

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