

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Peet Limited

ACN 008 665 834

1. Details of substantial holder (1)

Name Ingenia Communities Group (ASX:INA) (comprising Ingenia Communities Holdings Limited (ACN 155 444 925), Ingenia Communities Fund (ARSN 107 459 576 and Ingenia Communities Management Trust (ARSN 122 928 410)) (INA) and each entity listed in **Annexure A** (each, an **INA Group Member** and, together, the **INA Group Members**).

ACN/ARSN As above

The holder became a substantial holder on 26/08/2026

2. Details of voting power

The total number of votes attached to all the voting shares or interests in the company, scheme or fund 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 shares	67,946,619	67,946,619	14.51% (based on a total issued capital of 468,158,956)

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
INA	Relevant interest under section 608(1)(b) of the <i>Corporations Act 2001</i> (Cth) (Corporations Act) pursuant to the voting commitment deed dated 26 August 2026 between INA, Scorpio Nominees Pty Ltd as trustee for the Gwenton Trust, Anthony Wayne Lennon, Golden Years Holdings Pty Ltd, Lennon Family Charitable Fund Pty Ltd and Gwenyth Lennon (Voting Deed), a true and correct copy of which is attached as Annexure B	67,946,619 ordinary shares
Each INA Group Member	Relevant interest under section 608(3) of the <i>Corporations Act</i> , being a relevant interest in the securities in which INA has a relevant interest	67,946,619 ordinary shares
Scorpio Nominees Pty Ltd as trustee for the Gwenton Trust	Relevant interest under section 608(3)(a) of the <i>Corporations Act</i> as the registered holder of ordinary shares	56,582,433 ordinary shares
Anthony Wayne Lennon	Relevant interest under section 608(3)(a) of the <i>Corporations Act</i> as the registered holder of ordinary shares	54,007 ordinary shares
Golden Years Holdings Pty Ltd	Relevant interest under section 608(3)(a) of the <i>Corporations Act</i> as the registered holder of ordinary shares	8,656,230 ordinary shares
Lennon Family Charitable Fund Pty Ltd	Relevant interest under section 608(3)(a) of the <i>Corporations Act</i> as the registered holder of ordinary shares	952,111 ordinary shares
Gwenyth Lennon	Relevant interest under section 608(3)(a) of the <i>Corporations Act</i> as the registered holder of ordinary shares	1,701,838 ordinary shares

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
INA and each INA Group Member	Scorpio Nominees Pty Ltd as trustee for the Gwenton Trust	Scorpio Nominees Pty Ltd as trustee for the Gwenton Trust	56,582,433 ordinary shares
	Anthony Wayne Lennon	Anthony Wayne Lennon	54,007 ordinary shares
	Golden Years Holdings Pty Ltd	Golden Years Holdings Pty Ltd	8,656,230 ordinary shares
	Lennon Family Charitable Fund Pty Ltd	Lennon Family Charitable Fund Pty Ltd	952,111 ordinary shares
	Gwenyth Lennon	Gwenyth Lennon	1,701,838 ordinary shares

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	
INA and each INA Group Member	26 /08/2026	N/A – Acquisition of a relevant interest pursuant to the Voting Deed		67,946,619 ordinary shares

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

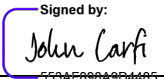
Name and ACN/ARSN/APFRN (if applicable) and NFPFRN (if applicable)	Nature of association
INA and each INA Group Member	Each entity is an associate of each other under section 12(2) of the Corporations Act
Scorpio Nominees Pty Ltd as trustee for the Gwenton Trust (ABN 87 038 506 325)	This person is an associate of INA pursuant to sections 12(2)(b) and (c) of the Corporations Act pursuant to the Voting Deed
Anthony Wayne Lennon	This person is an associate of INA pursuant to sections 12(2)(b) and (c) of the Corporations Act pursuant to the Voting Deed
Golden Years Holdings Pty Ltd (ACN 065 755 213)	This person is an associate of INA pursuant to sections 12(2)(b) and (c) of the Corporations Act pursuant to the Voting Deed
Lennon Family Charitable Fund Pty Ltd (ACN 119 720 053)	This person is an associate of INA pursuant to sections 12(2)(b) and (c) of the Corporations Act pursuant to the Voting Deed
Gwenyth Lennon	This person is an associate of INA pursuant to sections 12(2)(b) and (c) of the Corporations Act pursuant to the Voting Deed

7. Addresses

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

Name	Address
INA and each INA Group Member	Level 10, 20 Bond Street, Sydney, NSW 2000
Scorpio Nominees Pty Ltd	Aylmore & Associates 7 Southport Street West Leederville WA 6007
Anthony Wayne Lennon	149 Wellington Street Mosman Park WA 6012
Golden Years Holdings Pty Ltd	7 Southport Street West Leederville WA 6007
Lennon Family Charitable Fund Pty Ltd	Aylmore & Associates 7 Southport Street West Leederville WA 6007
Gwenyth Lennon	149 Wellington Street Mosman Park WA 6012

Signature

print name	Signed by: 		capacity	CEO & Managing Director
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sign here	John Carfi		date	26/08/2026

ANNEXURE A - INA Group Members

This is Annexure A of 2 pages referred to in Form 603 (*Notice of initial substantial holder*) signed by me and dated 26 August 2026.

Signed by:

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Name: John Carfi

Title: CEO & Managing Director

Name	Name
Ingenia Communities RE Limited (ACN 154 464 990)	Bridge Street Trust
INA Garden Villages Pty Ltd (ACN 129 703 911)	Browns Plains Road Trust
INA Kiwi Communities Pty Ltd (ACN 118 882 358)	Casuarina Road Trust
INA Management Pty Ltd (ACN 061 851 983)	Edinburgh Drive Trust
INA Settlers Co Pty Limited (ACN 124 498 442)	Garden Villages Management Trust
INA Sunny Communities Pty Ltd (ACN 116 881 540)	INA Lynbrook Trust
INA Operations Pty Ltd (ACN 159 195 632)	INA Community Living Subsidiary Trust
INA DMF Management Pty Ltd (ACN 609 830 775)	INA Kiwi Communities Subsidiary Trust No. 1
INA Latitude One Pty Ltd (ACN 610 219 595)	INA Sunny Trust
INA Latitude One Development Pty Ltd (ACN 611 080 338)	Jefferis Street Trust
INA Soldiers Point Pty Ltd (ACN 095 571 789)	Lovett Street Trust
INA Operations No. 3 Pty Limited (ACN 606 610 762)	Settlers Operations Trust
INA Development Pty Limited (ACN 629 453 103)	Settlers Subsidiary Trust
INA Development Management Pty Limited (ACN 629 455 143)	SunnyCove Gladstone Unit Trust
INA Plantations Development Pty Limited (ACN 630 676 023)	SunnyCove Rockhampton Unit Trust
INA Hervey Bay Development Pty Limited (ACN 630 675 697)	Ridge Estate Trust
INA Natures Edge Development Pty Limited (ACN 630 723 214)	Taylor Street (2) Trust
INA Bargara Development Pty Limited (ACN 630 721 738)	INA Subsidiary Trust No. 1
INA Beveridge Development Pty Limited (ACN 630 721 318)	INA Subsidiary Trust No. 3
INA Ballarat Development Pty Limited (ACN 630 721 247)	INA Operations Trust No. 1
INA Development No. 3 Pty Limited (ACN 630 721 434)	INA Operations Trust No. 2
INA Lara Development Pty Limited (ACN 644 568 338)	INA Operations Trust No. 3
INA Lifestyle Operations Pty Limited (ACN 629 454 717)	INA Operations Trust No. 4
INA Lifestyle Landowner Pty Limited (ACN 629 454 324)	INA Operations Trust No. 6
Emmetlow Pty Ltd (ACN 010 408 429)	INA Operations Trust No. 7
Eighth Gate Capital Management Pty Ltd (ACN 165 734 510)	INA Operations Trust No. 8
Eighth Gate Pty Ltd (ACN 165 730 227)	INA Operations Trust No. 9
Eighth Gate Capital Management No. 3 Pty Ltd (ACN 602 373 491)	INA Operations Trust No. 10
Eighth Gate Capital Management No. 4 Pty Ltd (ACN 603 087 029)	INA Operations Trust No. 11
Eighth Gate Capital Management No. 5 Pty Ltd (ACN 606 506 521)	INA Community Living Subsidiary Trust No. 2
Eighth Gate Capital Management No. 6 Pty Ltd (ACN 606 461 894)	INA Subsidiary Trust No. 4
Eighth Gate Capital Management No. 7 Pty Ltd (ACN 611 243 595)	INA Subsidiary Trust No. 5
Eighth Gate Capital Management No. 8 Pty Ltd (ACN 617 321 347)	INA Subsidiary Trust No. 6
Allswell Communities Pty Ltd (ACN 167 206 564)	INA Subsidiary Trust No. 7
IDCF Management Company No. 1 Pty Ltd (ACN 654 334 175)	INA Subsidiary Trust No. 8
Ingenia Real Estate VIC Pty Limited (ACN 655 402 743)	INA Lifestyle Landowner Trust
INA Development No. 6 Pty Ltd (ACN 654 770 500)	INA Lifestyle Operations Trust
	INA Operations Management Trust
	Park Trust
	IDCF Land Trust No. 1
	Ingenia Diversified Communities Trust
	INA Operations Trust No. 12
	INA Operations Trust No. 13

Name	Name
INA Millers Glen Development Pty Limited (ACN 655 818 741)	The Seachange (Land) Unit Trust
INA Development No. 8 Pty Ltd (ACN 656 374 757)	PPV Coomera Land Unit Trust
INA Development No. 9 Pty Ltd (ACN 656 359 661)	PPV Hervey Bay Land Unit Trust
INA Rochedale Development Pty Ltd (ACN 655 791 629)	PPV Inlet Land Unit Trust
INA Coomera Development Pty Ltd (ACN 654 770 493)	PPV Toowoomba Land Unit Trust
INA Toowoomba Development Pty Ltd (ACN 654 770 519)	PPV Victoria Point Land Unit Trust
Seachange (Land) Pty Ltd (ACN 130 997 858)	Eighth Gate Federation Village Park Trust
PPV Coomera Land Pty Ltd (ACN 617 227 031)	Eighth Gate Residences Fund No. 6
PPV Hervey Bay Land Pty Ltd (ACN 145 071 129)	Ingenia Holiday Parks Trust No. 1
PPV Inlet Land Pty Ltd (ACN 164 014 322)	Townsville No. 2 Land Trust
PPV Toowoomba Land Pty Ltd (ACN 613 656 429)	INA Development No.19 Pty Ltd (ACN 700 508 649)
PPV Victoria Point Land Pty Ltd (ACN 121 988 430)	INA Development No. 20 Pty Ltd (ACN 700 508 210)
Residences Fund No. 6 Pty Ltd (ACN 606 862 640)	INA Development No. 21 Pty Ltd (ACN 700 507 124)
Ingenia Townsville No. 2 Pty Ltd (ACN 660 894 422)	INA Subsidiary Trust 19
INA Development No. 10 Pty Ltd (ACN 666 679 796)	
INA Development No. 11 Pty Ltd (ACN 666 679 867)	
INA Development No. 12 Pty Ltd (ACN 666 680 137)	
INA Development No. 13 Pty Limited (ACN 693 765 490)	
INA Development No. 14 Pty Limited (ACN 693 765 570)	
INA Development No. 15 Pty Limited (ACN 693 765 418)	
INA Development No. 16 Pty Ltd (ACN 695 719 110)	
INA Development No. 17 Pty Ltd (ACN 695 718 962)	
INA Development No. 18 Pty Ltd (ACN 695 718 917)	
INA Construction Pty Ltd (ACN 694 833 273)	
INA Construction NSW Pty Ltd (ACN 694 835 151)	

ANNEXURE B – Voting Deed

This is Annexure B of 7 pages referred to in Form 603 (*Notice of initial substantial holder*) signed by me and dated 26 August 2026.

Signed by:

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Name: John Carfi

Title: CEO & Managing Director

Mr Shane Gannon
Chair
Ingenia Communities Group
Level 10, 20 Bond Street
Sydney NSW 2000

Dear Mr Gannon

Proposed transaction between Peet and Ingenia – Voting Commitment by Scorpio Registered Shareholders

We refer to the scheme implementation deed (**SID**) expected to be signed by Ingenia Communities Group (**Ingenia**) and Peet Limited (**Company**) on or about the date of this letter in respect of the proposed acquisition by Ingenia of all of the issued shares in the Company (**Shares**) by way of scheme of arrangement under Part 5.1 of the Corporations Act under which, among other things, each shareholder in the Company will be entitled to receive \$0.68 cash and 0.3367 Ingenia stapled securities for each ordinary share in the Company (**Proposed Transaction**).

1 Voting Shares

Each registered shareholder of Shares listed in column 1 of Schedule 1 (**Scorpio Registered Shareholder**) represents and warrants to Ingenia at the date of this letter that:

- (a) as at the date of this letter it is the registered holder of Shares set out opposite its name in column 2 of Schedule 1 (representing, in aggregate, approximately 14.51% of the total issued share capital in the Company as at the date of this letter) (**Voting Shares**);
- (b) it has the right to vote (or cause its nominee, custodian or other representative to vote) all of its Voting Shares to the exclusion of any other person (other than a person who may only exercise such right in accordance with that Scorpio Registered Shareholder's instructions); and
- (c) it has the power to execute and perform its obligations under this letter, and has taken all necessary corporate action to authorise the execution and performance of such obligations.

2 Undertaking

Subject to execution of the SID for the Proposed Transaction, each Scorpio Registered Shareholder undertakes to Ingenia that it will vote, or procure the voting of, all of its Voting Shares that it holds as at the date of the scheme meeting to be held as contemplated by the SID (**Scheme Meeting**) in favour of the Proposed Transaction at the Scheme Meeting, in each case:

- (a) in the absence of a Superior Proposal, as determined by the board of the Company under the SID, that remains a Superior Proposal after giving effect to any matching right available to Ingenia under the SID; and
- (b) subject to the Independent Expert concluding (and continuing to conclude) that the Proposed Transaction is in the best interests of Company shareholders.

Nothing in this letter restricts in any way the power of any Scorpio Registered Shareholder to dispose of any of their Voting Shares in their absolute discretion.

Each Scorpio Registered Shareholder has been advised of, and is aware of, the implications under ASIC's truth in takeovers policy (as set out in ASIC Regulatory Guide 25) and the Takeovers Panel's Guidance Note 23.

Each Scorpio Registered Shareholder irrevocably and unconditionally authorises Ingenia and the Company to include references to the undertaking in this letter in any public announcement in respect of the Proposed Transaction. Each Scorpio Registered Shareholder will regard itself as bound by that statement in accordance with ASIC's truth in takeovers policy.

Each Scorpio Registered Shareholder acknowledges and agrees that a copy of this letter may be attached to any substantial holder notice in relation to the Company that is lodged by Ingenia.

3 Expiry

The undertaking in clause 2 shall expire and cease to be of force or effect on the first to occur of:

- (a) the Implementation Date;
- (b) termination of the SID in accordance with its terms;
- (c) there is a Superior Proposal, as determined by the board of the Company under the SID, that remains a Superior Proposal after giving effect to any matching right available to Ingenia under the SID; and
- (d) the Independent Expert concludes that the Proposed Transaction is not in the best interests of Company shareholders.

4 General

- (a) Capitalised terms defined in the SID have the same meaning when used in this letter unless otherwise defined in this letter.
- (b) Each Scorpio Registered Shareholder agrees that damages may not be an adequate remedy for breach of its undertakings in this letter.
- (c) If any provision of this letter is void, illegal or unenforceable, it may be severed without affecting the enforceability of the other provisions in this letter.
- (d) This letter may be executed in counterparts.
- (e) This letter is governed exclusively by the laws of New South Wales, Australia and each Scorpio Registered Shareholder irrevocably submits to the non-exclusive jurisdiction of the courts of New South Wales, Australia and waives any right to object to the venue on any ground.

Yours sincerely



Anthony Wayne Lennon on behalf of
each Scorpio Registered Shareholder

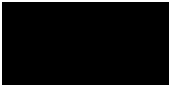
Schedule 1 – Registered Shareholders

	Column 1	Column 2
Row	Registered Shareholder	Number of Shares
1.	Scorpio Nominees Pty Ltd as trustee for the Gwenton Trust	56,582,433
2.	Anthony Wayne Lennon	54,007
3.	Golden Years Holdings Pty Ltd	8,656,230
4.	Lennon Family Charitable Fund Pty Ltd	952,111
5.	Gwenyth Lennon	1,701,838
Total		67,946,619

Executed as a deed.

Ingenia

Signed, sealed and delivered by **Ingenia Communities Holdings Limited** in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

	
_____ Director	_____ Signature of director/secretary

John Carfi	Charisse Biddulph
_____ Name of director (print)	_____ Name of director/secretary (print)

Scorpio Registered Shareholders

Signed, sealed and delivered by **Scorpio Nominees Pty Ltd as trustee for the Gwenton Trust** in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

_____ Signature of director	_____ Signature of director/secretary
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_____ Name of director (print)	_____ Name of director/secretary (print)
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Signed, sealed and delivered by **Anthony Wayne Lennon** in the presence of:

_____ Signature of witness	_____ Signature of Anthony Wayne Lennon
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Name of witness (print)

Executed as a deed.

Ingenia

Signed, sealed and delivered by **Ingenia Communities Holdings Limited** in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

Signature of director

Signature of director/secretary

Name of director (print)

Name of director/secretary (print)

Scorpio Registered Shareholders

Signed, sealed and delivered by **Scorpio Nominees Pty Ltd as trustee for the Gwenton Trust** in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

Signature of director

Signature of director/secretary

Name of director (print)

Name of director/secretary (print)

Signed, sealed and delivered by **Anthony Wayne Lennon** in the presence of:

Signature of witness

Signature of **Anthony Wayne Lennon**

Name of witness (print)

Signed, sealed and delivered by **Golden Years Holdings Pty Ltd** in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

[Redacted Signature]

Signature of director

[Redacted Name]

Name of director (print)

[Redacted Signature]

Signature of director/secretary

[Redacted Name]

Name of director/secretary (print)

Signed, sealed and delivered by **Lennon Family Charitable Fund Pty Ltd** in accordance with section 127 of the *Corporations Act 2001* (Cth)

[Redacted Signature]

Signature of director

[Redacted Name]

Name of director (print)

[Redacted Signature]

Signature of director/secretary

[Redacted Name]

Name of director/secretary (print)

Signed, sealed and delivered by **Gwenyth Lennon** in the presence of:

[Redacted Signature]

Signature of witness

[Redacted Name]

Name of witness (print)

[Redacted Signature]

Signature of **Gwenyth Lennon**