



# ASX Release

12 July 2024

## 360 Capital Group (ASX:TGP)

### Underwrites \$26.2 million senior loan facility in 360 Capital Private Credit Fund

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360 Capital Group (ASX:TGP) (**Group**) is pleased to announce that it has underwritten a new \$26.2 million senior loan facility within 360 Capital Private Credit Fund (PCF).

The loan was funded from the Group's existing cash which as at 30 June 2024 was approximately \$110 million.

The loan is secured by 35 individual registered first mortgages over 35 completed 4 and 5 bedroom homes located in the growth corridor of north-western Sydney. The borrower has also provided other security including, but not limited to personal and corporate guarantees and general security agreements.

The loan term is 12 months, at an interest rate margin of 6.6% above 3-month BBSW (currently 'all in' rate circa 11.1% p.a.) with a floor of 11.0% if rates fall. The loan has a LVR covenant of 70% to be reduced to 55% before any cash proceeds from sales are released to the borrower.

This investment provides the Group with short term earnings on deployed capital. The loan will be progressively repaid by a combination of sell down through PCF's investor network, home sales and refinancing at the loan expiry in July 2025. The loan also provides the opportunity for 360 Capital Mortgage REIT (ASX:TCF) to participate and remain fully invested, maximising TCF unitholders returns.

Authorised for release by Glenn Butterworth, Company Secretary.

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 investing across real estate equity and credit opportunities. We partner with our stakeholders to identify, invest and realise on opportunities.