



# ASX Release

1 April 2025

## 360 Capital Group (ASX:TGP)

### Underwrites a \$13.4 million senior loan facility

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360 Capital Group (ASX:TGP) ("**Group**") is pleased to announce that it has underwritten a new \$13.4 million senior loan facility within the 360 Capital Private Credit Fund ("**PCF**").

The loan is secured by 11 individual registered mortgages over completed, free standing, residential houses 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 interest rate is fixed at 10.80% paid monthly on the outstanding facility amount. The loan has a LVR covenant of 70% to be reduced to 60% before any cash proceeds from sales are released to the borrower.

This investment represents the sixth loan, with a total value of \$66.6 million, the Group has underwritten in PCF, its unlisted wholesale contributory private credit fund, since 1 July 2024. These loans which have been progressively repaid to the Group by a combination of sell down through PCF's investor network, settlement of the underlying house lots and sell down to 360 Capital Mortgage REIT (ASX:TCF), ensuring TCF remains fully invested, maximising TCF unitholders returns.

TCF has subscribed for \$0.5 million of the new loan investment through PCF, which was funded through proceeds from repayment of its existing loans. TCF now has exposure to 7 loans in its portfolio and continues to be fully deployed.

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.