

# ASX Release

30 December 2024

## 360 Capital Mortgage REIT (ASX:TCF)

### Completion of Conditional Placement and Cleansing Notice

360 Capital FM Limited as responsible entity for 360 Capital Mortgage REIT (“**TCF**” or the “**Fund**”) is pleased to announce that, following the required Members approval at its Extraordinary General Meeting held on 20 December 2024, the Conditional Placement (**Tranche 2**) of the Capital Raising announced on 2 December 2024 has completed today.

870,948 new ordinary fully paid units in the Fund (**New Units**) were issued under Tranche 2 and will be entitled to monthly distributions from and including the January 2025 monthly distribution.

Attached is a Cleansing Notice in relation to Tranche 2 of the Capital Raising.

The Responsible Entity has raised a total of \$8.85 million under Tranche 1 and 2 of the Capital Raising announced on 2 December 2024 for a total of 1,490,547 New Units at a price of \$5.94 per New Unit to institutional and sophisticated investors.

Proceeds from the Capital Raising will be invested into two first mortgage residual stock loans secured against completed homes located in North West Sydney.

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).

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#### 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.



**The Manager**  
**Company Notices Section**  
**ASX Limited**  
**Level 6, 20 Bridge St**  
**SYDNEY NSW 2000**

**30 December 2024**

## **Notice under Section 1012DA(5)(e) of the Corporations Act 2001 – Cleansing Statement**

This notice is given by 360 Capital FM Limited ("**Responsible Entity**") in its capacity as responsible entity of 360 Capital Mortgage REIT (ASX: TCF) ("**TCF**") under section 1012DA(5)(e) of the *Corporations Act 2001* (Cth) ("**Act**") as it applies to TCF.

The Responsible Entity states that:

- a) It has completed the issue and allotment of 870,948 fully paid TCF units ("**New Units**") to wholesale investors at a price of \$5.94 per New Unit pursuant to a conditional placement, the results of which were announced to ASX on 4 December 2024 and 20 December 2024;
- b) the New Units were issued without a product disclosure statement for the New Units being prepared;
- c) this notice is being given under section 1012DA(5)(e) of the Act;
- d) as a disclosing entity, the Responsible Entity, in its capacity as responsible entity of TCF, and issuer of the New Units, is subject to regular reporting and disclosure obligations;
- e) as at the date of this notice, the Responsible Entity in its capacity as responsible entity of TCF, as issuer of New Units, has complied with:
  - the provisions of Chapter 2M of the Act as they apply to TCF; and
  - section 674 and 674A of the Act as they apply to TCF; and
- f) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DA(7) and 1012DA(8) of the Act.

Sincerely,

**Glenn Butterworth**  
CFO and Company Secretary