



ASX Release

6 June 2024

360 Capital Mortgage REIT (ASX:TCF)

Settlement of New \$13.04 Million Senior Loan Facility

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360 Capital FM Limited as responsible entity for the 360 Capital Mortgage REIT ("TCF" or the "Fund") is pleased to announce it has settled a \$13.04 million first mortgage residual stock loan facility, secured against completed 16 lot (including 4 lifestyle blocks) residential subdivision located in growth corridor of northwestern Sydney.

In addition to the registered first and only mortgage, the loan is secured by a first ranking general security agreement and personal guarantees from the borrower, who is a repeat borrower of the Fund.

The new loan is subject to a margin of 8.50% + BBSW, which reflects a current all-in interest rate of 12.90% with an interest rate floor of 12.00%. The loan is serviced, with interest paid monthly in advance, is drawn to a 70.0% Loan to Value Ratio ("LVR") for a term of 12 months, minimum 3 months interest and will be repaid through the proceeds from the sale of individual lots or refinance at expiry.

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

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 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.

Alternatively, TCF investors can contact:

James Storey
Chief Executive Officer
360 Capital Group

Glenn Butterworth
Chief Financial Officer
360 Capital Group

T: (02) 8405 8860

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.
