

8 July 2025

Update in relation to Deferred Management Fee

Ingenia Communities Group (ASX: INA) provides the following update in relation to the Group's exposure to Deferred Management Fee (DMF) contracts across its portfolio.

Ingenia has limited exposure to contracts which include a Deferred Management Fee, with the value attributed to the DMF across the Group's portfolio at 30 June 2025 representing approximately \$26 million (circa 1% of the Group's investment property value). The average annual revenue from deferred management fees has been \$3.0 million over the last 3 years.

The Group does not sell any new homes with a DMF or exit fee, however has four communities in Victoria which were acquired with a legacy DMF in place.

The Group will review the recent VCAT decision and consider any potential changes to the operation of the DMF within Ingenia's business.

Authorised for lodgement by the Chair.

For further information please contact:

Donna Byrne

General Manager Investor Relations & Sustainability

P 02 8263 0507

M 0401 711 542

About Ingenia Communities Group

Ingenia Communities Group (ASX: INA) is a leading operator, owner and developer of communities offering quality land lease, 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 over 100 communities and development sites.

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).