



ASX Release

2 April 2026

360 Capital Mortgage REIT (ASX:TCF)

Buy-back Update and FY26 Reaffirmed Earning Guidance

360 Capital FM Limited as responsible entity of the 360 Capital Mortgage REIT ("TCF" or "Trust") is pleased to announce the Trust has commenced an on-market buy-back.

In December 2024, Trust unitholders approved an off-market buy-back for a period of 12 months to address any unsatisfied liquidity and any material discount in the Trust's ASX trading price to its net asset value (NAV) per unit. At that time, the Trust was trading at a 6.4%¹ discount to NAV. The off-market buy-back was intended to provide an additional liquidity mechanism in circumstances where the on-market buy-back capacity had been utilised.

The Trust currently retains available on-market buy-back capacity and is trading at an approximate 3.1%² discount to NAV, compared to an average discount of approximately 6.0%³ across the listed private credit sector.

Having regard to the Trust's current on-market buyback, the responsible entity has determined to postpone the off-market buy-back until further notice.

Where the responsible entity believes it is in the best interest of unitholders, the responsible entity will continue to undertake on-market buy-backs, subject to market conditions, available capacity, and in compliance with the ASX Listing Rules and the Corporations Act 2001 (Cth).

Separately, the responsible entity reaffirms its previous earnings and distribution guidance for FY26 of 60.0 cents per unit. Based on the current trading price, this represents an annualised distribution yield of approximately 10.4%⁴, compared to an implied sector yield of approximately 7.6%³.

This guidance is subject to market conditions and no material adverse changes.

Authorised for release by 360 Capital FM Limited Board.

For further information in relation please contact:

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

Tony Pitt
Executive Chairman
360 Capital Group
+61 02 8405 8860

James Storey
Chief Executive Officer
360 Capital FM Limited
+61 02 8405 8860

Glenn Butterworth
Chief Financial Officer
360 Capital FM Limited
+61 02 8405 8860

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.

¹ Refer to the Trust's ASX Announcement dated 19 September 2024.

² Based on the closing ASX trading price as at 27 March 2026 of \$5.75 per unit compared to the Trust's NAV of \$5.94 per unit as at 28 February 2026.

³ Based on credit sector ASX listed LIC/LIT's as at 27 March 2026.

⁴ Calculated as forecast FY26 distribution of \$0.60 per unit divided by closing ASX trading price of \$5.79 as at 1 April 2026.