Financial Year 2026 Results
100% occupancy and structured equity investments driving EPS growth

360 Capital FM Limited (ABN 15 090 664 396, AFSL 221 474) as Responsible Entity for the 360 Capital REIT (**TOT** or the **Fund**) is pleased to announce its financial results and operational update for the year ended 30 June 2026.

FY26 Key Operational Highlights

- 100% occupancy achieved driving FY27 forecast earnings per security growth. TOT has no lease expiries until FY29 providing strong cashflow from its direct property portfolio.
- $10.9 million structured preference equity investment further enhancing returns for Securityholders with FY26 EPS upgraded during FY26 and the investment starting to self-liquidate in FY27, providing capacity for further structured equity investments.
- With a strategy of allocating up to 25% of its balance sheet capital to structured equity investments, further opportunities from dislocation in the market will continue to provide high risk-adjusted returns from this strategy and diversify TOT's existing modern property portfolio.
- Continue to provide Securityholders tax benefits with FY26 distributions 100% tax deferred and forecast to be 100% tax deferred[1] for FY27.
- Extended TOT's debt facility until August 2031 at reduced margin, increased the facility limit by $10.0 million providing further headroom and capacity for further structured equity investments.

FY26 Key Financial Highlights

- Statutory profit of $6.3 million up 382.2% on $1.3 million pcp
- Operating profit of $6.9 million up 33.3% on $5.2 million pcp
- Statutory earnings per security ("EPS") of 2.9cps up 383.3% on 0.6cps pcp
- Operating EPS of 3.2cps up 33.3% on 2.4cps pcp
- 100% tax deferred distributions of 3.0cps in line with guidance
- Payout ratio of 94% with minimal forward capex

Direct property portfolio

TOT's direct property portfolio comprises three modern assets, located in Melbourne, Canberra and Brisbane with a Weighted Average Lease Expiry (**WALE**) of 6.0 years[2], average age of 5.7 years[3], and is 100%[1] occupied with all previous vacancies at 510 Church Street, Cremorne, VIC leased.

The property portfolio has an average of 4.8 Star NABERS rated with strong tenant covenants and comprises:

- 510 Church Street, Cremorne, VIC was completed in 2021 and is an office/healthcare facility, valued at $101.8 million (50% interest) comprising 19,739sqm of lettable area and 145 car parks;

---

[1] Forecast FY27 tax-deferred distributions are based on assumptions regarding the utilisation of carried-forward tax losses and applicable tax rules. Actual tax outcomes may differ and FY27 distributions may be partly taxable.

[2] Weighted by gross income including car parking and excluding outstanding incentives.

[3] Average age from the date of major refurbishment of 38 Sydney Avenue, Forrest ACT and completion date for remaining portfolio. Weighted by value.

- 38 Sydney Avenue, Forrest, ACT refurbished in 2018, is an A-grade office building, valued at $68.6 million comprising 8,702sqm lettable area and 82 car parks; and
- 34 Southgate Avenue, Cannon Hill, QLD completed in September 2022, comprising a 3,585sqm high-tech industrial facility, 155 car parks, valued at $32.0 million, occupied by Michael Hill International as its global headquarters.

The Fund's total property assets are well diversified, comprising 47.7% office/healthcare, 32.2% office, 15.0% high-tech industrial assets and 5.1% residential assets across the eastern states[4].

Leasing

During FY26, all vacancies within the portfolio were leased, with occupancy increasing from 93.4% to 100% with no lease expiries now until FY29. At 510 Church Street, Cremorne, VIC, the following leases were signed during the year:

- Siemens Energy entered 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 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 commenced 1 July 2026 ensured no downtime or capital expenditure, as well as Dentsu's paying a lease surrender payment in FY27 to the Fund.
- Endeavour Group Limited leased 1,334sqm on Level 2 for a term of 4 years from 1 July 2026. The lease was agreed with no further capital expenditure required, ensuring the Fund has minimal forecast capital expenditure.

The Fund has no expiries until FY29. In FY30, Dentsu is expected to vacate their tenancy on Levels 7 and 8 at 510 Church Street, Cremorne, VIC. The Fund is working with Dentsu to secure a tenant early for the tenancy given the improvement in the leasing market in Cremorne in 2026.

Structured equity strategy

As a diversified REIT and given its unique position of being able to invest in active investment opportunities to enhance its stable passive investment portfolio returns, TOT will allocate up to 25% of its balance sheet to structured equity investments.

In December 2025, TOT made a $10.0 million structured preference equity investment in partnership with 360 Capital Private Equity Fund 1 (**PEF1**), an unlisted wholesale equity fund, to acquire an entire block of brand new one, two-and three-bedroom apartments, located approximately 6 kilometres from the Sydney CBD.

PEF1 has commenced its strategy of sell down individual apartments with six of the 36 apartments exchanged or sold to date at an average 32.5% premium to the purchase price with TOT's outstanding structured preference equity investment in the project being $10.9 million as at 30 June 2026. This investment will start to be repaid from August 2026 from settlement proceeds and will continue to reduce as further apartments are sold. The Fund receives a preference return of 16.0% p.a. on its investment and a potential profit share to further enhance TOT's returns if certain return hurdles are exceeded.

TOT is currently assessing further structured equity opportunities to further enhance returns and recycle capital as its initial structured preference equity investments are repaid over the next 12-18 months.

[4] Weighted by value, including value of the structured preference equity investment.

Capital management

During the period, the Fund increased its finance facility limit from $80.0 million to $90.0 million to finance the $10.0 million structured preference equity investment in December 2025 and post period has increased the facility limit to $100.0 million providing increased headroom. The Fund also extended the facility to expire in August 2031 at a reduced margin, reducing the impact from recent interest rate rises.

The Fund's debt facility was drawn to $84.0 million as at 30 June 2026, and TOT's gearing (net of cash) was 38.9%. The Fund remains well within compliance with all debt covenants with its LVR covenant of 55% at 41.7%[5] and its ICR covenant of 1.5 times at 2.6 times[1] as at 30 June 2026.

The Fund's DRP was active for the March 2026 and June 2026 quarterly distributions to give TOT capacity to fund future structured equity investments.

Based on the Fund continuing to activate its DRP and forecast proceeds from its structured preference equity investment as apartments are sold down, and assuming no further investments, TOT's gearing is forecast to reduce to 33.9% by June 2027.

Focus for FY27

At 510 Church Street, Cremorne VIC, the Fund has commenced discussions with Dentsu about releasing their tenancy early given the improvement in the leasing market in Cremorne in 2026.

The Fund is assessing further structured equity investment opportunities with a target in the 15-20% p.a. return range to continue to grow earnings per security.

On 30 June 2026, TOT closed at $0.41 per security on the ASX, representing a 29.3% discount to its NTA. With the expectation that valuations have now stabilised, the continued increase in earnings per security growth and increased confidence in the commercial real estate market, it is expected that this trading gap will decrease in the near term.

FY27 Earnings and FY27 Distribution Upgrade

As a result of recent leasing success with TOT's portfolio now 100% leased with a 6-year WALE, coupled with the recent reduction in its interest margin under its extended debt facility and expected returns from its first structured preference equity investment, TOT upgraded its FY26 earnings to 3.2cps from 3.0cps at its HY26 results and forecast its FY27 earnings to be 3.6cps.

As a result of the finalisation of lease terms and updated structured preference equity forecasts, the Responsible Entity is now pleased to announce that FY27 earnings will be upgraded further from 3.6cps to 3.8cps, an 18.8% forecast increase on FY26 earnings, with FY26 earnings in themselves up 33.3% on FY25, TOT's strategy of focusing on EPS growth starting to pay dividends.

The FY27 distribution is forecast to increase 20% on FY26 to 3.6cps in line with the increase in earnings. These distributions are forecast to be 100% tax deferred in FY27 and reflect a forecast payout ratio of 95%.

The Fund still retains a significant franking account balance which will continue to be available to provide franked distributions in the future.

[5] Covenants calculated in accordance with the Fund's finance facility.

FY26 Results Webinar Invitation

360 Capital invites Securityholders of 360 Capital REIT to attend a special 15-minute webinar hosted by Tony Pitt, Founder and Executive Chairman of 360 Capital Group.

This session will provide an overview of the FY26 Results, an update of the portfolio and how 360 Capital REIT is positioned within the Australian real estate market. At the conclusion of the webinar there will be a Q&A.

When: 11:00AM AEST, Tuesday, 18 August 2026.

Register here: https://us06web.zoom.us/webinar/register/WN_DJGOjLLASki253DdbfWxhw

Authorised for release by the Board of 360 Capital FM Limited.

More information on TOT can be found on the ASX's website at www.asx.com.au using the Funds 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.

Alternatively, please contact either:

Tony Pitt
Executive Director
360 Capital FM Limited
+61 2 8405 8860

James Storey
Chief Executive Officer
360 Capital FM Limited
+61 2 8405 8860

Glenn Butterworth
Chief Financial Officer
360 Capital FM Limited
+61 2 8405 8860

About 360 Capital REIT (ASX:TOT)

360 Capital REIT comprises a 100% leased modern diversified direct property portfolio with a strategy of allocating up to 25% of its balance sheet in structured real estate equity investments to enhance the income returns from its direct portfolio of assets, providing securityholders with consistent quarterly distributions. The Fund is managed by 360 Capital who as the majority securityholder, is aligned to fellow TOT securityholders and has a disciplined investment philosophy focused on TOT's after-tax earnings, earnings per security growth and potential capital gain.