,086)	-	(1,086)	-	(1,086)
Unit buy-back transaction costs		(9)	-	(9)	-	(9)
Distributions paid or payable	2	-	(3,150)	(3,150)	(149)	(3,299)
		12,431	(3,150)	9,281	(149)	9,132
Balance at 30 June 2025		49,644	(12,599)	37,045	-	37,045

				Total equity attributable to	Non- controlling interest	Total equity
Consolidated	Note	Issued capital \$'000	Accumulated losses \$'000	unitholders \$'000	\$'000	\$'000
Balance at 1 July 2023		37,217	(12,690)	24,527	-	24,527
Profit for the year		-	1,857	1,857	198	2,055
Other comprehensive income for the year		-	-	-	-	-
Total comprehensive income for the year		-	1,857	1,857	198	2,055
Transaction with non-controlling interest		-	-	-	1,277	1,277
<i>Transactions with unitholders in their capacity as unitholders:</i>						
Units bought back and cancelled		(4)	-	(4)	-	(4)
Distributions paid or payable	2	-	(1,859)	(1,859)	(198)	(2,057)
		(4)	(1,859)	(1,863)	(198)	(2,061)
Balance at 30 June 2024		37,213	(12,692)	24,521	1,277	25,798

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes

360 Capital Mortgage REIT
Consolidated statement of cash flows
For the year ended 30 June 2025

	Note	Consolidated 30 June 2025 \$'000	30 June 2024 \$'000
Cash flows from operating activities			
Distribution received		2,469	32
Interest income		1,018	2,297
Payments for financial assets at fair value through profit or loss		(32,478)	-
Proceeds from financial assets at fair value through profit or loss		18,846	-
Payments to suppliers		(493)	(362)
Net cash (used in)/from operating activities	9	(10,638)	1,967
Cash flows from investing activities			
Proceeds from loan investments		10,103	25,971
Payments for loan investments		(12,006)	(40,018)
Payment for unit trust investment		-	(1,500)
Proceeds from repayment of unit trust investment		-	100
Net cash used in investing activities		(1,903)	(15,447)
Cash flows from financing activities			
Proceeds from issue of units		13,591	-
Unit issue transaction costs		(65)	-
Payments for units bought back and cancelled		-	(4)
Unit buy-back transaction costs		(9)	-
Distributions paid to unitholders	2	(3,044)	(1,735)
Distributions paid to non-controlling interests		(149)	(198)
Proceeds from non-controlling interests	15	3,290	5,080
Payments to non-controlling interests	15	(1,277)	(3,803)
Net cash from/(used in) financing activities		12,337	(660)
Net decrease in cash and cash equivalents		(204)	(14,140)
Cash and cash equivalents at the beginning of the financial year		268	14,408
Cash and cash equivalents at the end of the financial year		64	268

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes

360 Capital Mortgage REIT
Notes to the consolidated financial statements
For the year ended 30 June 2025

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360 Capital Mortgage REIT
Notes to the consolidated financial statements
For the year ended 30 June 2025

Note 1. Operating segments

The Chief Operating Decision Maker, being the Executive Chairman of the Responsible Entity, monitors the performance and results of the Trust at a total Trust level. As a result, the Trust has only one segment.

Note 2. Distributions

Distributions paid or payable during the year were as follows:

Distribution period	Date of payment	Cents per unit	Total paid \$'000
July 2024	7 August 2024	4.17	172
August 2024	6 September 2024	4.17	172
September 2024	8 October 2024	5.00	206
October 2024	7 November 2024	6.66	275
November 2024	6 December 2024	5.10	211
December 2024	7 January 2025	5.00	238
January 2025	7 February 2025	5.20	292
February 2025	7 March 2025	5.00	281
March 2025	7 April 2025	5.00	281
April 2025	7 May 2025	5.00	273
May 2025	6 June 2025	6.00	375
June 2025	7 July 2025	6.00	374
Total distribution for the year ended 30 June 2025		62.30	3,150

July 2023	7 August 2023	3.50	144
August 2023	7 September 2023	3.50	144
September 2023	6 October 2023	3.50	144
October 2023	7 November 2023	3.50	144
November 2023	7 December 2023	3.50	145
December 2023	5 January 2024	3.50	145
January 2024	7 February 2024	3.50	145
February 2024	7 March 2024	3.50	145
March 2024	5 April 2024	3.50	145
April 2024	7 May 2024	3.50	145
May 2024	7 June 2024	3.50	145
June 2024	5 July 2024	6.50	268
Total distribution for the year ended 30 June 2024		45.00	1,859

Note 3. Distribution and interest income

Distribution income includes:

	Consolidated 30 June 2025 \$'000	30 June 2024 \$'000
PCF Sub Trust 2	792	-
PCF Sub Trust 3	252	-
PCF Sub Trust 4	206	-
PCF Sub Trust 5	1,049	-
PCF Sub Trust 6	260	-
PCF Sub Trust 8	266	-
PCF Sub Trust 9	10	-
PCF Sub Trust 10	25	-
Other	65	45
	2,925	45

360 Capital Mortgage REIT
Notes to the consolidated financial statements
For the year ended 30 June 2025

Note 3. Distribution and interest income (continued)

Interest income includes:

	Consolidated	
	30 June 2025	30 June 2024
	\$'000	\$'000
Interest - Real estate loan investments	1,002	2,010
Interest - Cash at bank	16	371
	1,018	2,381

The Trust was designated as an investment entity on 26 November 2024 and applied the exception to consolidation in accordance with AASB 10 *Consolidated Financial Statements*. Refer to the disclosure under Investment Entity in Note 10. The Trust's interest from real estate loan investments comprised interest income that was earned on loan investments. Upon the designation of the Trust as an investment entity the income from the loans flows to the Fund via distribution income from the respective sub trusts which hold the direct interests in the loans.

Note 4. Receivables

	Consolidated	
	30 June 2025	30 June 2024
	\$'000	\$'000
Distribution receivables	457	1
Other receivables	9	6
	466	7

Note 5. Financial assets at fair value through other comprehensive income

	Consolidated	
	30 June 2025	30 June 2024
	\$'000	\$'000
Loans receivable	-	24,447
<i>Reconciliation</i>		
Reconciliation of the fair values at the beginning and end of the current and previous financial year are set out below:		
Balance at 1 July	24,447	10,400
Additions	-	40,018
Repayment	(6,825)	(25,971)
Non-controlling interests share of loans derecognised	(3,290)	-
Fair value of the financial assets ceased to be consolidated	(14,332)	-
Closing fair value	-	24,447

On 26 November 2024, the financial assets of \$14.3 million together with non-controlling interests' share of \$3.3 million were deconsolidated from the Financial assets at fair value through other comprehensive income and investments in controlled entities are instead recognised as Financial assets at fair value through profit or loss. There was no gain or loss recognised from this transition. Refer to Notes 10 and 15 for further information.

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Notes to the consolidated financial statements
For the year ended 30 June 2025

Note 6. Financial assets at fair value through profit or loss

	Consolidated	
	30 June 2025	30 June 2024
	\$'000	\$'000
PCF Sub Trust 2	12,554	-
PCF Sub Trust 3	4,585	-
PCF Sub Trust 4	1,113	1,413
PCF Sub Trust 5	5,970	-
PCF Sub Trust 6	616	-
PCF Sub Trust 8	8,042	-
PCF Sub Trust 9	76	-
PCF Sub Trust 10	5,149	-
	38,105	1,413

Reconciliation

Reconciliation of the fair values at the beginning and end of the current and previous financial year are set out below:

Balance at 1 July	1,413	-
Financial assets previously classified as fair value through other comprehensive income	14,332	-
Investments	44,484	1,513
Disposals	(22,124)	(100)
Closing fair value	38,105	1,413

Loan portfolio

The Trust had a portfolio of eight loan investments as at 30 June 2025, held through investments in unlisted wholesale trusts, totalling \$38.1 million. The loan investments are expected to be repaid within 12 months except for PCF Sub Trust 8. The loan portfolio's loan to value ratio ("LVR") was 69.2% as at 30 June 2025 and weighted average term to maturity of 10 months. The loan portfolio comprised 96.4% senior loans secured by first mortgages with a weighted average interest rate was 11.8% per annum.

The majority of the loans were residual stock loans with the collateral comprising completed freestanding homes or land lots together with one residential construction facility and all secured by registered mortgages against the individual underlying properties.

The Trust continues to invest alongside PCF, a wholesale contributory fund, in certain loan investments to continue to diversify its loan portfolio through subscribing for or partially selling down its various loan interests, allowing it to continue to invest in further loans and increase diversification.

Whilst the investment is classified as associate, as the investment's performance is measured on a fair value basis, the Fund has elected to measure the investment in unit trust at fair value through profit or loss as allowed under paragraph 18 of AASB 128 *Investment in Associates and Joint Ventures*.

The Trust expects the loan investments held within the unlisted wholesale trusts would be fully recoverable in the event of default through liquidation of collateralised assets.

Refer to Note 13 for further information on fair value measurement.

Note 7. Payables

	Consolidated	
	30 June 2025	30 June 2024
	\$'000	\$'000
Trade and other payables	130	69
Unit buy-back payable	1,086	-
	1,216	69

360 Capital Mortgage REIT

Notes to the consolidated financial statements

For the year ended 30 June 2025

Note 8. Issued capital

Ordinary units

Ordinary units of the Trust are listed on the Australian Securities Exchange (ASX); there are no separate classes of units and each unit in the Trust has the same rights attaching to it as all other units of Trust. Each ordinary unit confers upon the unitholder an equal interest in the Trust and is of equal value to other units in the Trust. A unit does not confer upon the holder any interest in any particular asset or investment of the Trust. The rights of unitholders are contained in the Trust's Constitution and include:

- The right to receive a distribution determined in accordance with the provisions of the Trust's Constitution, which states that unitholders are presently entitled to the distributable income of the Trust as determined by the responsible entity;
- The right to attend and vote at meetings of unitholders; and
- The right to participate in the termination and winding up of the Trust.

Redemption of units is not a right granted by the Constitution but may be performed at the discretion of the Responsible Entity.

Equity classification

Units are classified as equity. The Responsible Entity considers the units to meet the requirements for equity classification within AASB 132.16C-D based on the rights granted by the units.

Issued units

	30 June 2025 Units	30 June 2024 Units	30 June 2025 \$'000	30 June 2024 \$'000
Issued capital	6,240,963	4,130,670	49,644	37,213

Movements in the number and value of units of issued capital of the Trust were as follows:

Details	Date	Units '000	Unit price	\$'000
Balance	1 July 2023	4,131		37,217
Units bought back and cancelled	24 January 2024	(1)	\$5.07	(4)
Balance	30 June 2024	4,130		37,213
Units issued	10 December 2024	620	\$5.94	3,680
Units issued	30 December 2024	871	\$5.94	5,173
Unit issue transaction costs	31 December 2024	-		(47)
Units bought back and cancelled	17 April 2025	(178)	\$6.11	(1,086)
Unit buy-back transaction costs	30 April 2025	-		(9)
Units issued	1 May 2025	798	\$5.94	4,738
Unit issue transaction costs	31 May 2025	-		(18)
Balance	30 June 2025	6,241		49,644

Capital raising

In December 2024, the Trust made an announcement to undertake a capital raising to raise up to \$20.0 million at a price of \$5.94 per unit equivalent to the Trust's Net Tangible Asset ("NTA"). The capital raising was made available to institutional and sophisticated investors comprising a placement of 619,599 units pursuant to ASX Listing Rule 7.1 under the Trust's existing 15% placement capacity and a conditional placement of up to 2,747,400 units subject to approval of unitholders. Unitholders approved the conditional placement at the meeting held on 20 December 2024. The Trust issued 619,599 units at \$5.94 per unit in the first tranche raising \$3.7 million. A further 870,948 units at \$5.94 per units in relation to the conditional placement were issued in the second tranche raising \$5.2 million.

In March 2025, the Trust made an announcement to undertake a 1 for 3 non-renounceable entitlement offer to raise up to approximately \$11.1 million at a price of \$5.94 per unit. The offer was only available to eligible unitholders at the record date and included oversubscription facility which allows eligible unitholders to subscribe for more units in excess of their entitlement. Further, any units not subscribed for would be offered to wholesale investors under a shortfall offer. The entitlement offer was completed on 1 May 2025 issuing 797,590 units at a price of \$5.94 per unit.

Unit buy-back

As detailed in the Trust's constitution, the Responsible Entity may, but is not under obligation to, buy back, purchase or redeem units from unitholders.

360 Capital Mortgage REIT

Notes to the consolidated financial statements

For the year ended 30 June 2025

Note 8. Issued capital (continued)

At the meeting held on the 20 December 2024 unitholders also approved an off-market buyback which allows the Trust to provide a liquidity mechanism to unitholders of up to 5% of the units on issue each six months, whereby unitholders can apply to have their units bought back at the Trust's NTA per unit determined at 31 December and 30 June respectively following the relevant record date.

In March 2025, the Trust announced an off-market, equal access buy-back offer at the price equal to the NTA backing per unit as at 30 June 2025 plus an amount equivalent to the sum of distributions that the unitholder would have been entitled to had the unit not been cancelled from the unit cancellation date to the buy-back payment date. A total of 177,844 units were cancelled on 17 April 2025 at a price of \$6.11 per unit with a payment date of 15 July 2025. In prior year, 757 units were bought back and cancelled by the Trust in January 2024 under an unmarketable parcel buy-back at \$5.07 per unit.

Unit purchase plan

In May 2025, the Trust announced an opportunity for eligible unitholders to participate in the Trust's unit purchase plan. This offer provided eligible unitholders the opportunity to apply for up to \$30,000 worth of new fully paid ordinary units in the Trust, without incurring brokerage and other transaction costs. The Trust received applications for 288,540 new ordinary fully paid units in the Trust. The units were issued post financial year on 1 July 2025 at a price of \$5.94 per unit, raising \$1.7 million.

During the year, there were no redemption of units in the Trust (30 June 2024: nil units).

Note 9. Reconciliation of profit to net cash (used in)/from operating activities

	Consolidated 30 June 2025 \$'000	30 June 2024 \$'000
Profit for the year	3,392	2,055
Adjustments for:		
Proceeds from repayment of financial assets at fair value through profit or loss	18,595	-
Payments for financial assets at fair value through profit or loss	(32,227)	-
Distribution income - non cash	-	(13)
Change in operating assets and liabilities:		
Decrease/(increase) in receivables	(459)	2
Increase/(decrease) in payables	61	(77)
Net cash (used in)/from operating activities	(10,638)	1,967

Note 10. Basis of preparation

Reporting Entity

360 Capital Mortgage REIT is an ASX-listed managed investment scheme, constituted and domiciled in Australia. On 27 July 2023, the Trust announced a change of name from 360 Capital Enhanced Income Fund to 360 Capital Mortgage REIT with no change to the ASX code.

Its registered office and principal place of business is:

Suite 3701, Level 37, 1 Macquarie Place, Sydney NSW 2000 Australia

A description of the nature of the Trust's operations and its principal activities are included in the Responsible Entity report, which is not part of the consolidated financial statements.

The consolidated financial statements were authorised for issue, in accordance with a resolution of Directors, on 7 August 2025.

The principal accounting policies adopted in the preparation of the financial report are set out below and in Note 22 'Material accounting policy information'.

Statement of compliance

The financial report is a general purpose financial report that has been prepared in accordance with Australian Accounting Standards adopted by the Australian Accounting Standards Board (AASB) and the Corporations Act 2001.

The financial report complies with International Financial Reporting Standards as issued and interpretations adopted by the International Accounting Standards Board.

360 Capital Mortgage REIT

Notes to the consolidated financial statements

For the year ended 30 June 2025

Note 10. Basis of preparation (continued)

Basis of preparation

360 Capital Mortgage REIT is a for-profit entity for the purpose of preparing the financial report.

The financial report has been prepared on accruals basis and on the historical cost basis except for certain financial assets, which are stated at their fair value.

In the current financial year, the Trust presents the statement of financial position on a liquidity basis, whereby assets and liabilities are presented in order of their liquidity. This change provides a more accurate reflection of the Trust's financial position and better aligns with industry practices. The Directors believe that this new method provides reliable and more relevant information to users of the financial statements, as it enhances the understanding of the Trust's liquidity and financial flexibility. The change in method has been applied retrospectively to the comparative period to ensure consistency and comparability across periods.

All balances are expected to be recovered or settled within twelve months, except for investments in financial assets at fair value through profit or loss and equity attributable to unitholders. The Trust manages financial assets at fair value through profit or loss based on the economic circumstances at any given point in time, as well as to meet any liquidity requirements. As such, it is expected that a portion of the portfolio will be realised within twelve months, however, an estimate of that amount cannot be determined as at year end.

The accounting policies set out in Note 22 'Material accounting policy information' have been applied consistently to all periods presented in this financial report.

The Trust was designated as an investment entity on 26 November 2024 and applied the exception to consolidation in accordance with AASB 10 *Consolidated Financial Statements*. Refer to the disclosure under Investment Entity as below.

The Trust is an entity of the kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the financial report and Responsible Entity report have been rounded off to the nearest thousand dollars, unless otherwise stated.

The financial statements are presented in Australian dollars, which is the Trust's functional and presentation currency.

Investment entity

On 26 November 2024, the Responsible Entity announced a Notice of Meeting to seek approval from unitholders to change the management structure of the Trust to incorporate a dedicated Investment Manager and also propose an off-market buyback mechanism together with a capital raising, these resolutions were subsequently approved by unitholders. Following the decision to undertake these changes to the management structure and the capital management initiatives the Trust was deemed to meet the definition of an investment entity, as the following conditions exist:

- the Trust has obtained funds for providing investors with investment management services;
- the Trust's business purpose, which was communicated directly to investors, is investing solely for returns from capital appreciation and investment income; and
- the performance of substantially all investments made through the Trust are measured and evaluated on a fair value basis.

The Trust was structured in a way to comply with legal, regulatory, tax or similar requirements. When considered together they display the characteristics of an investment entity:

- the Trust holds more than one investment because the Trust holds a portfolio of investments;
- the Trust has more than one investors who are not related parties of the Trust; and
- ownership in the Trust is represented by the Trust's interests to which a proportion of the net assets of the investment entity are attributed.

The Trust was designated as an investment entity on 26 November 2024 and applied the exception to consolidation in accordance with AASB 10 *Consolidated Financial Statements*. As a result of the Trust being designated as an investment entity, the investments in controlled entities and associates are now accounted for as financial assets at fair value through profit or loss. This results in the loans receivable with were previously accounted for at fair value through other comprehensive income being derecognised and immediately recognised as financial assets held at fair value through profit or loss.

Basis of consolidation

Controlled entities

Controlled entities are entities controlled by the Trust. Control exists when an investor is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

The financial statements of controlled entities are included in the financial report from the date that control commences until the date that control ceases.

360 Capital Mortgage REIT

Notes to the consolidated financial statements

For the year ended 30 June 2025

Note 10. Basis of preparation (continued)

Intercompany transactions, balances and unrealised gains on transactions between Trust entities are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of controlled entities have been changed where necessary to ensure consistency with the policies adopted by the Trust.

Investments in controlled entities are accounted for at cost in the individual financial statements of the parent entity, less any impairment.

Non-controlling interest in the results and equity of controlled entities are shown separately in the statement of profit or loss and other comprehensive income, statement of financial position and statement of changes in equity of the Trust. Losses incurred by the trust are attributed to the non-controlling interest in full, even if that results in a deficit balance.

Where the consolidated entity loses control over a controlled entity, it derecognises the assets including goodwill, liabilities and non-controlling interest in the controlled entity together with any cumulative translation differences recognised in equity. The Trust recognises the fair value of the consideration received and the fair value of any investment retained together with any gain or loss in profit or loss.

Critical judgements and significant accounting estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. These estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The Trust's investment which is fair valued using valuation techniques are validated and reviewed by the Responsible Entity in conjunction with the Investment Manager. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Models use observable data, to the extent practicable. However, areas such as credit risk (both own and counterparty), volatilities and correlations require management to make estimates. Changes in assumptions about these factors could affect the reported fair value of financial instruments. For the Trust's investment which is measured at fair value, the primary valuation input is the net asset value of the trust, provided by the Investment Manager of that Trust.

The key estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of certain assets and liabilities are:

Financial assets at fair value through other comprehensive income

The fair value of investments which are not traded in an active market is determined by using valuation techniques. The Trust uses its judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at each statement of financial position date.

Financial assets at fair value through profit or loss

The fair value of investments which are not traded in an active market is determined by using valuation techniques. The Trust uses its judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at each statement of financial position date. The value of the financial assets held at fair value are determined with reference to their underlying NTA value. The key driver of the valuation of the NTA of the unit trusts is the value of the underlying loan receivables. The valuation of the underlying loan receivables involves judgments and estimates, such as forecast cashflows, market interest rates, the credit rating of the borrower, and valuation of the collateral for which the loans are secured against.

Note 11. Capital management

Under the direction of the Board, the Trust manages its capital structure to safeguard the ability of the Trust to continue as a going concern while maximising the return to unitholders through the optimisation of net debt and total equity balances. In accordance with the Trust's Product Disclosure Statement issued in October 2020, the Trust's use of borrowings will be predominantly for short-term working capital and liquidity purposes, including the support of investment activity.

In order to maintain or adjust the capital structure, the Trust may adjust the amount of distributions paid to unitholders, return capital to unitholders, issue new units, redeem units, purchase the Trust's own units, or sell assets. Refer Note 8 'Issued capital' for further information on the unit movements.

360 Capital Mortgage REIT

Notes to the consolidated financial statements

For the year ended 30 June 2025

Note 12. Other financial assets and liabilities

Overview

The Trust's activities expose it to various types of financial risks including credit risk, liquidity risk and market risk. The Board of Directors of the Responsible Entity has responsibility for the establishment and oversight of the risk management framework ensuring the effective management of risk.

The Board has established risk management principles and policies and monitor their implementation. Policies are established to identify and analyse the financial risks faced by the Trust, to set appropriate risk limits and controls, and monitor the risks and adherence to limits. The Board meets regularly to review risk management policies and systems and ensure they reflect changes in market conditions and the Trust's activities.

Credit risk

Credit risk is the risk of financial loss to the Trust if a counterparty to a financial instrument fails to meet its contractual obligations. The Trust is exposed to credit risk through the financial assets listed in the table below.

	Consolidated	
	30 June 2025	30 June 2024
	\$'000	\$'000
Cash and cash equivalents	64	268
Receivables	466	7
Financial assets at fair value through other comprehensive income	-	24,447
Financial assets at fair value through profit or loss	38,105	1,413
	38,635	26,135

The Trust manages credit risk in a number of ways with an Investment Manager to opine on the credit risk the Trust holds. An example of how the Trust manages credit risk is detailed below:

Due diligence

Prior to completion of a transaction with a borrower, the Trust undertakes a detailed due diligence process to assess the credit risk of a counterparty. The due diligence process is conducted in line with the Trust's risk appetite statement and provides a research framework to the Trust's investment committee reports. Due diligence is conducted on an internal basis and in many cases will involve the Trust engaging with third party independent experts to support the Trust's credit risk analysis. External due diligence providers may, from time to time, provide reports across financial, tax and legal due diligence, environmental, operational or valuation reports dependent on the requirements of the underlying structure and each transaction. Prior to entering a transaction with a borrower, each transaction must receive approval from the Trust's Investment Manager and the Board of the Responsible Entity.

Portfolio monitoring

It is customary for loan documentation in many real estate loans to contain financial and non-financial undertakings that often includes financial reporting and covenants. Loan exposures within the portfolio are monitored monthly with quarterly reports provided to the Investment Manager outlining an overview of each transaction and its ongoing compliance with covenants and other non-financial undertakings. The portfolio management team has primary responsibility for the reconciliation of interest and fees under each loan, engages with borrowers on a regular basis and prepares financial analysis and ongoing diligence on each transaction on a periodic basis.

Ratings

Transactions are rated by the Trust utilising models that are customary in loan markets. These risk models utilise both quantitative and qualitative data, in conjunction with broader industry and industry data to determine an effective rating for each borrower. Borrower ratings are regularly reviewed and may be used as part of the due diligence process, particularly in determining price and valuation of an exposure. The Trust, through its portfolio management, conducts regular risk ratings on a periodic basis.

Independent Review

From time to time the Trust may engage with external consultants to review and undertake an independent assessment of a sample of the Trust's exposures to determine appropriateness of loan pricing and valuation.

At reporting date, there has been no significant deterioration in the credit risk of financial assets and nothing is credit impaired, and all amounts are expected to be received in full. A significant deterioration is assessed as a reduction in the credit rating determined for the counterparty.

360 Capital Mortgage REIT

Notes to the consolidated financial statements

For the year ended 30 June 2025

Note 12. Other financial assets and liabilities (continued)

Concentration risk

Concentration risk is risk arising from a portfolio's exposure to a single counterparty, economic industry or geographic location. As the Trust recently shifted its focus to provide financing for residual stock and settled a number of first mortgage residual stock loans, concentration risk exists and is expected to reduce over time as the Trust grows its assets. The Trust has undertaken a number of capital raisings during the year using these funds to increase the number of loan investments in the portfolio, the Trust has also been able to achieve diversification of loans through selling down partial interests in its loan investments enabling it to reduce its individual loan exposure. However given the Trust is still relatively sub-scale concentration risk still exists to certain borrower groups.

Price risk

Price risk is the risk that the fair value of investments will change as a result of changes in market prices, whether those changes are caused by factors specific to the individual security or factors affecting all instruments in the market. The Trust reviews the carrying value of assets in the Trust on a regular basis using market prices of transactions in the market where there are similar characteristics, including tenure, credit profile and structure. Any change in fair value is reflected in the income of the Trust.

Sensitivity analysis

As at 30 June 2025, it is estimated that a 10% decrease in investment price would decrease the Trust's profit attributable to unitholders by approximately \$3.8 million (30 June 2024: \$2.6 million) and would decrease equity by approximately \$3,8 million (30 June 2024: \$2.6 million). A 10% increase in investment price would have an equal but opposite effect.

Liquidity risk

Liquidity risk is the risk that the Trust will not be able to meet its financial obligations as they fall due. The Board has a policy of prudent liquidity risk management ensuring that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Trust's reputation.

The Trust monitors its exposure to liquidity risk by ensuring that there is sufficient cash on hand to meet the contractual obligations of financial liabilities as they fall due. The Trust has undertaken to provide a liquidity mechanism to unitholders of up to 5% of the units on issue each six months, whereby unitholders can apply to have their units bought back at the Trust's NTA per unit determined at 31 December and 30 June respectively following the relevant record date. Unitholders apply to participate in the buy-back three months prior to the payment date which allows the Trust the ability to sell down its loan investments or retain cash to meet its buy-back obligations.

The maturities of financial liabilities at reporting date based on the contractual terms of each liability in place at reporting date have been disclosed in a table below. There are no financial liabilities where the fair value would be materially different from the amortised cost. The amounts disclosed are based on undiscounted cash flows.

	Carrying amount \$'000	Contractual cash flow \$'000	Less than 1 year \$'000	Between 1-5 years \$'000	Over 5 years \$'000
Consolidated - 30 June 2025					
Distributions payable	374	374	374	-	-
Payables	1,216	1,216	1,216	-	-
	1,590	1,590	1,590	-	-
Consolidated - 30 June 2024					
Distributions payable	268	268	268	-	-
Payables	69	69	69	-	-
	337	337	337	-	-

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and prices will affect the Trust's income or the value of its holding of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the Trust's return. The Trust's market risk is managed in accordance with the investment guidelines as outlined in the Trust's Product Disclosure Statement.

Interest rate risk

Interest rate risk is the risk that an investment's value will fluctuate as a result of changes in the market interest rate. The Trust invests in fixed and floating rate real estate loans that may, from time to time, be affected by changes to market interest rates. The majority of the Trust's loan investments are at a fixed rate or contain a floor rate therefore they are protected from downward movement in interest rate with predictability in the income received from the underlying investment.

360 Capital Mortgage REIT
Notes to the consolidated financial statements
For the year ended 30 June 2025

Note 12. Other financial assets and liabilities (continued)

The table below summarises the overall impact of an increase/decrease of interest rates on the Trust's net profit and net assets from a change in interest rates of +100/-100 basis points. The sensitivity is based on management's best estimate of a reasonable possible movement in interest rates and includes the net impact of changes to the Trust's contractual cash flows and fair value adjustments of financial assets held at fair value through other comprehensive income and financial assets held at fair value through profit or loss.

	Net profit 30 June 2025 \$'000	Consolidated Net profit 30 June 2024 \$'000	Net assets 30 June 2025 \$'000	Net assets 30 June 2024 \$'000
+1% (100 basis points)	382	247	382	247
-1% (100 basis points)	(1)	(218)	(1)	(218)

Other markets risk

The Trust does not have any material exposure to any other market risks such as currency risk.

Note 13. Fair value measurement

Fair value hierarchy

The following tables detail the Trust's assets and liabilities, measured or disclosed at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly

Level 3: Unobservable inputs for the asset or liability

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Consolidated - 30 June 2025				
Assets				
Financial assets at fair value through profit or loss	-	-	38,105	38,105
Total assets	-	-	38,105	38,105

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Consolidated - 30 June 2024				
Assets				
Financial assets at fair value through other comprehensive income	-	-	24,447	24,447
Financial assets at fair value through profit or loss	-	-	1,413	1,413
Total assets	-	-	25,860	25,860

There were no transfers between levels during the financial year.

The Trust's Level 3 assets represented its investment loan portfolio of \$38.1 million (30 June 2024: \$25.9 million), the loans are held through investments in unlisted wholesale trusts. As at 30 June 2025, \$38.1 million was held at fair value through profit or loss (30 June 2024: \$24.4 million was held at fair value through other comprehensive income). The Trust was designated as an investment entity on 26 November 2024 and applied the exception to consolidation in accordance with AASB 10 *Consolidated Financial Statements*. The Trust ceased to consolidate its controlled entities on that date and subsequently accounts for its controlled entities at fair value through profit or loss.

The investments have been classified as a Level 3 Asset as its valuations depend on inputs which are not directly or indirectly observable in active markets; the assessment of the investments' performance and valuation is performed at regular intervals as detailed in Note 12 'Other financial assets and liabilities'. Inputs used to determine fair value include amongst other factors comparable market interest rates, risk profile of the borrowers and performance of the borrowers. The Trust has determined that the face value of the loans is equal to fair value.

Note 14. Capital commitments and contingencies

There are no capital commitments as at 30 June 2025 which have not been disclosed in the consolidated statement of financial position (30 June 2024: nil).

360 Capital Mortgage REIT
Notes to the consolidated financial statements
For the year ended 30 June 2025

Note 15. Controlled entities

The Trust was designated as an investment entity on 26 November 2024 and applied the exception to consolidation in accordance with AASB 10 *Consolidated Financial Statements*. The Trust ceased to consolidate its controlled entities on that date and subsequently accounts for its controlled entities at fair value through profit or loss.

The investments retained in former controlled entities at the date of transition are as follows:

Name	Net assets and liabilities ceased to be consolidated \$'000	Net assets and liabilities attributed to the non-controlling interest derecognised \$'000	Net assets and liabilities attributed to the Trust \$'000	Fair value of investment retained in former controlled entities \$'000	Gain or loss associated with the transition \$'000
PCF Sub Trust 2	13,037	3,290	9,747	9,747	-
PCF Sub Trust 3	4,585	-	4,585	4,585	-
	17,622	3,290	14,332	14,332	-

There was no gain or loss incurred from the transition as the investment retained in former controlled entities had been measured at fair value. The non-controlling interest of \$3.3 million was derecognised accordingly upon deconsolidation.

Interest in controlled entities with non-controlling interest are as follows:

Name	Equity Class	Ownership interest 30 June 2025 %	30 June 2024 %
PCF Sub Trust 1	Ordinary	-	19%

The movement in non-controlling interests during the year are as follows:

Non-controlling interests	30 June 2024 \$'000	Acquisition¹ \$'000	Disposal¹ \$'000	Derecognition on deconsolidation \$'000	30 June 2025 \$'000
PCF Sub Trust 1	1,277	-	(1,277)	-	-
PCF Sub Trust 2	-	3,290	-	(3,290)	-
	1,277	3,290	(1,277)	(3,290)	-

Non-controlling interests	30 June 2023 \$'000	Acquisition \$'000	Disposal \$'000	Derecognition on deconsolidation \$'000	30 June 2024 \$'000
PCF Sub Trust 1	-	5,080	(3,803)	-	1,277

1. Movements of non-controlling interest were up to the date of transition.

360 Capital Mortgage REIT
Notes to the consolidated financial statements
For the year ended 30 June 2025

Note 15. Controlled entities (continued)

Set out below is summarised financial information for PCF Sub Trust 1 and PCF Sub Trust 2, the controlled entities that had non-controlling interests that are material to the Trust up to 26 November 2024. The amounts disclosed are before inter-company eliminations.

	30 June 2025 \$'000	30 June 2024 \$'000
Summarised statement of financial position		
Current assets	-	6,825
Current liabilities	-	-
Current net assets	-	6,825
Non-current assets	-	-
Non-current liabilities	-	-
Non-current net assets	-	-
Net assets	-	6,825
Accumulated non-controlling interest	-	1,277
	30 June 2025 \$'000	30 June 2024 \$'000
Summarised statement of profit or loss and other comprehensive income		
Revenue from continuing operations	820	1,357
Total comprehensive income	820	1,357
Profit attributable to NCI	148	198
Distribution paid and payable to NCI	148	198
	30 June 2025 \$'000	30 June 2024 \$'000
Summarised statement of cash flows		
Net cash from operating activities	820	1,357
Net cash used in investing activities	6,825	(6,825)
Net cash used in financing activities	(820)	5,468
Net movement in cash and cash equivalent	6,825	-

Note 16. Interests in unconsolidated entities

The Trust recognises its interests in the sub trusts as financial assets at fair value through profit or loss, the balances are as follows:

Name	Principal place of business/ Country of incorporation	30 June 2025 %	30 June 2024 %	30 June 2025 \$'000	30 June 2024 \$'000
360 Capital EIF No. 1 Trust	Australia	100.0%	100.0%	-	-
PCF Sub Trust 1 ¹	Australia	-	81.3%	-	5,548
PCF Sub Trust 2	Australia	79.2%	100.0%	12,554	13,037
PCF Sub Trust 3	Australia	100.0%	100.0%	4,585	4,585
PCF Sub Trust 4 ²	Australia	36.9%	46.8%	1,113	1,413
PCF Sub Trust 5	Australia	88.4%	-	5,970	-
PCF Sub Trust 6	Australia	95.2%	-	616	-
PCF Sub Trust 8	Australia	100.0%	-	8,042	-
PCF Sub Trust 9	Australia	3.7%	-	76	-
PCF Sub Trust 10	Australia	65.6%	-	5,149	-
				38,105	24,583

1. The units held in PCF Sub Trust 1 were redeemed following the repayment of the underlying loan investment during the year.

2. In the prior year, PCF Sub Trust 4 was classified as an associate.

During the year ended 30 June 2025, the Trust earned distribution income from the unconsolidated entities. Refer to Note 20 for further information.

360 Capital Mortgage REIT
Notes to the consolidated financial statements
For the year ended 30 June 2025

Note 17. Events after the reporting period

In May 2025, the Trust announced an opportunity for eligible unitholders to participate in the Trust's unit purchase plan. This offer provided eligible unitholders the opportunity to apply for up to \$30,000 worth of new fully paid ordinary units in the Trust, without incurring brokerage and other transaction costs. The Trust received applications for 288,540 new ordinary fully paid units in the Trust. The units were issued post financial year on 1 July 2025 at a price of \$5.94 per unit, raising \$1.7 million.

The Trust's off-market, equal access buy-back payment was completed on 15 July 2025 when consideration of \$1.1 million was paid for the 177,844 units that were cancelled on 17 April 2025 at a price of \$6.11 per unit.

On 22 July 2025, the Trust issued 1,076,149 new fully paid ordinary units in the Trust under the shortfall offer associated with the entitlement offer announced in March 2025, at a price of \$5.94 per unit, raising approximately \$6.4 million.

No other matter or circumstance has arisen since 30 June 2025 that has significantly affected, or may significantly affect the Trust's operations, the results of those operations, or the Trust's state of affairs in future financial years.

Note 18. Remuneration of auditors

During the financial year the following fees were paid or payable to the auditor of the Trust, Ernst & Young for services provided:

	Consolidated 30 June 2025 \$	30 June 2024 \$
<i>Audit services - Ernst & Young</i>		
Audit of the consolidated financial statements	44,400	42,500
<i>Other services - Ernst & Young</i>		
Taxation compliance services	18,789	14,808
Compliance audit services	7,480	7,158
	26,269	21,966
	70,669	64,466

Note 19. Earnings per unit

	Consolidated 30 June 2025 cents	30 June 2024 cents
Basic and diluted earnings per unit	64.8	45.0

	Consolidated 30 June 2025 \$'000	30 June 2024 \$'000
Profit attributable to unitholders of the Trust used in calculating earnings per unit	3,243	1,857

	Consolidated 30 June 2025 000's	30 June 2024 000's
Weighted average number of units - basic and diluted	5,009	4,131

360 Capital Mortgage REIT

Notes to the consolidated financial statements

For the year ended 30 June 2025

Note 20. Related party transactions

Responsible entity

The responsible entity of the Trust is 360 Capital FM Limited (ABN 15 090 664 396) (AFSL No 221474). The immediate parent entity of the Responsible Entity is 360 Capital Property Limited (ABN 46 146 484 433), and its ultimate parent entity is 360 Capital Group Limited (ABN 18 113 569 136).

The registered office and the principal place of business of the Responsible Entity is:

Suite 3701, Level 37, 1 Macquarie Place, Sydney NSW 2000 Australia

Investment manager

On 20 December 2024, the unitholders of the Trust passed an ordinary resolution for the Responsible Entity to enter into an investment management agreement (Investment Management Agreement) with 360 Capital Mortgage REIT IM Pty Limited (ABN 47 681 116 843) (Investment Manager), the new investment manager of the Trust. The Investment Management Agreement commenced on 20 December 2024 and has a minimum term of 10 years and an extended term of 5 years, subject to the terms of the Investment Management Agreement.

Responsible entity's fees and other transactions

Responsible Entity fee: The Responsible Entity was entitled to a Management Fee of 0.85% of the total assets of the Trust during the relevant year for its role in as responsible entity of the Trust. Under the new investment management agreement, approved by unitholders at a meeting on 20 December 2024, the rate was reduced to 0.05% p.a. of the total assets of the Trust.

Investment Management fee: Under the new investment management agreement, approved by unitholders at a meeting on 20 December 2024, the Investment Manager is entitled to an Investment Management fee of 0.80% p.a. of the total assets of the Trust during the relevant year for its role in providing advisory, administrative and management services to the Trust.

Recoverable expenses: The Responsible Entity is entitled to recover all expenses properly incurred in managing and administering the Trust.

Indirect costs: The Responsible Entity is entitled to recover indirect costs, being any amounts that directly or indirectly reduce the returns on the units of the Trust, or the amount of income or assets of the Trust.

During the year, the above fees paid and payable are as follows:

	Consolidated	
	30 June 2025	30 June 2024
	\$	\$
Fees paid/payable by the Trust:		
Responsible Entity fees for the year paid and payable by the Trust	110,660	210,796
Aggregate amounts payable to the Responsible Entity at reporting date	1,587	17,314
Investment Manager fees for the year paid and payable by the Trust	147,419	-
Aggregate amounts payable to the Investment Manager at reporting date	25,398	-
Recoverable expenses for the year paid and payable to the Responsible Entity by the Trust	14,783	10,055

Unitholdings

The Responsible Entity or other funds managed by and related to the Responsible Entity held units in the Trust as follows:

	Consolidated			
	30 June 2025	30 June 2025	30 June 2024	30 June 2024
	%	units	%	units
360 Capital Diversified Property Fund				
Units held	13.5%	839,462	19.6%	811,580

During the year, 360 Capital Diversified Property Fund acquired 27,882 units on market at an average price of \$5.90 per unit (30 June 2024: 134,606 units at an average price of \$5.18 per unit). The Trust issued a total of 2,288,137 units during the year across two capital raisings (30 June 2024: nil units) and 177,844 units were cancelled by the Trust under an off-market, equal access buy-back offer. 360 Capital Diversified Property Fund did not participate in the capital raising or the buy-back therefore, its holding in the Trust decreased from 19.6% to 13.5%.

360 Capital Mortgage REIT
Notes to the consolidated financial statements
For the year ended 30 June 2025

Distributions

Distributions paid/payable by the Trust to entities related to the Responsible Entity are as follows:

	Consolidated 30 June 2025	30 June 2024
	\$	\$
<i>360 Capital Diversified Property Fund</i>		
Distributions paid/payable by the Trust	516,151	317,350
Distribution payable at the reporting date	50,368	52,753

Investments

The Trust held investments in the following trusts which are related entities of the Trust:

As at 30 June 2025	Fair value of investments \$	Interest held %	Distributions received/receivable \$	Units acquired during the year \$	Units disposed during the year \$
360 Capital EIF No. 1 Trust	10	100.0%	-	-	-
PCF Sub Trust 2	12,554,519	79.2%	792,287	2,817,296	(10,000)
PCF Sub Trust 3	4,585,000	100.0%	252,527	-	-
PCF Sub Trust 4	1,113,477	36.9%	206,255	-	(300,000)
PCF Sub Trust 5	5,970,249	88.4%	1,048,596	18,703,120	(12,732,871)
PCF Sub Trust 6	616,075	95.2%	260,145	9,130,983	(8,514,908)
PCF Sub Trust 8	8,041,600	100.0%	265,628	8,041,600	-
PCF Sub Trust 9	75,608	3.7%	10,460	500,000	(424,392)
PCF Sub Trust 10	5,148,913	65.6%	24,711	5,290,929	(142,016)
	38,105,451		2,860,609	44,483,928	(22,124,187)

As at 30 June 2024	Fair value of investments \$	Interest held %	Distributions received/receivable \$	Units acquired during the year \$	Units disposed during the year \$
PCF Sub Trust 4	1,413,447	46.8%	14,376	1,513,477	(100,000)
	1,413,447		14,376	1,513,477	(100,000)

ASX listing rule waiver

On 17 September 2021 the Trust was granted a waiver from ASX listing rule 10.1 to permit, subject to certain conditions, the Trust to jointly invest in loan investments together with 360 Capital Group (ASX:TGP). During the year the Trust invested alongside 360 Capital Private Credit Fund, a wholesale contributory fund, managed by 360 Capital FM Limited, in certain loan investments to continue to diversify its loan portfolio through a partial sell-down of its various loan interests to third parties, allowing it to continue to invest in further loans and increase diversification.

Key management personnel

The Trust does not employ personnel in its own right. However, it has an appointed Responsible Entity to manage the activities of the Trust. The Directors and key management personnel of the Responsible Entity are detailed below.

Payments made by the Trust to the Responsible Entity do not specifically include any amounts attributable to the compensation of Directors or key management personnel of the Responsible Entity.

The following persons were Directors and key management personnel of the Responsible Entity up to the date of this report:

- Tony Robert Pitt (Executive Chairman), Director
- David van Aanholt (Deputy Chairman), Director
- Andrew Graeme Moffat, Director
- Anthony Gregory McGrath, Director
- Glenn Butterworth, Chief Financial Officer and Company Secretary

The Trust did not grant any units, options, or loans to Directors or key management personnel through the year (2024: nil).

360 Capital Mortgage REIT
Notes to the consolidated financial statements
For the year ended 30 June 2025

The number of units held directly or indirectly by Directors and their related parties as at 30 June 2025 are as follows:

Name	Position	Consolidated 30 June 2024 Units held	Acquisitions/ Disposals	Consolidated 30 June 2025 Units held
Tony Robert Pitt	Director	10,000	14,000	24,000
David van Aanholt	Director	20,000	15,084	35,084

Indemnity and insurance of officers

During the financial year, the Responsible Entity has paid insurance premiums to insure each of its Directors as well as officers of the Responsible Entity of the Trust against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in their capacity of the Responsible Entity, other than conduct involving a wilful breach of duty in relation to the Responsible Entity. Insurance premiums are paid out of 360 Capital Group and not out of the assets of the Trust. The Responsible Entity has not otherwise, during or since the end of the financial year indemnified or agreed to indemnify an officer of the Responsible Entity.

Note 21. Parent entity disclosures

The Trust was designated as an investment entity on 26 November 2024 and applied the exception to consolidation in accordance with AASB 10 *Consolidated Financial Statements*. The Trust ceased to consolidate its controlled entities on that date, therefore, the following table details information related to the net profit of the parent entity up to the date of deconsolidation on 26 November 2024. As at 30 June 2025, there is no difference between the balance sheet of the parent and the Trust following the adoption of the investment entity designation on 26 November 2024. The information presented below has been prepared using the consistent accounting policies as presented in Note 22.

	30 June 2024 \$'000
Total assets	24,858
Total liabilities	337
Issued capital	37,213
Accumulated losses	(12,692)
Total equity	24,521

	30 June 2025 \$'000	30 June 2024 \$'000
Net profit for the year	1,087	1,857
Total comprehensive profit for the year attributable to unitholders	1,087	1,857

Note 22. Material accounting policy information

The accounting policies that are material to the Trust are set out below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

The Trust has adopted all the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to its operations and effective for an accounting period that begins on or after 1 July 2024.

- AASB 2020-1 *Amendments to Australian Accounting Standards – Classification of liabilities as Current or Non-current* and AASB 2020-6 *Amendments to Australia Accounting Standards – Non-current liabilities with Covenants*

The other amendments have been deemed not to have a material impact on the consolidated financial statements of the Trust.

There were no other changes to the Trust's accounting policies for the financial reporting year commencing 1 July 2024. The remaining policies of the Trust are consistent with the prior year.

360 Capital Mortgage REIT
Notes to the consolidated financial statements
For the year ended 30 June 2025

Note 22. Material accounting policy information (continued)

Income recognition

The Trust recognises income as follows:

Investment income

Distribution income from financial assets at fair value through profit or loss is recognised in the Statement of profit or loss and other comprehensive income within distribution income when the Trust's right to receive payments is established.

Interest income is recognised on a time proportion basis using the effective interest method. Interest income includes the amortisation of any discount or premium, transaction costs or other differences between the initial carrying amount of an interest-bearing instrument and its amount at maturity calculated on an effective interest basis.

Income tax

The Trust is an Attribution Managed Investment Trust. Under current legislation, the Trust is not subject to income tax provided it distributes the entirety of its taxable income to its unitholders.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Investments and other financial assets

Investments and other financial assets are initially measured at fair value. Transaction costs are included as part of the initial measurement, except for financial assets at fair value through profit or loss. Such assets are subsequently measured at either amortised cost or fair value depending on their classification. Classification is determined based on both the business model within which such assets are held and the contractual cash flow characteristics of the financial asset unless an accounting mismatch is being avoided.

Financial assets are derecognised when the rights to receive cash flows have expired or have been transferred and the Trust has transferred substantially all the risks and rewards of ownership. When there is no reasonable expectation of recovering part or all of a financial asset, its carrying value is written off.

Financial assets at fair value through other comprehensive income

The Trust classifies its investment loan portfolio based on its business model for managing financial assets and its objectives in investments. The Trust invested in real estate loans with medium and long dated maturities that give rise to repayments of principal and interest on specific dates, however in order to actively manage a diversified portfolio, the Trust may from time to time, sell part or all of its loan investments to recycle capital from loan investments that may be more suitable to the Trust's strategy, objectives or return profile. Consequently, the Responsible Entity determined that the business model of the Trust was to collect and sell its contractual cash flows and therefore loan assets met the criteria of financial assets being classified mandatorily at fair value through other comprehensive income.

Financial assets at fair value through profit or loss

Financial assets not measured at amortised cost or at fair value through other comprehensive income are classified as financial assets at fair value through profit or loss. Typically, such financial assets will be either: (i) held for trading, where they are acquired for the purpose of selling in the short-term with an intention of making a profit, or a derivative; or (ii) designated as such upon initial recognition where permitted. Fair value movements are recognised in profit or loss.

Fair assets designated at fair value through profit or loss comprises investments in unit trusts. The Trust has elected to measure fair value through profit or loss as allowed under para 18 of AASB 128 *Investment in Associates and Joint Ventures*.

Impairment of financial assets

The Trust recognises a loss allowance for expected credit losses on financial assets which are either measured at amortised cost or fair value through other comprehensive income. The measurement of the loss allowance depends upon the Trust's assessment at the end of each reporting period as to whether the financial instrument's credit risk has increased significantly since initial recognition, based on reasonable and supportable information that is available, without undue cost or effort to obtain.

Where there has not been a significant increase in exposure to credit risk since initial recognition, a 12-month expected credit loss allowance is estimated. This represents a portion of the asset's lifetime expected credit losses that is attributable to a default event that is possible within the next 12 months. Where a financial asset has become credit impaired or where it is determined that credit risk has increased significantly, the loss allowance is based on the asset's lifetime expected credit losses. The amount of expected credit loss recognised is measured on the basis of the probability weighted present value of anticipated cash shortfalls over the life of the instrument discounted at the original effective interest rate.

360 Capital Mortgage REIT

Notes to the consolidated financial statements

For the year ended 30 June 2025

Note 22. Material accounting policy information (continued)

The expected credit loss for debt instruments measured at fair value through other comprehensive income do not reduce the carrying amount of these financial assets in the statement of financial position, which remains at fair value. Instead, an amount equal to the allowance that would arise if the assets were measured at amortised cost is recognised in other comprehensive income as an accumulated impairment amount, with a corresponding charge to profit or loss. The accumulated loss recognised in other comprehensive income is recycled to the profit and loss upon derecognition of the assets.

Fair value measurement

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either: in the principal market; or in the absence of a principal market, in the most advantageous market.

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Assets and liabilities measured at fair value are classified into three levels, using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. Classifications are reviewed at each reporting date and transfers between levels are determined based on a reassessment of the lowest level of input that is significant to the fair value measurement.

Receivables

Receivables may include amounts for interest and trust distributions. Interest is accrued at each dealing date in accordance with policy set out above. Trust distributions are accrued when the right to receive payment is established.

Payables

Payables include liabilities and accrued expenses owed by the Trust which are unpaid as at the end of the reporting year. Payables may include amounts for buy-back of units in the Trust where settlement has not yet occurred. These amounts are unsecured and are usually paid within 30 days of recognition.

Goods and Services Tax ('GST') and other similar taxes

Income, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the tax authority is included in other receivables or other payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the tax authority, are presented as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

New Accounting Standards and Interpretations not yet mandatory or early adopted

At the date of authorisation of the consolidated financial statements, the Trust has not applied or early adopted the following new and revised Australian Accounting Standards, Interpretations and amendments that have been issued but are not yet effective:

- AASB 2021-7 *Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections* (application date 1 January 2025)

The above amendments are not expected to have a significant impact on the amounts recognised in the consolidated financial statements at the effective date.

The following new and revised Australian Accounting Standard, Interpretation and amendment that has been issued but is not yet effective is in the process of assessment by the Trust:

- AASB 18 *Presentation and Disclosure in Financial Statements* (application date 1 January 2027)

360 Capital Mortgage REIT
Directors' declaration
For the year ended 30 June 2025

In the opinion of the Directors of the Responsible Entity, 360 Capital FM Limited:

- (1) The attached consolidated financial statements and notes are set out on pages 10 to 32 are in accordance with the *Corporations Act 2001*, including:
- (i) giving a true and fair view of the Trust's financial position as at 30 June 2025 and of its performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards, the *Corporations regulations 2001* and other mandatory professional reporting requirements; and
 - (iii) the attached consolidated financial statements and notes comply with International Financial Reporting Standards as issued by the International Accounting Standards Board as described in Note 10 'Basis of preparation' to the financial statements.
- (2) There are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.
- (3) The Directors have been given the declarations required by Section 295A of the Corporations Act 2001 from the Chief Executive Officer and the Chief Financial Officer for the financial year ended 30 June 2025.

Signed in accordance with a resolution of Directors made pursuant to section 295(5)(a) of the Corporations Act 2001.



Tony Robert Pitt
Executive Chairman



David van Aanholt
Deputy Chairman

7 August 2025



**Shape the future
with confidence**

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Independent auditor's report to the members of 360 Capital Mortgage REIT

Report on the audit of the financial report

Opinion

We have audited the financial report of 360 Capital Mortgage REIT (the Trust) and its controlled entities (collectively the Group), which comprises the consolidated statement of financial position as at 30 June 2025, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, notes to the financial statements, including material accounting policy information, and the directors' declaration.

In our opinion, the accompanying financial report of the Group is in accordance with the *Corporations Act 2001*, including:

- a. Giving a true and fair view of the Group's financial position as at 30 June 2025 and of its financial performance for the year ended on that date; and
- b. Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial report of the current year. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, but we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the financial report* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial report. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial report.



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Valuation and existence of financial assets

Why significant	How our audit addressed the key audit matter
As at 30 June 2025, the Trust's financial assets carried at fair value amount to \$38.1m or 99% (PY: \$25.9m or 99%) of its total assets as disclosed in Note 6. These financial assets represent investments in unit trusts which hold loan receivables. The unit trusts measure the loans at either fair value through profit or loss (FVTPL) or fair value through other comprehensive income (FVTOCI). Valuation and existence of financial assets is a key audit matter due to the: - Size of the Trust's investments, which is significant to its financial position; - Significance of the performance of these investments in contributing the Trust's investment income and capital performance, as reported in the Financial Report; and - Nature of the investments in the unlisted unit trusts and the level of judgement associated with valuing them using the Net Asset Value of the unlisted unit trusts. A significant component of the valuation of the Net Asset Value of the unit trusts is the value of the underlying loan receivables. The valuation of the underlying loan receivables involves judgments and estimates, such as forecast cashflows, market interest rates, the credit rating of the borrower, and valuation of the collateral for which the loans are secured against. Notes 5, 6, 12 and 13 to the financial report discloses the accounting policy and related disclosures.	Our audit procedures included the following: - Assessing the accounting policies applied by the Trust, including those relevant to the fair value of investments, against the requirements of Australian Accounting Standards. - Inspected the respective unit registry reports for accuracy of the ownership and quantity of the Trust's unit holding in unlisted unit trusts. - Assessing Net Asset Value of the unit trusts by: - Obtaining the underlying unit trusts statement of financial position and statement of profit or loss for the year ended 30 June 2025 and agreed the net asset value to the Trust's investments held at fair value through profit or loss balance, based on the Trust's proportionate ownership; and - With the involvement of our valuation specialists, assessing the valuation of a sample of loans, by using independently sourced market data for observable inputs, such as published credit spreads and margins and with reference to the respective borrower's credit risk. - Assessing the adequacy and appropriateness of the Trust's disclosures of investments included in the Notes to the financial report.

Information other than the financial report and auditor's report thereon

The directors are responsible for the other information. The other information comprises the information included in the Trust's 2025 annual report, but does not include the financial report and our auditor's report thereon.



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Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the financial report

The directors of the 360 Capital FM Limited, as Responsible Entity of 360 Capital Mortgage REIT, are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- ▶ Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ▶ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- ▶ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.



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- ▶ Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- ▶ Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated to the directors, we determine those matters that were of most significance in the audit of the financial report of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Ernst & Young

Ernst & Young

St Elmo Wilken

St Elmo Wilken
Partner
Sydney
7 August 2025

360 Capital Mortgage REIT

Unitholder information for the year ended 30 June 2025

The information below was prepared as at 30 July 2025.

a) Top 20 registered unitholders

Unitholder Name	Units held	% of issued units
360 CAPITAL FM LIMITED <360 CAP DIV PROP FUND A/C>	839,462	11.04
BNP PARIBAS NOMINEES PTY LTD <HUB24 CUSTODIAL SERV LTD>	222,512	2.93
FIRST SAMUEL LTD ACN 086243567 <ANF ITS MDA CLIENTS A/C>	189,716	2.49
BNP PARIBAS NOMINEES PTY LTD <CLEARSTREAM>	189,119	2.49
SIESTA HOLDINGS AUSTRALIA PTY LIMITED	168,350	2.21
NETWEALTH INVESTMENTS LIMITED <WRAP SERVICES A/C>	144,134	1.90
CITICORP NOMINEES PTY LIMITED	120,962	1.59
MR ARTHUR PAULL & MRS PATRICIA NOREEN PAULL	105,375	1.39
ALMIL INVESTMENTS PTY LTD	105,050	1.38
MR ADRIAN LOBO	102,622	1.35
MACARANGA CO PTY LTD <HOVEA A/C>	90,000	1.18
PFJ LEGACY PTY LTD <PFJ LEGACY A/C>	90,000	1.18
MRS ELIZABETH IVY DYTOR	85,395	1.12
DYTOR INVESTMENTS PTY LTD <DYTOR SUPER FUND A/C>	85,395	1.12
MR ISHWAR SINGH CHHIKARA	71,483	0.94
R KOVAC INVESTMENTS PTY LTD	64,000	0.84
HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	61,969	0.81
CELLAR STOCKS PTY LTD <CELLAR INVESTMENT A/C>	54,000	0.71
THE DUNSTAN BILLINGHURST COMPANY PTY LTD	50,505	0.66
ASTUTE FINANCIAL STRATEGIES PTY LTD <SIM FAMILY SUPER FUND A/C>	50,000	0.66
Total units held by top 20 unitholders	2,890,049	38.00
Total units on issue	7,605,652	100.00

b) Distribution of unitholders by holding size

Number of units held by unitholders	Number of holders	Units held	% of issued units
1 to 1,000	144	65,106	0.86
1,001 to 5,000	300	854,423	11.23
5,001 to 10,000	155	1,097,345	14.43
10,001 to 100,000	153	3,401,476	44.72
100,001 and over	10	2,187,302	28.76
Totals	762	7,605,652	100.00

The total number of unitholders with less than a marketable parcel was 18 and they hold 122 units.

c) Substantial unitholder notices

Unitholder Name	Date of notice	Units held	% of issued units
360 CAPITAL FM LIMITED ATF 360 CAPITAL DIVERSIFIED PROPERTY FUND AND ASSOCIATES	22/07/2025	864,472	11.37

d) Voting rights:

Subject to the Constitution of 360 Capital Mortgage REIT and to any rights or restrictions for the time being attached to any units:

- on a show of hands, each unitholder present in person or by proxy, attorney, or representative has one vote; and
- on a poll, each unitholder has one vote for each unit in 360 Capital Mortgage REIT held.

360 Capital Mortgage REIT

Corporate directory for the year ended 30 June 2025

Directors & Officers

Non-Executive Directors

David van Aanholt (Deputy Chairman)

Andrew Graeme Moffat

Anthony Gregory McGrath

Executive Director

Tony Robert Pitt (Executive Chairman)

Officers

Glenn Butterworth – Chief Financial Officer and Company Secretary

Responsible Entity

360 Capital FM Limited

ACN 090 664 396

AFSL 221 474

Suite 3701, Level 37, 1 Macquarie Place, Sydney NSW 2000

Australia Telephone 02 8405 8860

Email: investor.relations@360capital.com.au

Unit Registry

Boardroom Pty Limited

ACN 003 209 836

Level 8 210 George Street Sydney NSW 2000

Telephone 1300 737 760

Email: enquiries@boardroomlimited.com.au

Auditor

Ernst & Young

200 George Street Sydney NSW 2000

Website

www.360capital.com.au

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