



10 April 2026

ASX Release

360 Capital REIT (ASX:TOT)

Leasing Update

360 Capital FM Limited (**Responsible Entity**) as responsible entity of the 360 Capital REIT (ASX:TOT) (**Fund**) is pleased to announce that further to the announcement at its HY26 Results regarding entering into two heads of agreements (**HOA**) at 510 Church Street, Cremorne, VIC comprising 5.2% of the Fund's lettable area, the Fund has now finalised terms in line with the HOAs and entered into the respective leases for each of these tenancies.

- Siemens Energy has entered into a 5 year lease commencing 1 October 2026 over 1,269sqm on Level 2 with fixed 3.75% annual rent reviews.
- Stack Infrastructure has entered into a 5 year lease over 1,039sqm on Level 6 with fixed 4.0% annual rent reviews. This tenancy was due to be vacated by Dentsu in August 2026, following their partial surrender. The new lease to Stack Infrastructure commencing 1 July 2026 will mean the Fund will have no downtime or capital expenditure and it will also receive Dentsu's lease surrender payment in FY27.

The Fund is now 96.7% occupied (by income) with a weighted average lease expiry of 6.0 years (by income) as at 31 March 2026, with the only vacancy in the portfolio being 1,332sqm on Level 2 at 510 Church Street, Cremorne, VIC which the Fund is actively marketing for lease.

Once this vacancy is leased, the Fund will have no expiries until FY29.

Authorised for release by Glenn Butterworth, Company Secretary.

More information on TOT can be found on the ASX's website at www.asx.com.au using the Group's ASX code "TOT", on 360 Capital's website www.360capital.com.au, by calling the 360 Capital investor enquiry line on 1300 082 130 or by emailing investor.relations@360capital.com.au.

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About 360 Capital REIT (ASX: TOT)

The Fund has a demonstrated track record of consistent quarterly distributions, through a selective and disciplined investment philosophy, combined with access to real estate investment opportunities available to TOT through the 360 Capital Group, the manager of the Fund.