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360 Capital

ASX Release

15 September 2025

360 Capital Group (ASX: TGP)

Response to Takeover Offer

360 Capital Group (ASX:TGP) (**Group**) refers to the announcement made earlier today by TT Investments and its associates (**TT Investments**) lodging a bidder's statement in respect of an unconditional off-market takeover bid for all the securities in 360 Capital Group that it does not currently own at $0.30 cash per stapled security (**Offer**). We understand TT Investments may also acquire securities on-market at or below the Offer price.

Given TT Investments is associated with Tony Pitt the Executive Chairman of the Group, a Board committee of 360 Capital Group's independent directors (the **Independent Board Committee** or **IBC**) has been formed to consider the Offer. The IBC is chaired by Non-Executive Director and Deputy Chairman David van Aanholt. The IBC has retained Clayton Utz as its legal advisors.

The IBC advises securityholders to **TAKE NO ACTION** at this time in relation to the Offer and TT Investments bidder's statement.

Securityholders will be provided with a Target's Statement in due course, which will include an Independent Expert's Report (**IER**) to assess if the Offer is fair and reasonable to securityholders.

The IBC will keep securityholders informed of material developments as they occur.

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

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.