ASX Announcement

Quarterly Activities Report - Quarter Ended 30 June 2026

31 July 2026

This Quarterly Activities Report is provided in accordance with ASX Listing Rule 4.7C and has been authorised for release by the Board of Directors of Group One Capital Limited (**"Group One Capital"** or **"Company"**).

Fourth Quarter Highlights

- Continued execution of the Company's capital-light, fee-based property, management-rights and structured-funding strategy
- Sterling Broadbeach nears practical completion, certification and settlement
- Ahlei Canberra has advanced through presales and early works construction, with the first structured-funding milestone fee now expected in mid 2027
- Gallery Residences and Pearl Main Beach continued to generate recurring income
- Year-to-date net operating cash inflow of approximately $384,087 and quarter-end cash of approximately $404,712 together with a fixed-interest investment of approximately $2.087 million

Shareholders are encouraged to view this announcement and engage directly with the Company via the G1C InvestorHub at: https://grouponecapital.limited/link/yz8wmr

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Operating Review

Strategic and Structured Funding Activities

During the quarter, Group One Capital continued its transition to a diversified property and real estate management investment rights and structured-finance platform. The wholly owned subsidiary, FSU Capital Pty Ltd, remains focused on arranger-led transactions that generate fees linked to funding, construction and delivery milestones while limiting direct on-balance-sheet lending exposure.

Sterling Broadbeach

Completion of Sterling is scheduled for mid-August 2026, with settlements to follow after certification and plan sealing. Facilitation (exit) fees up to $18,000,000 or $200,000 per unit will be due for each unit settled. Refer to the Company's ASX announcements dated 31 July 2025, 21 August 2025 and 4 September 2025 for further information concerning Sterling fees and milestones.

Ahlei Canberra

The Ahlei mixed-use development continued to progress with gross apartment sales to date at approximately $44.197 million. The structured-funding fee is now expected on completion of the development scheduled mid 2027 with the amounts of anticipated fee income contingent on number of sales and progress of settlements.

Management Rights Operations

Gallery Residences and Pearl Main Beach continued to provide recurring operating income. The proposed acquisition of the Sterling management-rights business is anticipated to be tabled for shareholder approval at the 2026 Annual General Meeting post final Board sign off.

Financial Position, Corporate Activities and Outlook

Financial Performance and Cash Flow (Unaudited)

- Customer receipts for the quarter: approximately $215,697
- Net operating cash outflow for the quarter: approximately $50,918
- Year-to-date operating cash inflow: approximately $384,087
- Cash and cash equivalents at 30 June 2026: approximately $404,712

In addition, the Company separately held a fixed-interest investment with a carrying value of approximately $2.087 million and had no external financing facilities available at quarter end.

Outlook

The Company's priorities for the quarter ending 30 September 2026 are:

- Ensuring Sterling settlement processes allow contracted fee income as and when it becomes payable.
- Monitoring of Ahlei milestones.
- Growth of the Gallery, Pearl and Sterling management-rights portfolios.
- Completion of the FY2026 statutory audit.

The timing and amount of project-related fees remain subject to contractual milestones, project delivery, settlements, refinancing outcomes and applicable accounting requirements.

As earnings are realised, the Company intends to deploy available funds into new projects alongside cornerstone and other co-investors, while maintaining a disciplined focus on project quality, risk-adjusted returns and prudent capital management.

Payments to Related Parties

Payments to related parties during the quarter totaled $52,500 comprising director fees paid in the ordinary course of business to entities associated with Ross Patane, Neville Bell and Malcolm Cory, as disclosed in item 6.1 of the Appendix 4C Quarterly Cash Flow Report.

No other related-party payments were made during the quarter.

Authorised for release by the Board

Ross Patane
Managing Director & Chief Executive Officer

Appendix 4C

Quarterly cash flow report for entities subject to Listing Rule 4.7B

Name of entity

GROUP ONE CAPITAL LIMITED

ABN	Quarter ended ("current quarter")
43 010 472 858	30 June 2026

Consolidated statement of cash flows		Current quarter $A	Year to 30 June 2026 $A
1.	**Cash flows from operating activities**		
1.1	Receipts from customers	215,697	1,524,917
1.2	Payments for		
	(a) research and development		
	(b) product manufacturing and operating costs	(200,497)	(553,036)
	(c) advertising and marketing		
	(d) leased assets		
	(e) staff costs		
	(f) administration and corporate costs	(66,118)	(587,794)
1.3	Dividends received (see note 3)		
1.4	Interest received		
1.5	Interest and other costs of finance paid		
1.6	Income taxes paid		
1.7	Government grants and tax incentives		
1.8	Other		
1.9	**Net cash from / (used in) operating activities**	**(50,918)**	**384,087**

2.	**Cash flows from investing activities**		
2.1	Payments to acquire or for:		
	(a) entities		
	(b) businesses		
	(c) property, plant and equipment		
	(d) investments	-	(2,000,000)

Consolidated statement of cash flows		Current quarter $A	Year to 30 June 2026 $A
	(e) intellectual property		
	(f) other non-current assets		
2.2	Proceeds from disposal of:		
	(a) entities		
	(b) businesses		
	(c) property, plant and equipment		
	(d) investments		
	(e) intellectual property		
	(f) other non-current assets		
2.3	Cash flows from loans to other entities		
2.4	Dividends received (see note 3)		
2.5	Other (provide details if material)		
2.6	**Net cash from / (used in) investing activities**	**-**	**(2,000,000)**

3.	**Cash flows from financing activities**		
3.1	Proceeds from issues of equity securities (excluding convertible debt securities)		40,000
3.2	Proceeds from issue of convertible debt securities		
3.3	Proceeds from exercise of options		
3.4	Transaction costs related to issues of equity securities or convertible debt securities		
3.5	Proceeds from borrowings		
3.6	Repayment of borrowings		
3.7	Transaction costs related to loans and borrowings		
3.8	Dividends paid		
3.9	Other (provide details if material)		
3.10	**Net cash from / (used in) financing activities**	**-**	**40,000**

Consolidated statement of cash flows		**Current quarter $A**	**Year to 30 June 2026 $A**
4.	**Net increase / (decrease) in cash and cash equivalents for the period**		
4.1	Cash and cash equivalents at beginning of period	455,630	1,980,625
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(50,918)	384,087
4.3	Net cash from / (used in) investing activities (item 2.6 above)	-	(2,000,000)
4.4	Net cash from / (used in) financing activities (item 3.10 above)	-	40,000
4.5	Effect of movement in exchange rates on cash held		
4.6	**Cash and cash equivalents at end of period**	**404,712**	**404,712**

5.	**Reconciliation of cash and cash equivalents** at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	**Current quarter $A**	**Previous quarter $A**
5.1	Bank balances	404,712	455,630
5.2	Call deposits		
5.3	Bank overdrafts		
5.4	Other (provide details)		
5.5	**Cash and cash equivalents at end of quarter (should equal item 4.6 above)**	**404,712**	**455,630**

6.	**Payments to related parties of the entity and their associates**	**Current quarter $A**
6.1	Aggregate amount of payments to related parties and their associates included in item 1.2 (f) Directors Fees being $30,000 paid to Wonate One Pty Ltd an entity associated with Ross Patane, Directors fees for the three months to 30 June 2026, Directors Fees paid to Tremhill Pty Ltd of $7,500 an entity associated with Neville Bell in the three months to 30 June 2026 and Directors Fees of $15,000 paid to Cory Accounting Services Pty Ltd an entity associated with Malcolm Cory for the three months to 30 June, 2026.	52,500
6.2	Aggregate amount of payments to related parties and their associates included in item 2	52,500

Note: if any amounts are shown in items 6.1 or 6.2, your quarterly activity report must include a description of, and an explanation for, such payments.

7.	**Financing facilities** *Note: the term "facility' includes all forms of financing arrangements available to the entity.* *Add notes as necessary for an understanding of the sources of finance available to the entity.*	**Total facility amount at quarter end $A**	**Amount drawn at quarter end $A**
7.1	Loan facilities		
7.2	Credit standby arrangements		
7.3	Other (please specify)		
7.4	**Total financing facilities**	nil	
7.5	**Unused financing facilities available at quarter end**		nil
7.6	Include in the box below a description of each facility above, including the lender, interest rate, maturity date and whether it is secured or unsecured. If any additional financing facilities have been entered into or are proposed to be entered into after quarter end, include a note providing details of those facilities as well.		

8.	**Estimated cash available for future operating activities**	**$A**
8.1	Net cash from / (used in) operating activities (item 1.9)	(50,918)
8.2	Cash and cash equivalents at quarter end (item 4.6)	455,630
8.3	Unused finance facilities available at quarter end (item 7.5)	-
8.4	Total available funding (item 8.2 + item 8.3)	455,630
8.5	**Estimated quarters of funding available (item 8.4 divided by item 8.1)**	9

Note: if the entity has reported positive net operating cash flows in item 1.9, answer item 8.5 as "N/A". Otherwise, a figure for the estimated quarters of funding available must be included in item 8.5.

Compliance statement

1 This statement has been prepared in accordance with accounting standards and policies which comply with Listing Rule 19.11A.

2 This statement gives a true and fair view of the matters disclosed.

Date: 31 July 2026

Authorised by: The Board of Directors