

Form 603
Corporations Act 2001
Section 671B
Notice of initial substantial holder

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

1. Details of substantial holder (1)

Name First Sentier Investors Holdings Pty Limited ACN 630 725 558 and its related bodies corporate or associates listed in annexure A
ACN/ARSN (if applicable) 630 725 558
The holder became a substantial holder on 01-08-2024

2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Fully Paid ordinary shares	20,415,936	20,415,936	5.01%

*Note these securities are comprised of 18,536,160 shares in which First Sentier Investors Holdings Pty Limited and its subsidiaries have voting power and 1,879,776 securities in which First Sentier Investors Holdings Pty Limited's ultimate parent, Mitsubishi UFJ Financial Group, Inc. on and from 1 August 2024, has informed it that it has voting power prior to the date of this notice.

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager, as provided for under its investment mandates. In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	9,814,968 Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager, as provided for under its investment mandates. In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	12,222,567 Fully Paid ordinary shares
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager, as provided for under its investment mandates. In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	127,313 Fully Paid ordinary shares
First Sentier Investors (UK) IM Limited	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager, as provided for under its investment mandates. In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	874,716 Fully Paid ordinary shares
Mitsubishi UFJ Financial Group	Mitsubishi UFJ Financial Group Inc. (MUFG) owns 100% of First Sentier Investors Holdings Pty Limited (indirectly) and has informed First Sentier Investors Holdings Pty Limited that it has a relevant interest in the shares noted in this column. Accordingly, First Sentier Investors Holdings Pty Limited has a relevant interest or voting power in those shares pursuant to section 608(3) or section 12(2)(a) of the Corporations Act (as relevant). MUFG has not provided any further details of that relevant interest - accordingly no transaction information is recorded in Appendix B or holder information is recorded in Section 4. Reference is made to any subsequent filing of MUFG which will reflect this interest.	1,879,776 Fully Paid ordinary shares

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Citibank N A Hong Kong		4,444,474 Fully Paid ordinary shares

First Sentier Investors RQI Pty Ltd ACN 133 312 017	Citicorp Nominees Pty Limited (Australia)		3,565,337 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	JP MORGAN CHASE		285,744 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	National Australian bank		811,281 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Northern Trust Singapore		708,132 Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	Brown Brothers Harriman		2,199,852 Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	Citibank N A Hong Kong		5,478,611 Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	State Street Global Advisors (Australia) Limited		40,700 Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	The Bank of New York Mellon Corp		874,716 Fully Paid ordinary shares
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	HSBC UK		127,313 Fully Paid ordinary shares
Mitsubishi UFJ Financial Group	Mitsubishi UFJ Financial Group		1,879,776 Fully Paid ordinary shares

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See annexure B to this notice				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
First Sentier Investors RQI Pty Ltd ACN 133 312 017	A wholly-owned subsidiary, and therefore related body corporate, of First Sentier Investors Holdings Pty Limited
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	A wholly-owned subsidiary, and therefore related body corporate, of First Sentier Investors Holdings Pty Limited
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	A wholly-owned subsidiary, and therefore related body corporate, of First Sentier Investors Holdings Pty Limited
First Sentier Investors (UK) IM Limited	A wholly-owned subsidiary, and therefore related body corporate, of First Sentier Investors Holdings Pty Ltd
Mitsubishi UFJ Financial Group	Each company referred to is an associate of Mitsubishi UFJ Financial Group, Inc. under section 12 of the Corporations Act


7. Addresses

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

Name	Address
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Level 5, Tower Three International Towers Sydney, 300 Barangaroo Avenue, Barangaroo NSW 2000, Australia
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	Level 5, Tower Three International Towers Sydney, 300 Barangaroo Avenue, Barangaroo NSW 2000, Australia
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	Level 5, Tower Three International Towers Sydney, 300 Barangaroo Avenue, Barangaroo NSW 2000, Australia
First Sentier Investors (UK) IM Limited	23 St Andrew Square Edinburgh EH2 1BB United Kingdom
Mitsubishi UFJ Financial Group	1-4-5, Marunouchi, Chiyoda-ku, Tokyo 100-8330, Japan

Signature

print name Rachel Lim capacity Company Secretary

sign here  date 05-08-2024

Annexure A

This is Annexure A referred to in Form 603, Notice of initial substantial holder dated 01-08-2024



Rachel Lim

Company Secretary

Dated the 05-08-2024

SCHEDULE

First Sentier Investors (Malta) Limited (Company Code C41267)
First Sentier Investors (Malta) Holdings Limited (Company Code C41260)
CFSIM Limited (Company No. 00153197)
First Sentier Investors (Luxembourg) EDIF II GP S.Á.R.L (Company No. B204413)
First Sentier Investors (Australia) Services Pty Limited (ACN 624 305 595)
First Sentier Investors (Australia) IM Ltd (ACN 114 194 311)
First Sentier Investors (Australia) Infrastructure Holdings Ltd (ACN 085 313 926)
First Sentier Investors (Australia) Infrastructure Managers Pty Ltd (ACN 101 384 294)
First Sentier Investors Strategic Investments Pty Limited (ACN 625 765 399)
First Sentier Investors (Australia) RE Ltd (ACN 006 464 428)
First Sentier Investors Asia Holdings Limited (ACN 054 571 701)
First Sentier Investors RQI Pty Ltd (ACN 133 312 017)
First Sentier Investors (Luxembourg) EDIF I Feeders MC S.A.R.L (Company No. B134314)
First Sentier Infrastructure Managers (International) Limited (Company No. 298444)
First Sentier Investors (UK) IM Limited (Company No. SC047708)
First Sentier Investors (UK) Services Limited (Company No. 03904320)
First Sentier Investors (Hong Kong) Limited (CR No. 11541926)
First Sentier Investors (Ireland) Limited (Company No. 629188)
First Sentier Investors (Japan) Limited (Company No. 0104-01-093090)
First Sentier Investors (Singapore) (Company No. 196900420D)
First Sentier Investors UK Holdings Limited (Company No. 03904310)
First Sentier Investors (UK) Funds Limited (Company No. 02294743)
First Sentier Investors (Luxembourg) Infrastructure (B) GP S.A.R.L (Company No. B262476)
First Sentier Investors (Luxembourg) EDIF I MC S.A.R.L (Company No. B128117)
First Sentier Investors (Singapore) Holdings Limited (Registration No. 199901706Z)
First Sentier Investors International IM Limited (Company No. SC079063)
First Sentier Investors (Hong Kong) Nominees Limited (CR NO. 11541934)
FSIB LTD (Registration No. 26193)
Mitsubishi UFJ Financial Group, Inc (Registration No. 0100-01-073486)
Mitsubishi UFJ Trust and Banking Corporation (Registration No. 0100-01-008770)
SI Holdings Limited (Company No. SC109439)
First Sentier Investors (Hong Kong) AMC Limited (CR NO. 20492095)
First Sentier Investors (Luxembourg) EDIF III GP S.A.R.L (Company No. B238701)
First Sentier Investors EU Holdings Limited (Company No. 727873)
AlbaCore Capital Group Limited (Company No. 727871)
AlbaCore Capital Limited (Company No. 581750)
AlbaCore Capital (UK) Limited (Company No. 10220978)
AlbaCore Capital LLP (Company No. OC412196)
FSSA Holdings Limited (Company No. UEN 202418662W)
FSSA (Singapore) Limited (Company No. UEN 202421579R)

Annexure B

This is Annexure B referred to in Form 603, Notice of initial substantial holder dated 01-08-2024



Rachel Lim

Company Secretary

Dated the 05-08-2024

Holder of relevant Interest	Date of Acquisition	Consideration Cash	Consideration non-cash	Class and number of securities affected	
First Sentier Investors RQI Pty Ltd ACN 133 312 017	03-04-2024	19,486.22		3,874	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	05-04-2024	222,636.08		43,826	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	05-04-2024	7,280.06		1,440	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	10-04-2024	293,200.00		58,640	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	16-04-2024	164,950.30		34,857	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	16-04-2024	28,914.49		6,113	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	16-04-2024	5,673.91		1,199	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	18-04-2024	355,536.72		73,458	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	22-04-2024	7,198.75		1,496	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24-04-2024	322,253.94		68,553	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24-04-2024	19,423.71		4,132	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24-04-2024	560,805.44		119,300	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24-04-2024	475,058.15		101,059	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24-04-2024	405,679.04		86,300	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24-04-2024	61,260.83		13,032	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24-04-2024	94,580.10		20,120	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24-04-2024	43,266.16		9,204	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	30-04-2024	24,730.62		5,307	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	30-04-2024	5,696.42		1,229	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	01-05-2024	19,700.28		4,292	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	09-05-2024	9,513.60		1,982	Fully Paid ordinary shares

First Sentier Investors RQI Pty Ltd ACN 133 312 017	20-05-2024	52,572.38		10,733	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	20-05-2024	74,388.96		15,187	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	20-05-2024	108,191.44		22,088	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	20-05-2024	680,737.14		138,977	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	20-05-2024	494,003.06		100,854	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	21-05-2024	28,077.00		5,730	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	27-05-2024	20,870.19		4,237	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	27-05-2024	493,796.50		100,249	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	04-06-2024	48,211.20		9,920	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	06-06-2024	29,551.90		6,031	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	13-06-2024	296,914.64		61,346	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	19-06-2024	120,753.60		25,157	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	20-06-2024	243,354.16		50,684	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	20-06-2024	555,065.85		115,605	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26-06-2024	42,907.55		9,007	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26-06-2024	206,653.64		43,380	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26-06-2024	30,054.81		6,309	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26-06-2024	21,751.51		4,566	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26-06-2024	240,357.53		50,455	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26-06-2024	272,837.12		57,273	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	03-07-2024	183,115.53		38,389	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	08-07-2024	3,768.66		796	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	09-07-2024	56,846.82		11,993	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	10-07-2024	213,768.40		43,805	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	12-07-2024	22,216.74		4,382	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	17-07-2024	461,100.36		88,844	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	18-07-2024	80,671.69		15,712	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	25-07-2024	461,739.15		91,624	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	25-07-2024	51,145.89		10,149	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	25-07-2024	36,077.78		7,159	Fully Paid ordinary shares

First Sentier Investors RQI Pty Ltd ACN 133 312 017	25-07-2024	965,749.50		192,017	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	25-07-2024	344,490.14		68,358	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	25-07-2024	74,221.76		14,728	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	01-08-2024	59,434.41		11,631	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	01-08-2024	302,169.63		59,133	Fully Paid ordinary shares