



Announcement Summary

Entity name

INGENIA COMMUNITIES GROUP

Date of this announcement

Wednesday October 08, 2025

The +securities the subject of this notification are:

+Securities issued under an +employee incentive scheme that are subject to a restriction on transfer and are not being quoted on ASX until the restriction ends

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
INAAB	PERFORMANCE RIGHTS	153,490	02/10/2025

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

INGENIA COMMUNITIES GROUP

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

other

Registration number

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

1.3 ASX issuer code

INA

1.4 The announcement is

New announcement

1.5 Date of this announcement

8/10/2025



Part 2 - Issue details

2.1 The +securities the subject of this notification are:

+Securities issued under an +employee incentive scheme that are subject to a restriction on transfer and are not being quoted on ASX until the restriction ends

2.2a This notification is given in relation to an issue of +securities in a class which is not quoted on ASX and which:

has an existing ASX security code ("existing class")

Part 3B - number and type of +securities the subject of this notification (existing class) where issue has not previously been notified to ASX in an Appendix 3B

Additional +securities in an existing class issued under an +employee incentive scheme

ASX +security code and description

INAAB : PERFORMANCE RIGHTS

Date the +securities the subject of this notification were issued

2/10/2025

Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class

Yes

Were any of the +securities issued to +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates being issued +securities.

Name of KMP	Name of registered holder	Number of +securities
John (Gianni) Carfi	Gianni Carfi	116,329
Justin Mitchell	Justin Mitchell	31,627

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

Details of the Group's Rights Plan Rules can be found in the Notice of Meeting - 2024 AGM located at <https://www.ingenia.comunities.com.au/investor-centre/>

Any other information the entity wishes to provide about the +securities the subject of this notification

Performance Rights have been issued to eligible employees under the Group's Rights Plan relating to FY25 STIP Rights. Additional rights have been issued to eligible employees, which entitled those employees to an additional number of rights, calculated on the basis of the distribution entitlement factor during the relevant period - refer Notice of Meeting 2022 AGM (pg.11) - which can be found at <https://www.ingeniacommunities.com.au/investor-centre>

Issue details

Number of +securities

153,490

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
INA : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	407,583,264

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
INAAB : PERFORMANCE RIGHTS	5,133,490



Part 5 - Other Listing Rule requirements

5.1 Were the +securities issued under an exception in Listing Rule 7.2 and therefore the issue did not need any security holder approval under Listing Rule 7.1?

Yes

5.1a Select the number of the applicable exception in Listing Rule 7.2

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