

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**

To Company Name/Scheme	Ingenia Communities Group (comprising Ingenia Communities Holdings Limited, Ingenia Communities Management Trust and Ingenia Communities Fund)
ACN/ARSN	154 444 925; 122 928 410; 107 459 576

1. Details of substantial holder (1)

This notice is given by Canada Pension Plan Investment Board ("CPPIB") on its own behalf and on behalf of each of its controlled entities from time to time (collectively the "Substantial Holders").

Name

ACN/ARSN (if applicable)

There was a change in the interests of the substantial holder on 10/12/2023

The previous notice was given to the company on 03/03/2023

The previous notice was dated 03/03/2023

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Stapled Securities ("Securities")	20,484,388	5.03% (based on 407,583,264 Securities outstanding)	24,958,113	6.12% (based on 407,583,264 Securities outstanding)

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
CPPIB	CPPIB	CPPIB	CPPIB is the registered	24,421,337	24,421,337

			holder of the Securities		
CPPIB	Sun INA Equity LLC	CPPIB	CPPIB has entered into a contract to acquire the Securities (settling on 17 October 2023) and so has a relevant interest in the Securities under s608(8) of the Corporations Act 2001.	536,776	536,776

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Substantial Holders	One Queen Street East, Suite 2500, Toronto, Ontario, M5C 2W5, Canada

Signature

print name **Kathryn Daniels** capacity **Authorized signatory**

sign here



date **10/13/2023**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and

accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

- (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
 - (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
 - (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.
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Annexure A

The following represents Annexure A of one page referred to in Form 604 (Notice change of interests of substantial holder).

Date of Change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
10/13/2023	CPPIB	Acquisition resulting from participation in block trade	A\$3.9 per Security	536,776	536,776
10/09/2023	CPPIB	Acquisition on market exchange	A\$4.05 per Security	20,196	20,196
10/06/2023	CPPIB	Acquisition on market exchange	A\$4.046 per Security	67,621	67,621
10/05/2023	CPPIB	Acquisition on market exchange	A\$4.0436 per Security	47,198	47,198
10/04/2023	CPPIB	Acquisition on market exchange	A\$4.0371 per Security	160,000	160,000
10/03/2023	CPPIB	Acquisition on market exchange	A\$4.0498 per Security	35,123	35,123
09/11/2023	CPPIB	Acquisition on market exchange	A\$4.05 per Security	328	328
08/30/2023	CPPIB	Acquisition on market exchange	A\$4.0489 per Security	7,541	7,541
08/28/2023	CPPIB	Acquisition on market exchange	A\$3.9673 per Security	70,200	70,200
08/25/2023	CPPIB	Acquisition on market exchange	A\$3.9393 per Security	231,507	231,507
08/24/2023	CPPIB	Acquisition on market exchange	A\$4.0194 per Security	209,802	209,802
08/23/2023	CPPIB	Acquisition on market exchange	A\$4.0189 per Security	339,000	339,000
08/22/2023	CPPIB	Acquisition on market exchange	A\$4.0390 per Security	5,534	5,534
08/21/2023	CPPIB	Acquisition on market exchange	A\$4.0465 per Security	132,102	132,102
08/18/2023	CPPIB	Acquisition on market exchange	A\$4.0354 per Security	100,007	100,007
08/17/2023	CPPIB	Acquisition on market exchange	A\$4.0379 per Security	550,000	550,000
08/16/2023	CPPIB	Acquisition on market exchange	A\$4.0298 per Security	296,275	296,275
07/19/2023	CPPIB	Acquisition on market exchange	A\$3.8972 per Security	14,841	14,841
07/18/2023	CPPIB	Acquisition on market exchange	A\$3.9000 per Security	21,949	21,949
03/07/2023	CPPIB	Acquisition on market exchange	A\$3.8058 per Security	127,725	127,725

03/06/2023	CPPIB	Acquisition on market exchange	A\$3.8762 per Security	500,000	500,000
03/03/2023	CPPIB	Acquisition on market exchange	A\$3.8043 per Security	500,000	500,000
03/02/2023	CPPIB	Acquisition on market exchange	A\$3.7864 per Security	500,000	500,000
Totals				4,473,725	4,473,725

print name

Kathryn Daniels

capacity

Authorised signatory

sign here



date

10/13/2023

From: JPMorgan ECM Settlements <JPMorgan.ECM.Settlements@jpmorgan.com>

Sent: 12 October 2023 11:31

To: ZZ_EquityTrader <ZZ_EquityTrader@cppib.com>

Cc: Kibble, James D <james.d.kibble@jpmorgan.com>; JPMorgan ECM Settlements <JPMorgan.ECM.Settlements@jpmorgan.com>

Subject: CANADA PENSION PLAN INVESTMENT - Allocation Notification for Ingenia Communities Group A\$163mm block trade

This email originated from **outside of the organization**. Please use judgment and caution.

Dear Investor,

Please be advised that You have been allocated 536,776 shares (A\$2,093,426.40) in the ~A\$163m Ingenia Communities Group Block Trade, which launched 12 October 2023. J.P. Morgan will be settling this allocation.

For further allocation details, please contact your J.P. Morgan sales trader and reach out to J.P. Morgan Settlements should you have any settlement related questions.

Kind regards

J.P. Morgan Settlements

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