Rule 3.19A.2

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity:	**Ingenia Communities Group** (comprising Ingenia Communities Holdings Limited, Ingenia Communities Management Trust and Ingenia Communities Fund)
ABN / ASRN	**154 444 925 / 122 928 410 / 107 459 576**

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	John (Gianni) Carfi
Date of last notice	19 October 2026

Part 1 - Change of director's relevant interests in securities
In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect Interest
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Indirect via relevant interest in Performance Rights
Date of change	3 November 2026
No. of securities held prior to change	a) Nil (Fully paid stapled securities) b) 617,443 (LTIP Rights) c) 147,004 (STIP Rights)
Class	a) Fully paid stapled securities b) Long Term Incentive Plan Rights c) Short Term Incentive Plan Rights
Number acquired	a) Nil b) Nil c) 187,973
Number disposed	a) Nil b) Nil c) Nil

+ See chapter 19 for defined terms.

Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Nil (estimated value based on the closing price for INA stapled securities on 3 November 2026 of $5.32 per stapled security)
No. of securities held after change	a) Nil (Fully paid stapled securities) b) 617,443 (LTIP Rights) c) 334,977 (STIP Rights)
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Issue of FY26 STIP Rights

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	Nil
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	
If prior written clearance was provided, on what date was this provided?	

Date of Notice: 3 November 2026

+ See chapter 19 for defined terms.