

3 September 2026

ASSET SALES UPDATE

Ingenia Communities Group (ASX: INA) today announced that the Group has now entered into unconditional contracts to divest a portfolio of six New South Wales communities. As previously announced the transaction, which is consistent with the Group's capital recycling strategy, will release \$124 million of capital.

The assets, which comprise two mature land lease communities and four holiday park/mixed-use tourism assets, have been sold at 30 June book value at a yield of circa 6.5%.

Ingenia Communities Group CEO, John Carfi, said: "The divestment reflects Ingenia's disciplined approach to capital recycling, with proceeds from lower growth and mature assets being redeployed into higher returning opportunities across the Group. This includes investment in the enhancement and expansion of existing communities, the development of new high-quality land lease communities, and other growth initiatives expected to deliver stronger long-term earnings and value creation for security holders."

The individual sales will be settled on a staged basis between September and November 2026. Funds will be initially directed to pay down debt. The impact of the asset sales has been incorporated into the Group's FY27 guidance.

Authorised for lodgement by the Deputy Chair

END

For further information please contact:

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About Ingenia Communities Group

Ingenia Communities Group (ASX: INA) is a leading operator, owner and developer of communities offering quality affordable 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 \$1.7 billion.

Across Ingenia Lifestyle, Ingenia Gardens, Ingenia Holidays and Ingenia Rental, the Group has 96 communities and development sites and is continuing to grow through acquisition and development.

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) (AFSL 415862).