



ASX Release

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360 Capital Group (ASX:TGP) Group General Update

12 October 2021

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360 Capital Group (ASX:TGP "Group") is pleased to make the following update on the Group's activities.

FibreconX Divestment

The Group has signed a conditional agreement to sell its remaining 39.1% stake in FibreconX as well as 50% of the management rights to the 360 Capital FibreconX Trust for a total of \$26.7 million, equating to an IRR of approximately 177%.

Upon settlement, this sale will generate a pre-tax profit of approximately \$16.0 million (7.3 cps) in FY22.

The Group made an initial investment of \$10.0 million into FibreconX approximately 1 year ago and sold an initial 8% stake in FY21 for approximately \$2.0 million.

Settlement of the transaction is expected to occur in late October 2021 and is in line with the business plan set out in the recent Group results.

Sale of stake in Global Data Centre Group

As previously announced, the Group sold its co-investment of 33.2% in Global Data Centre Group (ASX:GDC) for \$42 million in September 2021. The Group currently remains the manager of GDC in joint venture with David Yuile.

Completion of sale of Digital Software Solutions

On the 23 September 2021 shareholders of Dealt Limited approved the acquisition of Digital Software Solutions Pty Limited (DSS) for \$4.0 million to be paid 50% in cash and 50% in shares. DSS owns the commercial real estate debt platform www.Dealt.com.au. The Group invested \$1.0 million into DSS and will receive a 1.8x multiple on its capital invested and remain a shareholder in Dealt Limited.

Hotel Capital Partners (HCP) Settles First Hotel

HCP (70% Group owned) has settled its first hotel acquisition for \$146 million on behalf of a US private equity mandate. The upper scale hotel comprises approximately 300 rooms and is located in the Sydney CBD. This acquisition is the first acquisition for a US private equity mandate secured by HCP. Under the mandate, the Group receives upfront acquisition fees, ongoing management fees and potential performance fees.

Group Balance Sheet

The Group has a strong balance sheet with approximately \$95 million in cash (\$0.43 per security) post settlement of the FibreconX transaction and has an unaudited NAV of approximately \$1.00 per security, with less than \$10 million in unlisted assets, no borrowings and the balance of the Group's assets in ASX listed securities.



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Employee Buyback of Securities

In September 2021, the Group bought back and cancelled 11.05 million securities, previously issued as part of the employee share scheme, and the corresponding staff loans were repaid. The impact of this, reduces the number of TGP ordinary securities on issue to 218,997,551 securities.

Dividend Guidance

As a result of the transactions outlined above, the Group reaffirms its earnings guidance of 6-7 cps and its Dividend forecast of 6.0 cps for FY22, equating to 1.5 cps per quarter. The Group is also forecasting the dividend to be fully franked for FY22.

Authorised for release by Kimberley Child, 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:

Tony Pitt
Managing Director
360 Capital Group

T: (02) 8405 8860

Glenn Butterworth
Chief Financial Officer
360 Capital Group

T: (02) 8405 8860

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 alternative assets.

Led by a highly experienced team, the Group operates in Australian and global markets investing across real estate, private equity and credit strategies. We partner with our stakeholders to identify, invest and realise on opportunities.
