



ASX Release

21 December 2022

360 Capital Enhanced Income Fund (ASX:TCF)

Fund Update

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360 Capital FM Limited as responsible entity on the 360 Capital Enhanced Income Fund ("TCF" or the "Fund") is pleased to announce the majority repayment of the Fund's loan investment and financial close of a new \$24.4 million acquisition facility in Sydney's northern suburbs.

The new loan investment is secured by a registered first mortgage, first ranking general security deed and personal and corporate guarantees from the borrower.

A summary of the loan investment is provided below:

Facility Amount:	\$24.4m
Independent Valuation:	\$65.0m
Interest Rate:	9.0% p.a. paid monthly in advance
Forecast Term:	18 months
Security:	-Registered first mortgage -First ranking general security deed -Personal guarantee -Corporate guarantee
Loan to Value Ratio:	38.0%

From January 2023, distributions for TCF are forecast to increase by 17% from 36cpu p.a. to 42cpu p.a., reflecting a 7.81% distribution yield on the current trading price¹.

Authorised for release by, Kimberley Child, Company Secretary, 360 Capital Group.

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

¹ Based on the closing price of 20 December 2022 of \$5.38 per security



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About 360 Capital Enhanced Income Fund (ASX: TCF)

The 360 Capital Enhanced Income Fund (previously the Australian Enhanced Income Fund) was established in 2006 and provides investors access to fixed income and private credit investment opportunities across listed and unlisted issuers. TCF aims to deliver regular monthly income to investors through disciplined asset selection and risk analysis.

About 360 Capital Group (ASX: TGP)

360 Capital Group is an ASX-listed, investment and funds management group, focused on strategic and active investment management of real estate assets. Led by a highly experienced team, the Group operates in Australian and New Zealand investing across real estate equity and credit opportunities. We partner with our stakeholders to identify, invest and realise on opportunities.