



## ASX Release

21 June 2024

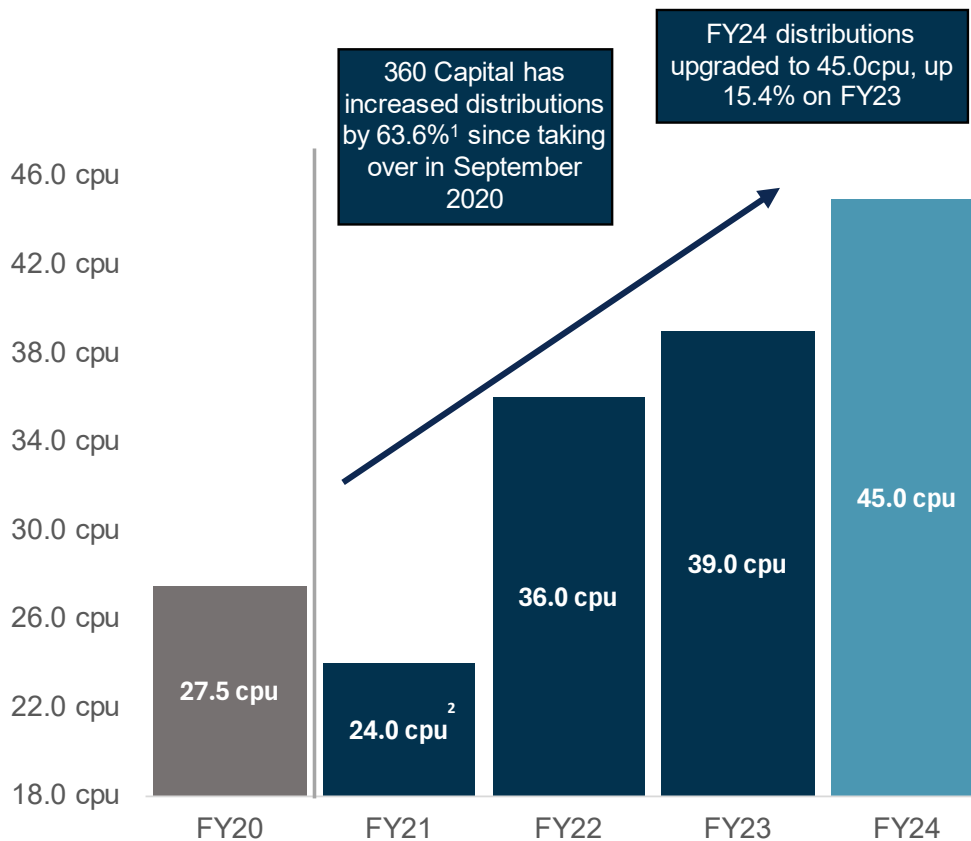
### 360 Capital Mortgage REIT (ASX:TCF)

**Increases FY24 distribution to \$0.45 per unit, up 15.4% on FY23**

Page 1 of 2

360 Capital FM Limited as responsible entity for the 360 Capital Mortgage REIT (“TCF” or the “Fund”) is pleased to announce that it has increased the FY24 distribution from previous FY24 forecasts of \$0.42 per unit to \$0.45 per unit in line with forecast operating earnings and as a result of recent deployment of TCF’s capital.

The June 2024 monthly distribution is forecast to be 6.5 cpu.



Since 360 Capital took over the Fund in September 2020 and repositioned its investment strategy to real estate credit opportunities, the Fund has increased its distribution by 63.6%.

The Fund will continue to pay monthly distributions in line with operating earnings.



## ASX Release

---

Page 2 of 2

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

More information on the Group can be found on the ASX's website at [www.asx.com.au](http://www.asx.com.au) using the Fund's ASX code "TCF", on the Group's website [www.360capital.com.au](http://www.360capital.com.au), by calling the 360 Capital investor enquiry line on 1300 082 130 or by emailing [investor.relations@360capital.com.au](mailto:investor.relations@360capital.com.au).

Alternatively, TCF investors can contact:

**James Storey**  
Chief Executive Officer  
360 Capital Group

T: (02) 8405 8860

**Glenn Butterworth**  
Chief Financial Officer  
360 Capital Group

T: (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.

---