

Appendix 3X

Initial 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 30/9/2001.

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

We (the entity) give ASX the following information under listing rule 3.19A.1 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	James Tobias Hall
Date of appointment	1 December 2025

Part 1 - Director's relevant interests in securities of which the director is the registered holder

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.

Number & class of securities
Nil

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Part 2 – Director's relevant interests in securities of which the director is not the registered holder

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

Name of holder & nature of interest Note: Provide details of the circumstances giving rise to the relevant interest.	Number & class of Securities
James Tobias Hall and Fiona Margaret Hall SF Nominees Pty Ltd as trustee for the family self managed super fund (JTH & FMD SMSF). Mr Hall is a director of the trustee company and beneficiary of the family super fund.	4,000 fully paid ordinary stapled securities

Part 3 – 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.

Detail of contract	Not applicable
Nature of interest	
Name of registered holder (if issued securities)	
No. and class of securities to which interest relates	

Date of Notice: 2/12/2025