# APPENDIX 4E

## Annual Financial Report

## Year ended 30 June 2026

**Name of Entity:** Ingenia Communities Group ("INA"), a stapled entity comprising Ingenia Communities Holdings Limited ACN 154 444 925, Ingenia Communities Fund ARSN 107 459 576, and Ingenia Communities Management Trust ARSN 122 928 410.

| | |
|---|---|
| Current period: | 1 July 2025 - 30 June 2026 |
| Previous corresponding period: | 1 July 2024 - 30 June 2025 |

**Results for announcement to the market**

| | 30 June 2026 | 30 June 2025 | Change | Change |
|---|---|---|---|---|
| | $'000 | $'000 | $'000 | % |
| Revenue[1] | 559,884 | 517,702 | 42,182 | 8% |
| Net profit for the year attributable to members | 186,402 | 128,425 | 57,977 | 45% |
| Underlying profit[1,2] | 145,790 | 126,121 | 19,669 | 16% |
| Net tangible assets per security ($)[3] | $4.28 | $3.91 | $0.37 | 9% |
| **Distributions - (cents)** | | | | |
| Final Distribution (payable 17 September 2026) | 4.8 | 4.4 | 0.4 | 9% |
| Interim Distribution (paid 26 March 2026) | 4.8 | 5.2 | (0.4) | (8%) |
| **Total Distributions** | **9.6** | **9.6** | **-** | **-** |

| | |
|---|---|
| **FY26 Final distribution dates** | |
| Ex-dividend date | 28 August 2026 |
| Record date | 31 August 2026, 5pm |
| Payment date | 17 September 2026 |
| The Dividend and Distribution Reinvestment Plan is not operational for this distribution. | |

**Details of entities over which control has been gained or lost during the period**

Control gained: None
Control lost: None

**Details of any associates and joint venture entities required to be disclosed**

The Group has a 50% interest in the following joint venture entities and their wholly owned subsidiaries:

- Sungenia LandCo Pty Ltd
- Sungenia Land Trust
- Sungenia OpCo Pty Ltd
- Sungenia Operations Trust
- Sungenia Development Pty Ltd

Refer to Note 3.8 of the Financial Statements in the 30 June 2026 Annual Report for further detail.

[1] Revenue includes $4.6 million of performance fee income from the Group's joint venture (FY25: $5.7 million of performance and disposal fee income from the Group's funds management business). These fees have been excluded from underlying profit as they are non-recurring in nature and not indicative of the Group's ongoing operating performance.

[2] FY26 underlying profit excludes $6.5 million of non-recurring IT project costs and remediation and penalty payments associated with CAV, as they are not indicative of the Group's ongoing operating performance.

[3] Net tangible asset per security includes right-of-use assets.

**Other significant information and commentary on results**

Please refer to the Group's separate results presentation and announcement.

Additional Appendix 4E disclosure requirements can be found in the Directors' Report and the 30 June 2026 Annual Financial Report.

**Audit status**

This report is based on the consolidated 30 June 2026 Annual Financial Report of Ingenia Communities Group, which has been audited by Ernst & Young. The Auditor's Independence Declaration provided by Ernst & Young is included in the 30 June 2026 Annual Financial Report.

**For all other information required by Appendix 4E, including a results commentary, please refer to the following documents:**

- Operating and financial review
- Financial Report
- Results presentation and media release

Charisse Biddulph
Company Secretary
25 August 2026