

18 December 2025

The Company Announcements Platform
ASX Limited
20 Bridge Street
Sydney NSW 2000

ASX Announcement

For immediate release

TT Investments Pty Limited (ABN 89 098 158 028) as trustee for TT Investments Trust (ABN 16 299 769 401) and its associates ("Bidder") Unconditional on-market takeover offer for 360 Capital Group (ASX: TGP) at \$0.31 cash per TGP Security

Morgans Financial Limited (ABN 49 010 69 726, AFSL 235410) (Morgans) announces that it will, on behalf of TT Investments Pty Limited (ABN 89 098 158 028) as trustee for TT Investments Trust (ABN 16 299 769 401) (Bidder), offer to acquire by means of an on-market takeover bid for \$0.31 cash per TGP Security (Offer Price), all of the fully paid ordinary TGP Securities in 360 Capital Group being the stapled entity comprising 360 Capital Group Limited and 360 Capital FM Limited as responsible entity for 360 Capital Investment Trust (together "TGP") (ASX: TGP) which are listed on the Australian Securities Exchange (ASX) that the Bidder does not already own (TGP Securities), comprising 45,780,108 TGP Securities.

Morgans (on behalf on the Bidder) will purchase TGP Securities on-market on official trading days from 10.00am (Sydney time) on the date of this announcement until the close of trading on the ASX on 3 February 2026, unless the offer is withdrawn or extended in accordance with the Corporations Act 2001 (Cth) (Corporations Act) at the Offer Price.

Terms of the Offer

As the Offer is an on-market bid, it is unconditional, and consideration will be by way of cash.

The key features of the offer are that:

- it is an on-market, unconditional cash offer of \$0.31 per TGP Security;
- Morgans will purchase, on behalf of the Bidder, all TGP Securities offered to it on-market from 10.00am (Sydney Time) today at the Offer Price until the conclusion of the Offer Period (defined Below); and
- the Offer Period may be extended and/or the Offer may be withdrawn in accordance with the Corporations Act.

The Offer Price represents the Bidder's best and final offer and will not be increased.

Acquisition from Announcement

The Bidder has appointed Morgans to purchase all TGP Securities that are offered to it at the Offer Price from today until the conclusion of the Offer Period on its behalf on-market during the official trading days (Trading Days) of the ASX in accordance with the usual ASX settlement Operating Rules for ASX trading.

Offer Period

Morgans will stand in the market on behalf of the Bidder and accept TGP Securities offered to it at the Offer Price from 10.00am (Sydney Time) on the date of this announcement. However, the Offer will officially be made during the period commencing on 1 January 2026 (being the first day after the end of 14 days following the date of this announcement) and ending on 3 February 2026 (Offer Period), unless extended or withdrawn by the Bidder pursuant to the Corporations Act.

Variation and withdrawal of the Offer

The Bidder may vary the Offer Period in accordance with the Corporations Act. The Offer may also be varied at law by the operation of the Corporations Act.

Payment of consideration for TGP Securities and brokerage

The usual rules for settlement of transactions which occur on-market with ASX will apply in respect of acceptance of the Offer and purchase of TGP Securities by Morgans on behalf of the Bidder. This means that if a holder of TGP Securities accepts the Offer, they will receive the Offer Price in cash consideration for each TGP Security on a T + 2 basis (being the second trading day after the date of the transaction) in accordance with ASX practice.

Any brokerage charged by brokers acting for holders of TGP Securities wishing to sell their TGP Securities will be the sole responsibility of holders of TGP Securities.

Bidder's Statement

In accordance with section 635 of the Corporations Act, a Bidder's Statement will be served on TGP and lodged with each ASX and Australian Securities and Investments Commission today. A copy of the Bidders Statement will also be sent to TGP Securityholders before the commencement of the Offer Period.

TGP Securities

The TGP Securities which are the subject of the Offer are all fully paid ordinary TGP Securities in the capital of TGP which are on issue at the date of the Bidder's Statement and such other ordinary TGP Securities that exist. Immediately before making this announcement:

- the Bidder is aware that there are 196,870,874 TGP Securities on issue, all of which are quoted on ASX; and
- the Bidder has a relevant interest in 151,090,766 TGP Securities, representing approximately 76.75% of TGP Securities on issue.

Signed for and on behalf of Morgans Financial Limited



Hamish Dee

Executive Chairman, Morgans Financial Limited