



ASX Release

11 June 2024

360 Capital Mortgage REIT (ASX:TCF)

Settlement of New \$1.5 Million Junior 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 that it has invested \$1.5 million in a new junior loan facility, secured by a registered second mortgage over a high end, luxury waterfront apartment development in Sydney.

In addition to the registered second mortgage, the loan is secured by a general security agreement over the borrower and personal guarantees from the sponsor.

The new loan is subject to a 17.0% coupon and a profit share top-up to a minimum 20.0% IRR for a term of up to 24 months.

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

T: (02) 8405 8860

Glenn Butterworth
Chief Financial Officer
360 Capital Group

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.
