

ASX Release

28 March 2024

360 Capital Group (ASX: TGP)

Sale of HPI stake

360 Capital Group (ASX: TGP) (**Group**) is pleased to announce that it has sold its strategic stake in Hotel Property Investments (ASX: HPI), for \$96.9 million.

Post the sale of the HPI stake, taking into account the recent capital commitments for the 360 Capital REIT capital raising and recent on market buyback of TGP securities, the Group will have approximately \$114 million in cash, equivalent to approximately \$0.53 per TGP security.

The sale price represents a premium of \$13.9 million above the Group's 31 December 2023 carrying value of the HPI stake, representing approximately 6.5 cents per TGP security.

The Group continues to remain debt free and will use part of these proceeds to continue to purchase the Group's securities. The Group has the capacity to purchase a further 40.3 million TGP securities from the buybacks approved by TGP securityholders at its last AGM on 27 November 2023.

As a result of the sale of the HPI stake, the Group has withdrawn its earnings guidance for FY24. The Group will provide further earnings guidance subject to redeployment of the proceeds from the HPI sale.

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 investing across real estate equity and credit opportunities. We partner with our stakeholders to identify, invest and realise on opportunities.