

ASX Announcement

Quarterly Activities Report Quarter Ended 30 September 2026

29 October 2026

This Quarterly Activities Report covers 1 July to 30 September 2026 and is provided in accordance with ASX Listing Rule 4.7C by Group One Capital Limited ("**Group One Capital**" or "**Company**"). It should be read with the accompanying Appendix 4C. Subsequent developments are identified separately.

First Quarter Highlights

- ✓ Continued execution of the Company's capital-conscious property, management-rights and structured-funding strategy.
- ✓ Sterling Broadbeach progressed into apartment settlements during September.
- ✓ FSU's facilitation-fee payments to commence aligned to contractual funding arrangements.
- ✓ Quarter-end cash of \$562,423 together with a separately classified interest-bearing investment of \$1,720,906 now redeemed and held in cash for combined total of \$2,283,329.

Shareholders are encouraged to view this announcement and engage directly with the Company via the [G1C InvestorHub](#).

Operating Review

Strategic and Structured Funding Activities

FSU Capital Pty Ltd, the Company's wholly owned subsidiary, continued progressing arranger-led structured-finance activities. The model seeks fees linked to contractual funding and project milestones while limiting direct on-balance-sheet lending exposure.

Sterling Broadbeach

Sterling progressed through plan registration and apartment settlements during September. FSU has contracted facilitation-fee entitlements of up to \$18 million. The Company's position is that fees become payable in accordance with financier's security arrangements and/or upon a refinancing of arranged debt facilities. Entitlement and payment timing are distinct and cash recovery depends on the contractual waterfall, available proceeds and final payment and security arrangements.

Sterling has reported 55 settled apartments and future receipts will be based on the timing and quantum of future sales and settlements, debt priorities and security arrangements. The Company is at all times monitoring its entitlements.

Please refer to the ASX announcement dated [7 September 2026](#) for further information.

Ahlei Canberra

Structured-finance work relating to Ahlei continued. The amount and timing of future fees remain subject to contractual and project milestones. Earlier collection estimates are being reviewed and no further guidance can be provided at this time.

Management Rights Operations

Management rights operations continued to provide recurring fees for caretaking and letting services.

The proposed Sterling management-rights acquisition remains subject to valuation, final documentation, financier release and corporate and shareholder approvals separately from the current scheduled Annual General Meeting business.

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Financial Position, Corporate Activities and Outlook

Financial Performance and Cash Flow (Unaudited)

- Customer receipts for the quarter: \$240,925.
- Operating-cost payments: \$259,159; administration and corporate payments: \$224,055.
- Net operating cash outflow for the quarter and financial year to date: \$242,289.
- Net investing cash inflow: \$400,000, representing withdrawal from an interest-bearing investment.
- Cash and cash equivalents at 30 September 2026: \$562,423, compared with \$404,712 at 30 June 2026.

Cash increased by \$157,711 during the quarter. No financing cash flows or available financing facilities were reported. The separately classified interest-bearing investment of \$1,720,906 is additional to, and excluded from, the Appendix 4C cash and cash-equivalent balance. Cash plus that investment totalled \$2,283,329 at quarter end.

The Appendix 4C funding calculation is approximately 2.3 quarters based on bank cash and the September-quarter operating outflow. It excludes the separately classified investment and is not a forecast of future funding needs. Liquidity will reflect operating expenditure, investment availability, approved acquisition payments and transaction-related receipts.

Corporate Activities

The Company released its FY2026 Annual Report on 29 September 2026 using the opportunity to launch refreshed corporate branding.

The Annual General Meeting is scheduled for 2.30 pm AEST on Tuesday, 17 November 2026 at Hall Chadwick QLD, Level 4, 240 Queen Street, Brisbane.

Shareholders are strongly encouraged to lodge their votes by proxy ahead of the Annual General Meeting, whether or not they plan to attend. Proxy forms must be received by 2.30 pm AEST on Sunday, 15 November 2026. The Notice of Meeting and Explanatory Memorandum, released to ASX on 14 October 2026, are available on the ASX platform and the Company's website. Shareholders are encouraged to read them in full before voting.

Outlook

The Company's priorities for the quarter ending 31 December 2026 are:

- Monitor Sterling settlement and potential refinancing to convert FSU's fee entitlements into cash receipts.
- Improve management rights operating margins.
- Progress Sterling management rights acquisition shareholder approval process.
- Maintain liquidity and disciplined capital management.

The timing and amount of project-related fees remain subject to contractual requirements, project delivery, settlements, refinancing outcomes and applicable accounting requirements. The Company will provide further updates in accordance with its disclosure obligations.

Payments to Related Parties

Director-fee payments to related parties during the quarter totalled \$82,500, included within administration and corporate cash outflows. They comprised \$30,000 to Wonate One Pty Ltd, associated with Ross Patane, for three months of fees; \$37,500 to Tremhill Pty Ltd, associated with Neville Bell, representing five months of fees paid during the quarter; and \$15,000 to Cory Accounting Services Pty Ltd, associated with Malcolm Cory, for three months of fees to 30 September 2026.

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Authorised for release by the Board

Ross Patane
Managing Director & Chief Executive Officer
T +61 400 431 317 | E rpatane@g1c.limited

Forward-Looking Statements

This report includes forward-looking statements based on current expectations and assumptions. They are subject to risks and uncertainties, including sales, refinancing, counterparty and approval risks. Actual outcomes may differ materially. The Company will update the market as required by law and the ASX Listing Rules.

Appendix 4C

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

Name of entity

GROUP ONE CAPITAL LIMITED

ABN

43 010 472 858

Quarter ended ("current quarter")

30 September 2026

Consolidated statement of cash flows	Current quarter \$A	Year to date to 30 September 2026 \$A
1. Cash flows from operating activities		
1.1 Receipts from customers	240,925	240,925
1.2 Payments for		
(a) research and development		
(b) product manufacturing and operating costs	(259,159)	(259,159)
(c) advertising and marketing		
(d) leased assets		
(e) staff costs		
(f) administration and corporate costs	(224,055)	(224,055)
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	(242,289)	(242,289)

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

Consolidated statement of cash flows	Current quarter \$A	Year to date to 30 September 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-Interest bearing deposit	400,000	400,000
(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	400,000	400,000

3. Cash flows from financing activities		
3.1 Proceeds from issues of equity securities (excluding convertible debt securities)		
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	-	-

Consolidated statement of cash flows		Current quarter \$A	Year to date to 30 September 2026 \$A
4.	Net increase / (decrease) in cash and cash equivalents for the period		
4.1	Cash and cash equivalents at beginning of period	404,712	404,712
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(242,289)	(242,289)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	400,000	400,000
4.4	Net cash from / (used in) financing activities (item 3.10 above)		
4.5	Effect of movement in exchange rates on cash held		
4.6	Cash and cash equivalents at end of period	562,423	562,423

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	562,423	404,712
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)	562,423	404,712

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 September 2026, Directors Fees paid to Tremhill Pty Ltd of \$37,500 an entity associated with Neville Bell, being Directors fees for five months were paid in the three months to 30 September 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 September, 2026.	82,500
6.2	Aggregate amount of payments to related parties and their associates included in item 2	82,500
<i>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.</i>		
7.	Financing facilities <i>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.</i>	
		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)	(242,289)
8.2	Cash and cash equivalents at quarter end (item 4.6)	562,289
8.3	Unused finance facilities available at quarter end (item 7.5)	-
8.4	Total available funding (item 8.2 + item 8.3)	562,289
8.5	Estimated quarters of funding available (item 8.4 divided by item 8.1)	2.3
<p><i>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.</i></p> <p>The company had \$1,720,906 in an interest bearing investment on 30 September 2026 the proceeds of which have subsequently been deposited to the operating bank account. At the date of signing this report the company holds in excess of \$2.1 million in cash at bank.</p>		

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: 29 October 2026

Authorised by: The Board of Directors