



ASX Release

2 October 2025

360 Capital Mortgage REIT (ASX:TCF)

\$8.5 million Raised in Entitlement Offer

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360 Capital FM Limited ACN 090 664 396, AFSL 221474 as responsible entity (**Responsible Entity**) for the 360 Capital Mortgage REIT (ARSN 115 632 990) (**Trust**) is pleased to announce the successful completion of the 1 for 1 non-renounceable entitlement offer (**Entitlement Offer**) and shortfall offer (**Shortfall Offer**) for the Trust, the details of which were announced to the market on 11 September 2025.

The Entitlement Offer and Shortfall Offer (together, the **Offer**) raised approximately \$8.5 million at an offer price of \$5.94 per new unit. A total of 1,436,979 new units are to be issued under the Offer, comprising 442,801 new units under the Entitlement Offer (including the oversubscription facility) and 994,178 new units under the Shortfall Offer.

Capital raised under the Offer will be used to invest into new loan investments consistent with the Trust's investment strategy. Unitholders will benefit from increasing the size of the Trust which may also result in increased trading liquidity.

New units issued under the Offer will rank equally with the existing units on issue from the issue date of Tuesday, 7 October 2025. Please refer to the timetable below on the remaining key dates of the Offer.

Timetable

Key event	Date
Settlement of Shortfall Offer Units	Monday, 6 October 2025
Issue of Entitlement Offer New Units, Additional New Units and Shortfall Offer Units	Tuesday, 7 October 2025
Normal Trading of Entitlement Offer New Units, Additional New Units and Shortfall Offer Units on ASX	Wednesday, 8 October 2025
Dispatchment of holding statements	Wednesday, 8 October 2025

Note: All dates and times are indicative only and subject to change at the discretion of the Responsible Entity. All dates and times are references to Sydney time. New Units, Additional New Units and Shortfall Offer Units issued under the Entitlement Offer are not entitled to receive the September 2025 monthly distribution of 5.5 cents per unit announced on 24 September 2025 with record date of 30 September 2025.

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

For further information in relation to the proposal please contact either

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About 360 Capital Mortgage REIT (ASX: TCF)

The 360 Capital Mortgage REIT provides investors access to credit opportunities secured by Australian real estate assets. TCF aims to deliver regular monthly income to investors through disciplined asset selection and risk analysis.

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