



ASX Release

9 September 2024

360 Capital Group (ASX:TGP)

Underwrites \$14.6 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 \$14.6 million senior loan facility within 360 Capital Private Credit Fund (“PCF”).

The loan was funded through proceeds from the selldown of the previous \$26.2 million loan set in July 2024.

The loan is secured by 19 individual registered first mortgages over 19 completed 3 and 4 bedroom homes located in the growth corridor of north-western Sydney. The borrower has also provided additional 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 interest rates fall. The loan has a LVR covenant of 70% to be reduced to 65% before any cash proceeds from sales are released to the borrower.

This investment follows the \$26.2 million loan underwritten in July 2024 which has been progressively repaid to the Group by a combination of sell down through PCF’s investor network, home sales and sell down to 360 Capital Mortgage REIT (ASX:TCF) ensuring TCF remains 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 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

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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.