

## ASX Release

20 May 2025

### 360 Capital Mortgage REIT (ASX:TCF)

#### New Loan and Loan Extension

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360 Capital FM Limited as responsible entity for 360 Capital Mortgage REIT ("TCF" or the "Trust") is pleased to announce, TCF has secured a new senior loan and extended an existing facility, improving portfolio diversification and further increasing TCF's exposure to completed Sydney housing stock.

- **New Loan – Western Sydney (\$9.2 million):** A 12-month senior facility secured by 10 individual registered mortgages over completed houses, located in a key growth corridor in Sydney's west. In addition to individually registered first ranking mortgages, the borrower has provided additional security, including personal and corporate guarantees and general security agreement over the borrowing entity. The loan is fixed at an interest rate of 10.8% p.a. paid monthly, with an LVR covenant of 70% which will reduce before any proceeds from house sales are released to the borrower. TCF has initially subscribed for \$0.5 million and will increase its exposure through proceeds from other loan repayments.
- **Loan Extension – North-western Sydney (\$17.6 million):** The existing residual stock land loan has been extended by 12-months and converted into a construction loan to develop 13 freestanding houses across 13 of the 16 lots. The loan is fixed at 13.0% p.a. for land lots and during construction, reverting to 10.5% p.a. upon receipt of occupation certificates for each lot. Again, in addition to individually registered first ranking mortgages, the borrower has provided personal and corporate guarantees and general security agreement over the borrowing entity. All loans from the borrower group are also cross collateralised. The loan carries an LVR covenant of 70% which will reduce before any proceeds from house sales are released to the borrower.

#### Portfolio Overview

TCF now has exposure to 8 loans, a weighted average interest rate of 11.8% and average term to maturity of 9 months. 88% of the Trust's portfolio comprises residential assets, consisting of 67 individually titled and mortgaged houses/lots across Sydney. Further, 360 Capital Group (ASX:TGP) has approximately \$18 million of loans that have been underwritten via 360 Capital Private Credit Fund providing a pipeline of loans for TCF throughout FY26.

TCF maintains its distribution guidance of 62.0cpu for FY25, noting all of the loan portfolio interest rates are at a fixed rate.

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 Trust'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.

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