

ASX Release

12 November 2025

360 Capital Group (ASX:TGP)

Bidder Confirms Takeover Offer to Close

360 Capital Group (ASX:TGP) (**Group**) refers to the unconditional off-market takeover bid received from TT Investments Pty Limited ACN 098 158 028 as trustee for TT Investment Trust (**TT Investments**) for all the securities in 360 Capital Group that it (together with its associates) does not currently own at an all cash offer price of \$0.31 per stapled security in the Group (**Offer**).

The 360 Capital Independent Board Committee wishes to inform TGP Securityholders of the correspondence received from TT Investments today regarding the Offer, confirming the Offer will close at **7.00pm (Sydney Time) on Thursday, 13 November 2025 and will not be extended**. A copy of the correspondence is attached to this announcement.

Authorised for release by the 360 Capital Group's Independent Board Committee.

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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Non-Executive Director and
Deputy Chairman
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Glenn Butterworth
Chief Financial Officer and
Company Secretary
360 Capital Group
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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.

TT Investments

TT Investments Pty Limited
ATF TT Investment Trust

12 November 2025

Mr Glenn Butterworth
Chief Financial Officer/ Company Secretary
360 Capital Group
Level 37
Gateway
1 Macquarie Place
Sydney NSW 2000

Dear Glenn,

Takeover Offer will close on 7.00pm (Sydney Time) 13 November 2025 and will not be extended

Further to the announcement of 7 November 2025, I am writing to 360 Capital Group Limited¹ to inform you that TT Investments Pty Limited ABN 89 098 158 028 as trustee for TT Investment Trust ABN 16 299 769 401 (**Bidder**) will **NOT** be extending the Takeover Offer for the Group and that the Takeover Offer **will close 7.00pm (Sydney Time) on 13 November 2025**.

TPG Securityholders should refer to the ASX announcement on 7 November 2025 and Section 6 of the Bidder's Statement regarding the Bidder's intentions post close of the Takeover Offer.

Yours faithfully,



Tony Pitt
Director
TT Investments Pty Limited as trustee for TT Investment Trust

¹ comprising 360 Capital Group Limited ACN 113 569 136 and 360 Capital Investment Trust ARSN 104 552 598