360 Capital

ASX Release

25 May 2023

360 Capital Enhanced Income Fund (ASX:TCF)

Fund Update

360 Capital FM Limited, the responsible entity for the 360 Capital Enhanced Income Fund ("TCF" or the "Fund") is pleased to announce the Fund's $24.4 million northern Sydney loan has been fully repaid.

Given recent uncertainty around construction and development activities, TCF is focused on financing completed built-form real estate across Australia, namely providing financing for residual residential stock and stretch senior facilities for completed commercial real estate assets.

In line with this strategy, TCF is in in due diligence on three first mortgage loans totalling $23.4 million across completed residential stock and investment assets. Should all three loans proceed, TCF will have a portfolio Loan to Value ("LTV") ratio of 61.7% and weighted average interest rate of 9.3% p.a. (with a rate floor over BBSY).

The Fund is actively pursuing a diversified portfolio of loan investments and is in various stages of due diligence on additional loans.

The Fund will continue to pay monthly distributions in line with its investment strategy.

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

For further information in relation please contact:

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

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About 360 Capital Enhanced Income Fund (ASX: TCF)

The 360 Capital Enhanced Income Fund provides investors access to credit opportunities predominately secured by Australian real estate assets. TCF aims to deliver regular monthly income to investors through disciplined asset selection and risk analysis.