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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 30/05/2025

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	21,010,212	21,010,212	5.15%

*Note these securities are comprised of 17,094,406 shares in which First Sentier Investors Holdings Pty Limited and its subsidiaries have voting power and 3,915,806 securities in which First Sentier Investors Holdings Pty Limited's ultimate parent, Mitsubishi UFJ Financial Group, Inc. on and from 30 May 2025, 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.	10,521,465 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.	7,455,103 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.	36,121 Fully Paid ordinary shares
First Sentier Investors (Ireland) 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.	36,121 Fully Paid ordinary shares

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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.	442,833 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.	3,915,806 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	CITIGROUP GLOBAL MARKETS INC		918,283 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Citibank N A Hong Kong		6,561,215 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	JP MORGAN CHASE		346,718 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	National Australian bank		861,143 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Northern Trust Singapore		1,834,106 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		3,835,908 Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	Northern Trust Company		501,060 Fully Paid ordinary shares
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	HSBC Continental Europe		36,121 Fully Paid ordinary shares
Mitsubishi UFJ Financial Group	Mitsubishi UFJ Financial Group		3,915,806 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 (Ireland) Limited		A wholly-owned subsidiary, and therefore related body corporate, of First Sentier Investors Holdings Pty Ltd
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 (Ireland) Limited	70 Sir John Rogerson's Quay, Dublin 2, Ireland
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 03/06/2025

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Annexure A

This is Annexure A referred to in Form 603, Notice of initial substantial holder dated 30/05/2025

Rachel Lim Company Secretary Dated the 03/06/2025

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)

First Sentier Investors (Australia) ADIF Management Pty Ltd (Company No. 686 866 179)

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Annexure B

This is Annexure B referred to in Form 603, Notice of initial substantial holder dated 30/05/2025

Rachel Lim Company Secretary Dated the 03/06/2025

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	30/01/2025	364,531.29		63,177	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	04/02/2025	32,592.78		5,841	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	05/02/2025	658,229.60		117,541	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	07/02/2025	1,531.78		264	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	12/02/2025	812,687.70		143,625	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	19/02/2025	912,736.31		158,066	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24/02/2025	60,990.38		10,873	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24/02/2025	640,631.83		114,208	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24/02/2025	110,997.68		19,788	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24/02/2025	267,432.03		47,557	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24/02/2025	719,762.83		128,315	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	04/03/2025	17,453.97		3,077	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	11/03/2025	122,533.52		22,839	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	13/03/2025	75,731.09		14,201	Fully Paid ordinary shares
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	21/03/2025	9,155.73		1,681	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24/03/2025	145,867.76		26,643	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24/03/2025	897,571.53		163,943	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24/03/2025	993,853.12		181,529	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24/03/2025	84,570.78		15,447	Fully Paid ordinary shares

First Sentier Investors RQI Pty Ltd ACN 133 312 017	25/03/2025	39,152.36		7,119	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26/03/2025	963,362.96		175,345	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	27/03/2025	86,774.02		15,809	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	28/03/2025	454,657.75		82,527	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	31/03/2025	491,667.61		90,201	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	01/04/2025	954,215.70		173,311	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	02/04/2025	15,388.97		2,801	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	03/04/2025	463,894.33		85,187	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	04/04/2025	37,073.97		6,854	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	04/04/2025	478,606.38		88,449	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	07/04/2025	885,562.75		169,369	Fully Paid ordinary shares
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	08/04/2025	4,333.84		823	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	08/04/2025	6,529.72		1,240	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	16/04/2025	171,054.81		31,644	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	23/04/2025	20,233.86		3,745	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	23/04/2025	105,254.10		19,449	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	29/04/2025	328,162.67		59,641	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	29/04/2025	46,698.02		8,487	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	29/04/2025	27,665.56		5,028	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	29/04/2025	387,626.03		70,448	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	20/05/2025	20,253.00		3,512	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26/05/2025	30,240.48		5,267	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26/05/2025	360,606.39		62,807	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26/05/2025	63,735.66		11,103	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26/05/2025	51,598.86		8,987	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	26/05/2025	344,616.31		60,022	Fully Paid ordinary shares

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