

ASX Release

14 April 2025

360 Capital Group (ASX:TGP)

Off-Market Buy-back

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360 Capital Group (ASX:TGP) ("Group") is pleased to announce that it is now proceeding to undertake an equal access off-market buyback of up to 32,567,446 securities in TGP ("Securities"), (being approximately 15.4% of the total ordinary Securities on issue in TGP, ("Maximum Buy-Back")) at a fixed price of \$0.65 per Security ("Buy-Back").

The Buy-Back opens on Thursday, 24 April 2025 and will close at 5.00pm on Wednesday, 14 May 2025.

The Buy-Back is being offered to eligible securityholders being those Securityholders who are registered as holders of Securities as of the record date, being Tuesday, 22 April 2025 ("Record Date"), and who are not classified as ineligible securityholders ("Eligible Securityholders").

The Buy-Back provides an opportunity for Securityholders to exit their investment in the Group (without incurring brokerage fees and costs) at a \$0.65 per Security which is:

- 15.0%¹ above the last closing price on the ASX of \$0.565 per Security;
- 9.2% above the 10 day volume weighted average price of the Group's Securities as at 11 April 2025 of \$0.59 per Security; and
- 17.7% discount to the Group's 31 December 2024 net asset value per Security.

If the Group receives acceptances for Securities exceeding the Maximum Buy-Back, the number of Securities accepted from each Securityholder will be subject to a scale-back to ensure that no more than 32,567,446 Securities are bought back under the Buy-Back ("Scale-Back"). Conversely, if the Group receives acceptances for less than the Maximum Buy-Back, all selling securityholders will have their Securities bought back in full under the Buy-Back.

Securityholders who choose not to participate in the Buy-Back on the terms outlined in the booklet, lodged with the ASX today ("Booklet"), will maintain their current exposure to the Group, with no further action required.

The Group currently has \$86.9 million in cash and the Buy-Back consideration will be paid from the Group's existing cash reserves.

Implications of the Buy-Back

We encourage Securityholders to thoroughly read the Booklet in full and consult with their financial, legal, tax, or other professional advisors before making a decision in respect of the Buy-Back. Specifically, we advise them to review the implications of the Buy-Back on the Group, the control implications of the Buy-Back and the risk factors contained in the Booklet.

¹ Closing price on the ASX on 11 April 2025 was \$0.565 per TGP security

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How to Apply

The Buy-Back will close at 5.00pm (Sydney time) on Wednesday, 14 May 2025. To participate, Securityholders will need to ensure that their completed Buy-Back election form is received by the Registry by this deadline.

Eligible Securityholders are encouraged to carefully read the Booklet for further details relating to the Buy-back. Securityholders can obtain a copy of the Booklet at www.360capital.com.au/tgp-investor-centre or by calling the Group's investor information line on 1300 082 130 (within Australia) or +61 02 8016 2884 (outside Australia) between 8.30am to 5.00pm (Sydney time), Monday to Friday.

Further details regarding the timetable for the Buy-Back are included in the Appendix to this announcement.

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 using the Group's ASX code "TGP", 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 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.

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Important dates for the Buy-Back²

Date	Event
Monday, 14 April 2025	Announcement Date for the Buy-Back
Thursday, 17 April 2025	Buy-Back Ex-Entitlement Date. Securities acquired on the ASX on or after this date will not have an entitlement to participate in the Buy-Back
Tuesday, 22 April 2025	Record Date. The date for determination of Securityholders who are entitled to participate in the Buy-Back (Eligible Securityholders)
Thursday, 24 April 2025	The date by which dispatch of Buy-Back documents inviting Eligible Securityholders to participate in the Buy-Back is expected to be completed
Thursday, 24 April 2025	Buy-Back Opening Date
Wednesday, 14 May 2025	Buy-Back Closing Date. Applications must be received by the Registry by no later than 5.00pm (Sydney time)
Thursday, 15 May 2025	Buy-Back Date. Announcement of the Scale-Back (if any). Date of disposal of Securities acquired under the Buy-Back. Buy-Back agreements are entered into on this date
Tuesday, 20 May 2025	The date on which the Buy-Back consideration is to be paid to successful participants
Tuesday, 20 May 2025	The Group is to update relevant registers to cancel the securities bought back under the Buy-Back

² While the Group does not anticipate any changes to these dates and times set out above, it reserves the right to vary them at its discretion and without notifying you. Any changes to the dates or times set out above will take effect from the time it is authorised by the Group and will be publicly announced on the ASX as soon as practicable following that authorisation. Any such change will be taken to amend this Booklet (and any other documents in respect of the Buy-Back) accordingly. The Group may, in its absolute discretion, also decide not to proceed with the Buy-Back and may vary the size of the Buy-Back (either increasing or decreasing it) depending on a number of factors including Securityholder demand, market conditions and the Group's forecast earnings and capital requirements.