

# Appendix 3Y

## Change of Director's Interest Notice

*Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.*

Introduced 30/09/01 Amended 01/01/11

<b>Name of entity: Ingenia Communities Group</b> (comprising Ingenia Communities Holdings Limited, Ingenia Communities Management Trust and Ingenia Communities Fund)
<b>ABN / ASRN 154 444 925 / 122 928 410 / 107 459 576</b>

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

<b>Name of Director</b>	John (Gianni) Carfi
<b>Date of last notice</b>	25 October 2024

### Part 1 - Change of director's relevant interests in securities

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Direct or indirect interest</b>	Indirect Interest
<b>Nature of indirect interest (including registered holder)</b> <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	Indirect via relevant interest in Performance Rights
<b>Date of change</b>	14 November 2024
<b>No. of securities held prior to change</b>	a) Nil (Fully paid stapled securities) b) 236,995 (LTIP Rights) c) 30,675 (STIP Rights)
<b>Class</b>	a) Fully paid stapled securities b) Long Term Incentive Plan Rights c) Short Term Incentive Plan Rights
<b>Number acquired</b>	a) Nil b) 232,969 c) Nil
<b>Number disposed</b>	a) Nil b) Nil c) Nil

+ See chapter 19 for defined terms.

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<b>Value/Consideration</b> <small>Note: If consideration is non-cash, provide details and estimated valuation</small>	Nil (estimated value based on the closing price for INA stapled securities on 13 November 2024 of \$4.87 per stapled security)
<b>No. of securities held after change</b>	d) Nil (Fully paid stapled securities) e) 469,964 (LTIP Rights) f) 30,675 (STIP Rights)
<b>Nature of change</b> <small>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</small>	Issue of LTIP Rights

### Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Detail of contract</b>	Nil
<b>Nature of interest</b>	
<b>Name of registered holder (if issued securities)</b>	
<b>Date of change</b>	
<b>No. and class of securities to which interest related prior to change</b> <small>Note: Details are only required for a contract in relation to which the interest has changed</small>	
<b>Interest acquired</b>	
<b>Interest disposed</b>	
<b>Value/Consideration</b> <small>Note: If consideration is non-cash, provide details and an estimated valuation</small>	
<b>Interest after change</b>	

### Part 3 – <sup>+</sup>Closed period

<b>Were the interests in the securities or contracts detailed above traded during a <sup>+</sup>closed period where prior written clearance was required?</b>	No
<b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b>	
<b>If prior written clearance was provided, on what date was this provided?</b>	

Date of Notice: 14 November 2024

<sup>+</sup> See chapter 19 for defined terms.