

Loan realisation update**Acquisition of senior loan to enable acceleration of TCF's repayments****Distributions, loan balance sheet composition, capital management and NTA discount update**

Further to previous regular updates 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 on its loans to Universal Property Group (**Bathla**) and its subsidiary special purpose vehicles (**SPVs**). As announced on the 26 August 2026, the Trust had approximately \$31.7 million across 4 loans to Bathla SPVs.

Realisation update on Bathla Loans***Loans 1 and 2 land lots, lifestyle lots and houses***

Since appointing Receivers to the SPVs for Loans 1 and 2 on 10 September 2026, the 360 Capital team has completed or appointed trades to complete all necessary work (excluding the duplex and two storey home) and appointed selling agents on all 25 properties securing these two loans.

To date we have:

- Exchanged unconditional contracts on all three lifestyle lots for \$4.3 million (net proceeds, ex GST);
- Exchanged contracts on six of the nine completed homes for \$6.4 million (net proceeds, ex GST);
- Exchanged and settled one land lot for \$0.7 million (net proceeds, ex GST) and progressing the sale of the remaining 9 lots;
- Commenced discussions with owner/builders about buying the uncompleted duplex and two storey home.

Post settlement of the land lot, the TCF's share of the outstanding principal and interest as at today was \$18.3 million with \$9.0 million in contracts and \$10.8 million in unsold properties (based on valuation, net GST and sale costs).

Loan 4 - Townhouse loan

A total of 5 townhouses have exchanged and or settled post Receivers being appointed to this project. The Trust only has a share of this loan and has been repaid \$0.3 million since the last update with outstanding principal of \$4.6 million. The loan is secured with first ranking registered mortgage across the remaining individually titled and completed townhouses in North-West Sydney which will continue to be sold down by the Receiver.

Acquisition of senior loan position for Loan 3 - 72 apartment loan

The Trust has an \$8.9 million subordinated loan with registered mortgages over 72 individually titled apartments which are near completed with 36 presale contracts for \$25.8 million (net of GST) in place.

Further to our announcement of 29 September 2026, private capital partners via 360 Capital Private Credit Fund (PCF) has purchased the senior debt facility to this project for approximately \$31.2 million and appointed Wexted as Receivers to accelerate the realisation strategy. This has been achieved through an assignment of the senior loan facility ensuring 360 Capital entities now have all the registered first and second mortgages and security instruments to this project and the SPV.

As part of this transaction, the Trust has committed \$5.2 million of the \$31.2 million as a Class B unit along with 360 Capital Group investing approximately \$6.0 million in Class B units, with \$20.0 million from 360 Capital's private capital partners. The Class B unit will receive a return of 16.49% p.a.

Subject to TCF having the capacity from the recent Bathla realisations, the Trust has also committed up to \$6.0 million in subordinated debt to complete the project and obtain occupancy certificates to the 72-apartment project which facilitates the \$25.8 million (net of GST) of presales and acceleration of the remaining unsold apartments.

This step was not taken lightly, but is very important to protect the value of the Trust's subordinated position, and with the appointment of a new Receiver, Wexted, who 360 Capital has already appointed to Loans 1 and 2, will enable 360 Capital to accelerate the process of obtaining the occupancy certificates and settlement of the 36 presold apartments, as well as allow 360 Capital to relaunch the project's sales campaign to obtain further presales accelerating the realisation strategy.

The Trust has the right but not the obligation to invest in further Class B units enabling the Trust to remain fully invested and provide greater certainty around the level of future distributions from the Trust – See "Forecast Distributions" and "Reinvestment of Cash" below.

Loans 1, 2 and 3 are all cross collateralised, allowing any loss in capital and recovery of costs and outstanding interest payments from one loan, to be recovered from the other loans (i.e. allowing 100% recovery before any net proceeds are returned to the Bathla Administrator).

Target Distributions

All remaining loans within the Trust's portfolio remain fully compliant with their loan terms. Loans 1, 2 and 3 are accruing daily interest at between 16.49% and 24.0% per annum. The acquisition of the senior security over Loan 4 has provided further "headroom" and certainty around being able to predict future distributions and control over the realisation process from the Bathla loans.

Based on current market conditions, the acquisition of the senior facility within Loan 3 and current known factors within the Bathla realisation process, the Responsible Entity now has greater control around recovery, earnings and therefore distributions.

The Responsible Entity is currently **targeting to maintain monthly distributions at 5.0cpu per month for FY27** with a "true-up" prior to the end of FY27 depending on the recovery of the outstanding loan principal, ordinary interest and default interest (which we have fully provisioned in our targeted distribution). Based on a monthly distribution of 5.0cpu and the current ASX trading price of \$4.65 per unit¹, **the monthly distribution yield is equivalent to 12.9% p.a.**

Cash Position and On-Market Buyback and Reinvestment of Cash

As at 12 October 2026, the Trust held \$1.0 million in cash (after the further \$5.2 million investment into Loan 3). To date, the Trust has bought back a total of 125,224 units at an average price of \$4.96 per unit on market, with **the Trust currently trading at \$4.65, a 22.1% discount to its net asset value of \$5.97 per unit**. The Responsible Entity has started and will continue to receive cash from the loan realisations and will continue to assess the best return for the Trust's cash going forward, including the buyback, further investment into Loan 3 or other opportunities which arise.

The Trust has remaining capacity under its current on-market buyback to buy back a further 4.7% of the units on issue.

¹ Basing on ASX closing price on 12 October 2026.

Net Asset Value

The Responsible Entity has commenced providing for doubtful debts to the extent of any default interest, in excess of the base interest charged on the Bathla Group loans.

The unaudited NAV is \$5.97 per unit (allowing for a provisioning of the penalty interest owed by Bathla) and is broadly in line with the 30 June 2026 audited NAV of \$5.94 per unit.

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.

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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.