



ASX Release

6 February 2025

360 Capital Mortgage REIT (ASX:TCF)

Financial Half Year 2025 Results

Page 1 of 3

360 Capital FM Limited as responsible entity of the 360 Capital Mortgage REIT ("TCF" or the "Trust") is pleased to announce its financial results for the half year ended 31 December 2024.

HY25 Key Operational Highlights

- Total of \$23.1 million was lent in HY25, with all loans secured by registered first mortgages.
- As at 31 December 2024 the key loan portfolio metrics were:
 - 5-loans comprising 55 individual mortgages
 - 95.9% senior first mortgage loan investments
 - Weighted average Loan to Value Ratio (LVR) of 68.9%
 - Weighted average interest rate of 11.6%
 - Average yield to maturity of 8-months
- TCF undertook a Placement and Conditional Placement in December 2024, increasing the market capitalisation of the Trust by 36.1% to \$33.4 million¹.
- The Placement and Conditional Placement were undertaken at \$5.94, being the Net Asset Value ("NAV") per unit of the Trust, with certain capital raising costs paid for by 360 Capital REIT Mortgage IM Pty Limited (the "Manager"), ensuring no dilution to the NAV of the Trust.
- In December 2024, unitholders approved the Conditional Placement, entering into a 10-year management agreement with the Manager and an off-market liquidity mechanism. These initiatives closed the trading price discount to NAV with the Trust now trading within 1% +/- NAV.
- BondAdviser initiated research coverage with an 'Approved' rating (available from www.360capital.com.au/TCF)

HY25 Key Financial Highlights

- TCF upgraded forecast FY25 Earnings and Distribution Guidance to 60.0cpu, a 33.3% increase on FY24 and reflecting a forecast distribution yield of 10.2%² p.a.
- 118%³ increase in distributions since 360 Capital took over TCF in 2020
- Net operating earnings of \$1.3 million up 32.8% on HY24;
- Earnings per unit of 31.8cpu, up 30.3% on HY24;
- Distributions per unit of 30.1cpu, up 43.3% on HY24;
- Implemented Target Return of RBA Cash Rate + 4.0% (net of fees)
- Outperformed Target Return by 1.85%, distributing an annualised return of 10.2%p.a. for the six months ended 31 December 2024
- NAV of \$5.94 per unit maintained unchanged from 30 June 2024.

¹ Units on issue prior versus post capital raise at NAV

² Based on forecast FY25 DPU of 60cps divided by TCF's closing price on 31 December 2024 of \$5.88 per unit

³ Based on the increase in annual distributions since FY20 and FY25 forecast distributions of 60.0cpu



ASX Release

Page 2 of 3

Investment Strategy and Loan Portfolio

The Manager has an 8-year track record in Commercial Real Estate Debt ("CRED") having lent \$400 million across 26 transactions with no capital lost or impaired. We view opportunities with a combined equity and credit lens, targeting opportunities based on capital preservation, consistent income and defined repayment.

Given uncertainty around construction pricing, has over the last 24-months, the Manager has focused predominantly on financing-built form real estate across bridging and residual stock loans.

The Trust had five loan investments totalling \$33.5 million as at 31 December 2024. During HY25, TCF funded \$23.1 million in loans and was repaid \$14.2 million. The investment portfolio, comprises 4 senior loans, representing 95.9% of the portfolio, secured by completed properties and land subdivision lots, located in NSW. The Trust also has a \$1.2 million junior loan facility secured by a high-end luxury apartment development located on the waterfront in Sydney, NSW.

The average loan interest rate during the year was 11.6% with a portfolio Loan to Value Ratio (LVR) 68.9% as at 31 December and the average loan term to maturity was 8 months.

The Trust continues to invest alongside 360 Capital Private Credit Fund, a wholesale contributory fund, in certain loan investments continuing to diversify its loan portfolio through a partial sell-down of its various loan interests to third parties, allowing it to continue to invest in further loans and increase diversification.

Capital Raising

In December 2024, the Trust appointed Ord Minnett Limited and Shaw and Partners Limited as Joint Lead Managers to undertake a Placement and Conditional Placement (together "Capital Raising"). The Trust raised \$8.9 million at an issue price of \$5.94 per unit. To ensure there was no dilution to the Trust's NAV, the Manager agreed to cover certain costs associated with the Capital Raising.

To enhance balance sheet capacity, the Manager obtained unitholder approval as part of the Conditional Placement to raise up to \$16.3 million of which \$5.2 million was used during the December 2024 Capital Raising with the remaining \$11.1 million permitted to be issued prior to 20 March 2025 at the same issue price of \$5.94 per unit.

Liquidity Mechanism

Unitholders approved an off-market buyback, allowing the implementation of semi-annual off-market buybacks, at the unitholder meeting held on 20 December 2024 ("Liquidity Mechanism"). This mechanism allows unitholders to participate in an off-market buyback every June and December, with units repurchased at NAV plus any accrued distributions.

The buybacks will be conducted on an equal access basis for up to 5% of the units on issue every six months, adjusted for any units repurchased via on-market buybacks during the same period. To participate, unitholders must notify the Responsible Entity at least three months prior to the scheduled buyback date.

The first buyback is scheduled for 30 June 2025, with expressions of interest required by on or around 31 March 2025.



ASX Release

Page 3 of 3

Outlook and Guidance

As one of only two ASX-listed mortgage REITs, TCF is uniquely positioned, providing investors with an alternative to traditional fixed-income investments, offering both yield and capital preservation. The Trust is well supported by strong investor interest and an established pipeline of real estate-backed lending opportunities. Subject to market conditions, during 2H25, the Trust may undertake an Entitlement and General Offer at NAV in line with its strategy to increase the capital base, diversify its loan book and provide additional liquidity to investors.

The Trust maintains its FY25 earnings and distribution guidance of 60.0cpu¹, representing a 33.3% increase on FY24 distributions and equating to a 10.2%² annualised yield on the current trading price.

Authorised for release by 360 Capital FM Limited Board.

For further information in relation please contact:

More information on TCF can be found on the ASX's website at www.asx.com.au using the ASX code "TCF", or on the 360 Capital Group's website <https://www.360capital.com.au/tcf> or by calling the 360 Capital investor enquiry line on 1300 082 130 or by emailing investor.relations@360capital.com.au.

James Storey
Chief Executive Officer
360 Capital Group

Glenn Butterworth
Chief Financial Officer
360 Capital Group

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.

¹ Distribution forecast subject to the timing of repayment of existing loan investments and redeployment of proceeds and any significant changes in the prevailing market and interest rate environment.

² Based on Forecast FY25 distribution of 60.0cpu divided by the Trust's 31 December 2024 closing price \$5.88 per unit.