

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

| Name and ACN/ARSN (if applicable) | Nature of association |
|-----------------------------------|---|
| TT Investments Pty Limited | Tony Pitt is director of TT Investments Pty Limited and 360 Capital Group. He has the capacity to exert control over 360 Capital Property Limited as Executive Chairman of 360 Capital Group. |

6. Addresses

The addresses of persons named in this form are as follows:

| Name | Address |
|------------------------------|--|
| 360 Capital Property Limited | Suite 3701, Level 37, 1 Macquarie Place, Sydney 2000 |
| TT Investments Pty Limited | Suite 3701, Level 37, 1 Macquarie Place, Sydney 2000 |

Signature

print name Glenn Butterworth

capacity Company Secretary

sign here



Date
14/03/2024

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included on any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

This is the Annexure A referred to in the Form 604 Notice of Change of interests of substantial holder signed by me.

Signed by:



Glenn Butterworth
Company Secretary
Date 14 March 2024

360 CAPITAL REIT (ASX:TOT)

Paragraph 3 - Changes in relevant interests

| Date of change | Person whose relevant interest changed | Nature of change | Consideration given in relation to change | Class and number of Securities affected | Person's votes affected |
|----------------|--|------------------|---|--|-------------------------|
| 14/03/2024 | 360 Capital Property Ltd | Rights Issue | \$0.4000 per stapled security | 34,525,460 fully paid stapled securities | 34,525,460 |
| 14/03/2024 | TT Investments Pty Limited | Rights Issue | \$0.4000 per stapled security | 1,001,511 fully paid stapled securities | 1,001,511 |

Paragraph 4 - Present relevant interests

| Holder of relevant interest | Registered holder of securities | Person entitled to be registered as holder | Nature of relevant interest | Class and number of securities | Person's votes (%) (NOT cumulative) |
|------------------------------|---|---|---|--------------------------------|-------------------------------------|
| 360 Capital Group (ASX: TGP) | 360 Capital Property Limited | 360 Capital Property Limited | Relevant interest in securities under s608(1)(a) of the Corporations Act 2001 (Cth) being relevant interest arising from being the holder of securities | 81,406,885 stapled securities | 38.73% |
| TT Investments Pty Limited | TT Investments Pty Limited ATF for TT Superannuation Fund | TT Investments Pty Limited ATF for TT Superannuation Fund | Relevant interest in securities under s608(1)(a) of the Corporations Act 2001 (Cth) being relevant interest arising from being the holder of securities | 2,253,399 stapled securities | 1.07% |