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Update on Bathla Group Administration

360 Capital FM Limited (**Responsible Entity**) as responsible entity of the 360 Capital Mortgage REIT (ARSN 115 632 990) (ASX:TCF) (**TCF** or **Trust**) provides the following update following the Trust receiving notices yesterday that the Bathla Group has been placed into voluntary administration, with Teneo appointed as administrators.

The Responsible Entity is monitoring developments closely and provides the following update on the status of the Trust's loan exposures.

As a real estate specialist, the Responsible Entity will take an active role alongside the administrator in appointing selling agents over two loans totalling $18.3 million comprising registered first mortgages, secured over 12 completed homes and 13 individually titled land lots in Western Sydney.

The Trust also has an exposure of $13.3 million in two loans, secured by 137 individually titled apartments and townhouses.

The Trust is in a strong financial position, with all remaining loans not associated with this Borrower in full compliance with their loan terms and covenants. Under the Responsible Entity's management, the Trust has never held any borrowings or back leverage, with all loans comprising registered mortgages across 168 individual titles in its portfolio. The Trust has no corporate loans or related party loans.

Based on current information available and given the strength of the underlying security, the Responsible Entity expects full recovery of the outstanding principal, interest, penalty interest and any associated costs. The Trust will continue to make monthly distributions and will keep unitholders updated on the Bathla situation.

Cash Position and On-Market Buyback

As at 25 August 2026, the Trust held $6.8 million in cash. Based on the Trust's current ASX trading price of $5.45 per unit, the Trust is trading at an 8.4% discount to its net asset value of $5.95 per unit.

The Trust has capacity under its current on-market buyback to buy back up to 6.0% of the units on issue. Depending on the trading price of TCF when it resumes normal trading, the Responsible Entity will commence the on-market buyback if it believes it is in the best interest of unitholders to do so.

360 Capital Group, its associates and Directors of the Responsible Entity collectively hold 10.4% of units on issue and will not be participating in the buyback.

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

More information on the Trust can be found on the ASX's website at www.asx.com.au using the Trust's ASX code "TCF", on the Trust'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:

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About 360 Capital 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.