

25 September 2025

Request for information from Consumer Affairs Victoria

Ingenia Communities Group (ASX: INA or Ingenia) advises that it has received a notice to provide certain information and documents to Consumer Affairs Victoria (CAV) relating to cooking facilities at the seven Ingenia Gardens rental communities in Victoria. The notice states that the material requested relates to potential contraventions of the Residential Tenancies Act 1997 (Vic) and the Australian Consumer Law (Vic). Ingenia is cooperating with Consumer Affairs Victoria regarding the provision of the requested information and documents.

After receiving the above request, Ingenia has undertaken a review of its compliance obligations regarding the installation of cooktops in the seven Ingenia Gardens communities in Victoria and is taking action to ensure there is full compliance with the relevant regulations.

Ingenia takes its obligations to its customers, communities and compliance with all regulations seriously. Ingenia will remediate any non-compliance relating to the notice promptly and will address any identified opportunities to enhance relevant compliance processes.

Authorised for lodgement by the Chair.

ENDS

For further information please contact:

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About Ingenia Communities Group

Ingenia Communities Group (ASX: INA) is a leading operator, owner and developer of communities offering quality affordable rental and holiday accommodation focussed on the growing seniors' market in Australia. Listed on the Australian Securities Exchange, the Group is included in the S&P/ASX 200 and has a market capitalisation of over \$2 billion.

Across Ingenia Lifestyle, Ingenia Gardens, Ingenia Holidays and Ingenia Rental, the Group has 100 communities and development sites and is continuing to grow through acquisition and development.

Ingenia Communities Holdings Limited (ACN 154 444 925), Ingenia Communities Fund (ASRN 107 459 576) and Ingenia Communities Management Trust (ARSN 122 928 410). The Responsible Entity for each scheme is Ingenia Communities RE Limited (ACN 154 464 990) (AFSL415862).