
360 Capital Mortgage REIT (ASX:TCF)
Unit Purchase Plan

Page 1 of 5

360 Capital FM Limited (ACN 090 664 396) (AFSL 221474) as responsible entity (**Responsible Entity**) for the 360 Capital Mortgage REIT, ARSN 115 632 990 (**TCF** or **Trust**) is pleased to announce an opportunity for Eligible Unitholders¹ to participate in TCF's Unit Purchase Plan (**Plan**) (**Offer**). This Offer provides Eligible Unitholders the opportunity to apply for up to A\$30,000 worth of new fully paid ordinary units in the Trust (**New Units**), without incurring brokerage or other transaction costs.

This Offer follows our recent successful entitlement offer and supports our ongoing investment in registered mortgages secured against Australian real estate. These investments are aligned with our conservative credit guidelines and focus on capital preservation and income generation.

The Offer is scheduled to open at 9.00am (Sydney time) on Tuesday, 27 May 2025 and is expected to close at 5.00pm (Sydney time) on Tuesday, 24 June 2025 (or such other time as the Responsible Entity determines, in its absolute discretion). Full details of the Offer will be set out in the Unit Purchase Plan booklet (**Booklet**) which will be dispatched to Eligible Unitholders on Tuesday 27 May 2025.

The Offer is not underwritten and has the potential to raise up to A\$11,121,391.

Issue Price

The issue price for New Units under this Offer is A\$5.94 per Unit, representing:

- 1.82% discount to the closing price on the record date 22 May 2025 of A\$6.05 per Unit;
- 1.15% discount to the 5-day VWAP of A\$6.01 per Unit;
- 0.68% discount to the 10-day VWAP of A\$5.98 per Unit;
- 10.4% forecast FY25 distribution yield;
- equal to the net asset value (NAV) per Unit of the Trust as at 30 April 2025; and
- is the same price as under the Trust's April 2025 Entitlement Offer.

Purpose of the Offer

The proceeds of the Offer are intended to be used to invest in new and existing commercial real estate loan investments in line with the Trust's strategy.

¹ You are eligible to participate in the Offer (Eligible Unitholder) if you were a registered holder of Units at 7.00pm (Sydney time) on Thursday, 22 May 2025 with an address on the Unit Register in Australia or New Zealand, subject to the terms and conditions of the Offer.



Benefits of TCF to Investors

TCF aims to provide investors with the following benefits:

- **Stable and consistent income** through regular monthly distributions
- **Capital preservation** focus on senior loan investments with 96.1% of the loan portfolio currently registered first mortgage
- **High transparency and disclosure** all loan exposures are fully disclosed, including commercial terms, loan and security type and loan covenants
- **Highly attractive yield** forecast FY25 distribution yield of 10.4% based on the issue price
- **Experienced real estate manager** 18-year track record, >\$400 million of private credit transactions over the last 8 years with no capital lost or impaired

Eligibility

The Offer is open to unitholders who were registered at 7.00pm (Sydney time) on Thursday, 22 May 2025, with an address in Australia or New Zealand. If an Eligible Unitholder holds Units as a Custodian, the Offer is made to the Custodian and, subject to certain conditions, the Custodian has the discretion to extend the Offer to the Beneficiaries.

Application & Participation

The Offer opens on Tuesday, 27 May 2025 and closes at 5.00pm (Sydney time) on Tuesday, 24 June 2025. Eligible Unitholders may apply via BPAY® or EFT. No application form is required for BPAY® payments. Full payment and confirmation must be received before the close date.

This is a non-renounceable offer. Participation is voluntary. If Eligible Unitholders do not wish to participate, they do not need to take any action. Subject to complying with applicable laws and the ASIC Instrument, the RE reserves the right to close the Offer early or to scale back applications in its sole and absolute discretion.

Further information

Further details regarding the timetable for the Offer including important notices and disclaimers are included in the Appendix to this announcement.

Eligible Unitholders are encouraged to carefully read the Booklet when available for further details relating to the Offer, and if in doubt about whether or not to accept the Offer, to consult a financial or other professional adviser.

The Booklet may be accessed on the ASX website under the Trust's announcements under ASX code TCF (once available).

If you have any questions about this Offer, please call the Investor information hotline on 1300 082 130 (callers within Australia) or +61 2 8016 2884 (callers outside Australia).



Authorised for release by the Board of 360 Capital FM Limited.

More information on the Group can be found on the ASX's website at www.asx.com.au using the Trust's ASX code "TCF", 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.

Alternatively, please contact:

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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.

**Appendix****Timetable**

Key event	Date
Record Date for Offer	7.00pm (Sydney time) Thursday, 22 May 2025
Announcement Date	Friday, 23 May 2025
Offer opens	9.00am (Sydney time) Tuesday, 27 May 2025
Documents despatched to Eligible Unitholders	Tuesday, 27 May 2025
Offer closes	5.00pm (Sydney time) Tuesday, 24 June 2025
Announcement of final results of the Offer	Friday, 27 June 2025
Issue Date	Thursday, 3 July 2025
New Units commence trading on ASX	Friday, 4 July 2025
Despatch of holding statements and confirmation advices	Friday, 4 July 2025

Note: The timetable is indicative only. 360 Capital FM Limited reserves the right to vary the dates and times set out above in its sole and absolute discretion without prior notice, subject to the Corporations Act and other applicable law.

Notices and disclaimers**Issued by**

This announcement has been prepared by 360 Capital FM Limited ACN 090 664 396, AFSL 221474 (**Responsible Entity**) as responsible entity for the 360 Capital Mortgage REIT, ARSN 115 632 990 (the **Trust**) in connection with a Unit Purchase Plan (**Plan**) to issue new units in the Trust (**New Units**) (**Offer**).

Not financial product advice

The information contained in this announcement is not financial product advice. This announcement and the associated offer documentation have been prepared without reference to your investment objectives, financial situation and particular needs. It is important you read this announcement and the accompanying offer documentation in their entirety, together with the Trust's periodic and continuous disclosure announcements to ASX and the current Product Disclosure Statement (PDS), Target Market Determination (TDM). The PDS and TDM for the Trust can be obtained by visiting the Trust website www.360capital.com.au/tcf-investor-centre. Past performance is not a reliable indicator of future performance. The Responsible Entity does not guarantee repayment of capital or any particular rate of return from the Trust. All opinions and estimates included in this report constitute judgements of the Responsible Entity at the date of the report and are subject to change without notice.



Page 5 of 5 **Forward looking statements**

This announcement and the associated offer documentation contain forward looking statements, including financial outlook information (for example distribution guidance and distribution yield), the outcome of the Offer and the use of the proceeds. Forward looking statements involve elements of subjective judgment, analysis and assumptions, and are neither promises nor guarantees, and are subject to known and unknown risks, uncertainties and other factors, many of which are outside the control of the Responsible Entity, that could cause the actual results, performance or achievements of the Trust to vary materially from those expressed or implied in such forward looking statements. Readers should be aware that the timing of actual events, and the magnitude of their impact might differ from that assumed in preparing forward looking statements information, which may have a material negative effect on actual future financial performance, financial position and cash flows.

Forward looking statements are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. Except as required by law or regulation, the Responsible Entity assumes no obligation to release updates or revisions to forward looking statements to reflect any changes.