

ASX Release

28 January 2026

360 Capital Group (ASX: TGP)

Retirement of Non-Executive Director

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Following TT Investments Pty Limited's announcement this morning that they will be undertaking a compulsory acquisition of the remaining securities which they do not own in 360 Capital Group (ASX:TGP) (**TGP** or **Group**), the Group advises that Mr Tony McGrath will retire from his role as independent non-executive director of 360 Capital Group Limited ACN 113 569 136 and 360 Capital FM Limited ACN 090 664 396 and their related entities, effective from 31 January 2026.

Mr McGrath joined the 360 Capital Limited Board in March 2022 during his tenure, Tony served as the Chair of the Audit and Risk Committee, and member of the ESG Committee.

Executive Chairman Tony Pitt said: "On behalf of the Board and management team of 360 Capital Group, I want to thank Tony for his significant contribution he has made to the Group during his tenure, particularly across his expertise of corporate markets, compliance and governance. Tony has brought valuable insights and guidance to our Board and committees over the past 4 years, and we wish him well in the future."

In considering the Group's pending privatisation, the remaining diverse skillset and experience of the Board, and the simplified business, the Board has decided not to seek a replacement for Tony.

From 1 February 2026 the Board of the Group will comprise: Tony Pitt Executive Chairman, David van Aanholt Independent Deputy Chairman, Andrew Moffat Independent Non-Executive Director.

From 1 February 2026 the Board of the Group's responsible entity for its managed funds, 360 Capital FM Limited including 360 Capital REIT (ASX:TOT) and 360 Capital Mortgage REIT (ASX:TCF) will be amended and comprise David van Aanholt becoming Independent Chairman, Andrew Moffat Independent Non-Executive Director, and Tony Pitt, Director.

Andrew Moffat will become Chairman of the Audit and Risk Committee effective 1 February 2026.

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

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.
