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360 Capital



ASX Release

27 October 2020

REAL ASSETS
PRIVATE EQUITY
PUBLIC EQUITY
CREDIT

360 Capital Group (ASX: TGP)

Group Update

Page 1 of 1

Please find attached a Group operational update letter to securityholders that is being sent today with the distribution statement for the period ending 30 September 2020.

Authorised for release by, Kimberley Child, Company Secretary.

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.

Alternatively, TGP investors can contact:

Tony Pitt
Managing Director
360 Capital Group

T: (02) 8405 8860

Kimberley Child
Company Secretary
360 Capital Group

T: (02) 8405 8863

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 alternative assets. Led by a highly experienced team, the Group operates in Australian and global markets investing across real estate, public and private equity and credit strategies. We partner with our stakeholders to identify, invest and realise on opportunities.



REAL ASSETS
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27 October 2020

Dear fellow TGP Investor,

Please find attached your distribution statement for the period ending 30 September 2020.

The distribution for the September 2020 quarter will be \$0.01 per security in line with our \$0.04 FY21 distribution forecast.

The Group has continued to build its business as an investor and manager of alternative assets across its four key strategies being Real Assets, Private Equity, Public Equity and Credit. During the September quarter, the Group has:

Real Assets

- TOT purchased a 5.3% stake in Peet and Co (ASX: PPC)
- TDI purchased a \$25m stake in Asia Pacific hyperscale data centre operator, AirTrunk
- TDI purchased ETIX Everywhere edge data centre businesses located in France, Belgium and Colombia for approximately \$37.5 million
- Group has provided a restructuring and recapitalization proposal to Velocity Property Group (ASX: VP7) including sale of AMF Finance and Dealt to create 360 Capital Finance Group
- Launching the 360 Capital Residual Stock Fund, an unlisted mortgage fund.

Private Equity

- Purchased a 19.55% stake in Evans Dixon (ASX: ED1)
- Closed the raising of 360 Capital Cardioscan Trust – private equity fund

Equity

- Commenced listing of 360 Capital Active Value Equity Fund on the Chi-X exchange

Credit

- 360 Capital FM Limited appointed responsible entity of 360 Capital Enhanced Income Fund formerly Australian Enhanced Income Fund (ASX: TCF) and proposed a \$70 million capital raising

The Group is well positioned to continue rolling out its growth strategies across the various investment strategies with \$80 million in cash and no bank debt, coupled with strong managed funds balance sheets.



Group AGM

The Group's AGM will be held on 25 November 2020. Due to COVID-19 restrictions, we will be holding this meeting virtually via an online link. Further details will be sent to securityholders shortly.

New Investment Opportunities

360 Capital Residual Stock Fund

360 Capital Residual Stock Fund is an unlisted mortgage fund with an investment strategy to drive secure income returns through the investment in a diversified portfolio of well secured, senior loans to completed, individually titled residential apartment and townhouses throughout Australian metropolitan markets.

The Fund is targeting a 6% distribution yield with distributions paid monthly.

360 Capital Enhanced Income Fund (ASX: TCF)

TCF is proposing to undertake a \$70 million capital raising (subject to unit holder approval on 27 October) to recapitalise and grow TCF.

The Fund has a growing pipeline of middle market private credit opportunities with an expected yield of 6.00%* p.a.(net of fees and costs). Distributions will be paid monthly with the Fund's investment strategy focused on capital preservation and loss minimisation.

Further details on each offering are enclosed. To register your interest, please click on the link on the respective fund flyer.

If you have any queries on TGP, please call the investor line: 1300 082 130 or email investor.relations@360capital.com.au.

Your sincerely

Tony Pitt

Managing Director

360 Capital Group

INVESTMENT OPPORTUNITY

360 Capital Residual Stock Fund

Target Return

6.00%*

p.a paid monthly

As an asset class **Commercial Real Estate Debt (CRED)** offers investors monthly recurring income with capital protection secured via a mortgage on the real estate asset.

360 Capital Residual Stock Fund Investment Strategy

- Only financing completed unsold apartments and townhouses
- Focus on capital preservation and loss minimisation
- Conservative Loan to Value ratio

Monthly Income for a Fixed 3-Year Term

- Regular distributions to investors
- Target 6.00% distribution p.a. (net of fees)
- Unlisted, no share price volatility
- Secured First Mortgage Investments

15-Year Real Estate Debt and Equity Investment Track Record

360 Capital Group (ASX:TGP) and its managed funds have a 15-year track record and have undertaken over \$3 billion of transactions across the real estate capital stack.

*The Target Return is a target only and may not be achieved. Future returns are not guaranteed and a loss of principal may occur.

Key Features:

Fund	360 Capital Residual Stock Fund
Responsible Entity	360 Capital FM Limited
Investment Strategy	Completed apartments and Townhouses
Target Distribution	6.00%* p.a (net of fees and costs)
Target raise size	\$50 million
Distribution Frequency	Monthly
Management Costs	Management fee 0.65% p.a.
Subscriptions	Investment minimum \$2,000 \$1000 increments thereafter.

Register your interest ▶

360 Capital



This material has been prepared by 360 Capital FM Limited (ACN 090 664 396, AFSL 221474) ('Responsible Entity') as the responsible entity for 360 Capital Residual Stock Fund (ARSN 645 169 517) (the 'Fund') and the issuer of units in the Fund. A product disclosure statement in respect of offer of units in the Fund is expected to be available on or around 30.10.2020 and can be obtained by calling 360 Capital Information Line on 1300 082 130 (within Australia) or +61 2 8016 2884 (from outside Australia) between the hours of 8.30am and 5.30pm Monday to Friday AEST (excluding public holidays) or on www.360capital.com.au. The product disclosure statement in respect of the Fund should be considered in deciding whether to acquire or continue to hold units in the Fund. This material is a summary and does not purport to be complete. It is not intended to be relied upon as advice to investors or potential investors and does not take into account the investment objectives, financial situation or needs of any particular investor. A reader should, before making any decisions in relation to their investment or potential investment in the Fund, seek their own professional advice. This document is not an offer or invitation for subscription or purchase of securities or other financial products. Indications of, and guidance on, future earnings and financial position and performance are "forward-looking statements". Due care and attention has been used in the preparation of any forward-looking statements. Such forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of the Responsible Entity, that may cause actual results to differ materially from those expressed or implied in such statements. There can be no assurance that actual outcomes will not differ materially from these statements. Except as required by law, the Responsible Entity does not undertake any obligation to publicly update or review any forward-looking statements, whether as a result of new information or future events. This information has been made available to the recipient for information purposes only. It is not intended to be, and does not constitute a product disclosure statement, prospectus, short form prospectus or profile statement as those terms are defined in the Corporations Act 2001 (Cth). It does not constitute an offer for the issue, sale or purchase of any securities, or any recommendation in relation to investing in any asset.

INVESTMENT OPPORTUNITY

360 Capital Enhanced Income Fund

Target Return

6.00%*

p.a paid monthly

Private credit is a growing alternative asset class for Australian and New Zealand investors, driven by a funding gap as traditional lenders continue to retreat from corporate loan markets.

360 Capital Enhanced Income Fund (ASX:TCF) was established in 2006 and under its new investment strategy of investing in a diverse portfolio of loans, seeks to capitalise on the private credit opportunity.

TCF Investment Strategy

- Diversified loans across industry, geography and borrower
- Focus on capital preservation and loss minimisation
- Portfolio of Australian & New Zealand corporates with target loan sizes of \$15m-\$25m

Monthly Distributions

- Regular distributions to investors
- Target of distribution 6.00%* p.a. (net of fees and costs)

Leading alternative asset manager

360 Capital Group has a strong track record of delivering above market returns across multiple asset class including real estate, public and private equity and credit.

Experienced team with an average of 20 years experience in banking, funds management and finance.

*The Target Return is a target only and may not be achieved. Future returns are not guaranteed and a loss of principal may occur.

Key Features:

Fund	360 Capital Enhanced Income Fund
ASX Code	TCF
Responsible Entity	360 Capital FM Limited
Investment Strategy	Private Credit
Target Distribution	6.00%* p.a. (net of fees and costs)
Target raise size	\$70 million
Distribution Frequency	Monthly
Management Costs	Management fee 0.85% p.a.
Subscriptions	Investment minimum \$2,000 \$500 increments thereafter.

Register your interest ▶

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This material has been prepared by 360 Capital FM Limited (ACN 090 664 396, AFSL 221474) ('Responsible Entity') as the responsible entity for 360 Capital Enhanced Income Fund (ARSN 115 632 990) (the 'Fund'). This material is a summary and does not purport to be complete. It is not intended to be relied upon as advice to investors or potential investors and does not take into account the investment objectives, financial situation or needs of any particular investor. A reader should, before making any decisions in relation to their investment or potential investment in the Fund, seek their own professional advice. This document is not an offer or invitation for subscription or purchase of securities or other financial products. Indications of, and guidance on, future earnings and financial position and performance are "forward-looking statements". Due care and attention has been used in the preparation of any forward-looking statements. Such forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of the Responsible Entity, that may cause actual results to differ materially from those expressed or implied in such statements. There can be no assurance that actual outcomes will not differ materially from these statements. Except as required by law, the Responsible Entity does not undertake any obligation to publicly update or review any forward-looking statements, whether as a result of new information or future events. This information has been made available to the recipient for information purposes only. It is not intended to be, and does not constitute a product disclosure statement, prospectus, short form prospectus or profile statement as those terms are defined in the Corporations Act 2001 (Cth). It does not constitute an offer for the issue, sale or purchase of any securities, or any recommendation in relation to investing in any asset.