

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme **GEMPLIFE COMMUNITIES GROUP**

ACN/ARSN **607 629 149**

1. Details of substantial holder (1)

Name **Firetrail Investments Pty Ltd**

ACN/ARSN (if applicable) **622 377 913**

The holder became a substantial holder on **03/08/2026**

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)
ORDINARY FULLY PAID	19,119,896	19,119,896	5.03%

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
REFER TO ANNEXURE A		

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
REFER TO ANNEXURE B			

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	
REFER TO ANNEXURE C				

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
N/A	

7. Addresses

The addresses of persons named in this form are as follows:

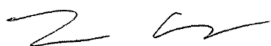
Name	Address
REFER TO ANNEXURE D	

Signature

print name **TERENCE KWONG**

capacity **COMPANY SECRETARY**

sign here



date **05/08/2026**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

GEMPLIFE COMMUNITIES GROUP

Annexure A

Holder of relevant interest	Nature of relevant interest	Number of securities	Class of securities
Firetrail Investments Pty Ltd	Firetrail Investments Pty Ltd in its capacity as investment manager has the power to control voting and/or disposal of securities.	19,119,896	Ordinary fully paid

This is Annexure "A" as mentioned in form 603 Notice of initial substantial holder



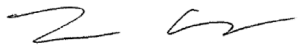
Terence Kwong
Company Secretary
Date: 05/08/2026

GEMLIFE COMMUNITIES GROUP

Annexure B

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Number of securities	Class of securities
Firetrail Investments	BNP Paribas	BNP Paribas	9,293,111	Ordinary fully paid
Firetrail Investments	Citicorp Nominees Pty Ltd	Citicorp Nominees Pty Ltd	9,826,785	Ordinary fully paid

This is Annexure "B" as mentioned in form 603 Notice of initial substantial holder



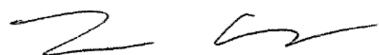
Terence Kwong
Company Secretary
Date: 05/08/2026

GEMPLIFE COMMUNITIES GROUP**Annexure C**

Holder of relevant interest	Trade Date	Nature of change	Consideration		Number of securities	Class of Securities
			Cash	Non-cash		
Firetrail Investments Pty	07/04/2026	Sale	-\$ 316,845.88		- 75,400	ORDINARY FULLY PAID
As above	20/04/2026	In-specie transfer in	\$ 120,232.00		26,600	ORDINARY FULLY PAID
As above	20/04/2026	In-specie transfer out	-\$ 120,232.00		- 26,600	ORDINARY FULLY PAID
As above	23/04/2026	Sale	-\$ 1,069,270.49		- 230,010	ORDINARY FULLY PAID
As above	24/04/2026	Sale	-\$ 665,767.94		- 142,930	ORDINARY FULLY PAID
As above	28/04/2026	Sale	-\$ 46,182.34		- 9,890	ORDINARY FULLY PAID
As above	29/04/2026	Sale	-\$ 812,527.30		- 171,880	ORDINARY FULLY PAID
As above	30/04/2026	Sale	-\$ 277,495.93		- 59,547	ORDINARY FULLY PAID
As above	01/05/2026	Sale	-\$ 1,904,674.03		- 407,180	ORDINARY FULLY PAID
As above	04/05/2026	Sale	-\$ 1,239,270.57		- 262,664	ORDINARY FULLY PAID
As above	05/05/2026	Sale	-\$ 208,214.57		- 44,760	ORDINARY FULLY PAID
As above	07/05/2026	Purchase	\$ 14,767,623.80		3,210,353	ORDINARY FULLY PAID
As above	07/05/2026	Sale	-\$ 15,042,418.60		- 3,270,091	ORDINARY FULLY PAID
As above	11/05/2026	In-specie transfer in	\$ 250,550.30		55,066	ORDINARY FULLY PAID
As above	11/05/2026	In-specie transfer out	-\$ 250,550.30		- 55,066	ORDINARY FULLY PAID
As above	14/05/2026	Sale	-\$ 16,791,694.84		- 3,764,954	ORDINARY FULLY PAID
As above	15/05/2026	In-specie transfer in	\$ 32,472.00		7,200	ORDINARY FULLY PAID
As above	15/05/2026	In-specie transfer out	-\$ 32,472.00		- 7,200	ORDINARY FULLY PAID
As above	25/05/2026	In-specie transfer in	\$ 83,520.00		18,000	ORDINARY FULLY PAID
As above	25/05/2026	In-specie transfer out	-\$ 83,520.00		- 18,000	ORDINARY FULLY PAID
As above	10/06/2026	Sale	-\$ 305,442.46		- 66,448	ORDINARY FULLY PAID
As above	11/06/2026	Sale	-\$ 750,773.12		- 167,117	ORDINARY FULLY PAID
As above	12/06/2026	Sale	-\$ 129,828.23		- 28,635	ORDINARY FULLY PAID

As above	18/06/2026	In-specie transfer in	\$ 112,220.41		23,923	ORDINARY FULLY PAID
As above	18/06/2026	In-specie transfer out	-\$ 112,220.41		- 23,923	ORDINARY FULLY PAID
As above	23/06/2026	Sale	-\$ 127,184.44		- 27,146	ORDINARY FULLY PAID
As above	24/06/2026	Sale	-\$ 804,020.00		- 175,000	ORDINARY FULLY PAID
As above	24/07/2026	Purchase	\$ 40,223.31		9,346	ORDINARY FULLY PAID
As above	27/07/2026	Purchase	\$ 39,858.30		9,286	ORDINARY FULLY PAID
As above	03/08/2026	Purchase	\$ 883,751.28		199,743	ORDINARY FULLY PAID

This is Annexure "C" as mentioned in form 603 Notice of initial substantial holder



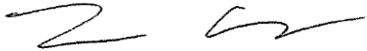
Terence Kwong
Company Secretary
Date: 05/08/2026

GEMLIFE COMMUNITIES GROUP

Annexure D

Name	Address
Firetrail Investments Pty Ltd	Level 19, 307 Queen St, Brisbane QLD 4000, Australia

This is Annexure "D" as mentioned in form 603 Notice of initial substantial holder



Terence Kwong
Company Secretary
Date: 05/08/2026
