Market Announcement

25 August 2026

360 Capital Mortgage REIT (ASX: TCF) – Trading Halt

Trading in the securities of 360 Capital Mortgage REIT ('TCF') will be halted at the request of TCF, pending the release of an announcement by TCF.

Unless ASX decides otherwise, the securities will remain in trading halt until the earlier of:

- the commencement of normal trading on Thursday, 27 August 2026; or
- the release of the announcement to the market.

TCF's request for a trading halt is attached below for the information of the market.

Issued by

ASX Supervision

For personal use only

Principal Adviser - Listings Supervision
ASX Limited
39 Martin Place
Sydney, NSW 2000

25 August 2026

Dear Sir/Madam

Request for Trading Halt

Pursuant to ASX Listing rule 17.1, 360 Capital FM Limited (**Responsible Entity**) as responsible entity of 360 Capital Mortgage REIT (ASX:TCF) (the **Trust**) requests a trading halt for its securities pending an announcement to the market in relation to a response to a notice received today in relation to the voluntary administration of Bathla Group a borrower to which the Trust has lent money.

The trading halt is requested to remain in place until the earlier of an announcement to the market by the Responsible Entity on behalf of the Trust relating to the Bathla Group, or the commencement of normal trading on Wednesday, 26 August 2026.

The Directors of the Responsible Entity are not aware of any reason the trading halt should not be granted or of any further information necessary to inform the market about the trading halt.

Yours sincerely,

Glenn Butterworth
Company Secretary
360 Capital FM Limited