



ASX Release

14 February 2024

360 Capital Group (ASX: TGP)

Group Financial Update and Commitment to TOT's \$46.8 Million Capital Raising

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360 Capital Group (ASX: TGP) (**Group**) provides the following update to the financial results for the half year ended 31 December 2023 and notes 360 Capital REIT's (ASX:TOT) Entitlement Offer .

Financial Update

The six months to December 2023 have been one of the quietest periods in the Group's history given the current state of the commercial real estate market in Australia.

Like FY2023, the Group continued to be impacted by falling values of its investments and expects to report an unaudited statutory loss attributable to securityholders of approximately \$5.4 million or 2.4 cps for the 6 months to 31 December 2023, and operating profit of approximately 2.1 cps. In December 2023, the Group announced a fully franked dividend of 2.0 cps for the 6 months to December 2023, in line with the Group's distribution/dividend policy.

The unaudited NAV of the Group as at 31 December 2023 is estimated to be \$0.74 per security, with all investments (excluding TOT) marked to market. As the Group manages and owns 29.1% of TOT, the Group equity accounts its co-investment at TOT's NTA equivalent to \$0.90 per TOT security. However, as at 31 December 2023 its ASX closing price was \$0.53 per security.

As at 31 December 2023, the Group has approximately \$34.9 million in cash and no borrowings.

These preliminary results are subject to routine period end accounting and audit review and therefore may change post completion of the audit review.

The Group will release its HY24 results within the next week.

360 Capital REIT Entitlement Offer

The Group notes TOT's announcement today that it is undertaking an entitlement offer to raise up to \$46.8 million through a 0.8 for 1 non renounceable, pro-rata entitlement at an offer price of \$0.40 per TOT security.

The Group currently owns 29.5% of TOT and intends to subscribe for its full entitlement under the entitlement offer, a capital commitment of \$13.8 million which will be funded from the Group's existing cash.

Authorised for release by 360 Capital Group 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 and New Zealand investing across real estate equity and credit opportunities. We partner with our stakeholders to identify, invest and realise on opportunities.
