360 Capital

ASX Release

24 October 2025

360 Capital Group (ASX:TGP)

Launch of 360 Capital Private Equity Fund

Further to the 360 Capital Group (ASX:TGP) (**Group**) announcement on 24 September 2025, the Group is pleased to announce that it has now exchanged contracts on the acquisition of a brand new apartment complex in Sydney, NSW.

The acquisition is the first acquisition for the new real estate private equity fund, 360 Capital Private Equity Fund 1 (**PEF1**).

PEF1 is a single asset fund which has contracted to acquire the entire block of brand new one, two and three bedroom apartments, located approximately 6 kilometres from the Sydney CBD for $49.9 million. PEF1 has raised $7.75 million of equity from wholesale investors which, combined with bank debt and 360 Capital REIT's (ASX:TOT) $10.0 million of preference structured equity will be used to settle the acquisition.

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

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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.