

# ASX Release

4 December 2024

## 360 Capital Mortgage REIT (ASX:TCF)

### \$8.85 million Raised in Wholesale Placement and Conditional Placement

360 Capital FM Limited ("**Responsible Entity**") as responsible entity for 360 Capital Mortgage REIT ("**TCF**" or the "**Fund**") is pleased to announce that it has received binding commitments for 619,600 new ordinary fully paid units in the Fund ("**New Units**") by way of a wholesale investor placement, at a price of \$5.94 per New Unit ("**Placement**") and 870,948 New Units by way of a conditional placement, at a price of \$5.94 per New Unit ("**Conditional Placement**") to raise a total of approximately \$8.85 million (the Placement and Conditional Placement together, the "**Capital Raising**").

The New Units subscribed for under the Placement are expected to settle on Monday, 9 December 2024 with the issue of the New Units on Tuesday, 10 December 2024.

The Conditional Placement will be subject to approval of the Fund's Members ("**Members**") at the upcoming EGM on 20 December 2024. If approved by Members, the New Units subscribed for under the Conditional Placement are expected to settle on Friday, 27 December 2024 with the issue of the New Units on Monday, 30 December 2024.

### Capital Raising

Proceeds from the Placement will immediately be invested into two first mortgage residual stock loans across 60 individual mortgages of completed homes located in North West Sydney, ensuring there is no cash drag on the Fund.

### Further Information

The Capital Raising was arranged by Ord Minnett Limited ACN 002 733 048 and Shaw and Partners Limited ACN 003 221 583 as joint lead managers of the Capital Raising ("**Joint Lead Managers**").

Under the relevant placement agreement in respect of the Fund, the proposed investment manager of the Fund (if approved by members at the upcoming EGM) has agreed to pay certain fees to the Joint Lead Managers for acting as the managers to the Capital Raising.

Authorised for release by the 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](http://www.asx.com.au) using the Fund's ASX code "TCF", 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).

Alternatively, please contact:

**Tony Pitt**  
**Executive Chairman**  
**360 Capital Group**

+61 2 8405 8860

**James Storey**  
**Chief Executive Officer**  
**360 Capital Group**

+61 2 8405 8860

**Glenn Butterworth**  
**Chief Financial Officer**  
**360 Capital Group**

+61 2 8405 8860



## ASX Release

---

Page 2 of 2

### **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.

---