



## ASX Release

21 December 2022

### 360 Capital Group (ASX: TGP)

#### Group Update

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The Board of 360 Capital Group is pleased to announce the following update:

- Forecast operating earnings of approximately 2.5 cps and forecast distribution for the 6 months to 31 December 2022 of 2.25 cps;
- 360 Capital Strategic Real Estate Partners (SREP) has made its first seed investment into Hotel Property Investments (ASX:HPI) with a \$99.7 million acquisition, accumulating a 14.4% stake;
- Group re-enters real estate non-bank lending with new \$10.6 million junior facility co-funded with 360 Capital Income Enhance Fund's (ASX:TCF) new \$24.4 million senior facility.

#### **December 2022 Forecast Operating Earnings 2.5 cps and Distribution of 2.25cps.**

The Group is currently forecasting operating earnings of approximately 2.5 cents per security (cps) for the 6 months ending 31 December 2022.

In line with our dividend/distribution policy, the Group is forecasting to make a distribution of 2.25 cps for the 6 months to 31 December 2022. This forecast distribution for the 6 months to 31 December 2022 is on top of the 8.0 cps fully franked dividend the Group paid in October 2022.

The Distribution/Dividend Reinvestment Plan will not be active for the 31 December 22 Distribution.

#### **360 Capital Strategic Real Estate Partners (SREP) Makes First Seed Investment**

360 Capital Strategic Real Estate Partners (SREP) has made its first seed investment into Hotel Property Investments (ASX:HPI) with a \$99.7 million acquisition, accumulating a 14.4% stake.

#### **360 Capital Re-enters Real Estate Non-bank Lending**

The Group has had success in non-bank lending, having originated and invested more than \$280.0 million of loan investments over the last six years. The Group elected to exit this sector in 2020 as new entrants entered the non-bank market, pushing rates down, increasing risks and compromising lending practices.

In line with the Group's real estate credit strategy, the Group has recommenced investing in real estate credit, both on balance sheet and through its ASX listed fund, 360 Capital Enhanced Income Fund (ASX: TCF).



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The Group's new loan investment is secured by a registered second mortgage, second ranking general security deed and personal and corporate guarantees from the borrower as follows:

<b>Facility Amount:</b>	\$10.6m
<b>Independent Valuation:</b>	\$65.0m
<b>Interest Rate:</b>	15.0% p.a. paid monthly in advance
<b>Forecast Term:</b>	18 months
<b>Security:</b>	-Registered second mortgage -Second ranking general security deed -Personal guarantee -Corporate guarantee
<b>Loan to Value Ratio:</b>	38.0%- 53.0% tranche

360 Capital Enhanced Income Fund (ASX:TCF) has made a new loan investment of \$24.4 million, secured by a registered first mortgage, first ranking general security deed and personal and corporate guarantees from the borrower. The new loan will allow 360 Capital Enhanced Income Fund to increase distributions from 36.0cps p.a. to 42.0cps p.a. from January 2023.

The Group has also purchased all minority shareholders in real estate debt platform Dealt Group and will be capitalising on Dealt's platform, coupled with its broker network, to originate real estate credit opportunities for the Group's listed and unlisted fund investors to participate in.

The Group will provide further updates at its HY23 results in late February 2023.

Authorised for release by, Kimberley Child, Company Secretary.

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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 Group's ASX code "TGP", 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)

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### **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.

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