



ASX Release

21 July 2023

360 Capital Enhanced Income Fund (ASX:TCF)

Settlement of New \$10.7 million Residual Stock Facility

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360 Capital FM Limited, the responsible entity for the 360 Capital Enhanced Income Fund (“TCF”), together with 360 Capital Private Credit Fund (“PCF”) have settled an \$18.2 million master residual stock facility.

TCF has provided the borrower with a \$10.7 million residual stock loan secured against 12 brand new, unencumbered, completed freestanding houses, initially drawn to a 70.0% Loan to Value Ratio (“LVR”) reducing to 65.0% through sales.

In addition to the registered first mortgage, the loan is secured by a first ranking general security agreement over the relevant interests of the borrower and personal guarantee from the sponsor. The new loan is subject to a margin of 6.5% + BBSW, which reflects a current all-in interest rate of 10.85% and interest rate floor of 10.0%. The loan is serviced, with interest paid monthly in advance and will be repaid through the proceeds from sales over the 12-month term.



Today, PCF has also provided a \$7.45 million residual stock loan over a separate pool of assets for the same borrower.

The master residual stock facility allows the borrower and TCF (at the lender’s absolute discretion) to add additional completed residual stock to the security pool, maximising TCF’s deployed capital.

TCF’s portfolio now comprises over 40 individual property mortgages to new, completed residential stock in Sydney.

TCF is forecasting a 3.5cps distribution for July 2023 and will provide full year FY24 guidance at its FY23 results in early August 2023.



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

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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 secured by Australian real estate assets. TCF aims to deliver regular monthly income to investors through disciplined asset selection and risk analysis.
