

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.

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| Name of entity |
| GemLife Communities Group (ASX:GLF) consisting of GemLife Group Ltd (ACN 607 629 149) and Equity Trustees Limited (ACN 004 031 298; AFSL 240975) as responsible entity for GemLife Trust (ARSN 687 162 198), GTH Resorts No 2 Trust (ARSN 687 162 394), GTH Resorts No 3 Trust (ARSN 687 162 698), GTH Resorts No 4 Trust (ARSN 687 163 408), GTH Resorts No 6 Trust (ARSN 687 163 453), GTH Resorts No 8 Trust (ARSN 687 163 659), GTH Resorts No 11 Trust (ARSN 687 163 720), GTH Resorts No 12 Trust (ARSN 687 163 962), GTH Resorts No 15 Trust (ARSN 687 163 944) and GTH Resorts No 19 Trust (ARSN 687 164 209) |
| ABN as above |

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 | Alison Quinn |
| Date of appointment | 11 June 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 |

+ See chapter 19 for defined terms.

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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 | Number & class of Securities |
|--|---|
| <p>Note: Provide details of the circumstances giving rise to the relevant interest.</p> <p>Milquin Investments Pty Ltd atf Marylebone Superannuation Fund</p> <p>Alison has the power to exercise, or control the exercise of, a right to vote attached to the GLF Securities and the power to dispose of, or control the exercise of a power to dispose of, the GLF Securities (section 608(1)(b) and (c) of the Corporations Act).</p> | <p>38,462 Fully Paid Stapled Securities (GLF Securities)</p> |
| <p>Milquin Investments Pty Ltd atf Robace Family Trust</p> <p>Alison has the power to exercise, or control the exercise of, a right to vote attached to the GLF Securities and the power to dispose of, or control the exercise of a power to dispose of, the GLF Securities (section 608(1)(b) and (c) of the Corporations Act).</p> | <p>45,673 Fully Paid Stapled Securities (GLF Securities)</p> |

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 | NA |
| Nature of interest | NA |

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| | |
|--|----|
| Name of registered holder (if issued securities) | NA |
| No. and class of securities to which interest relates | NA |

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