Announcement Summary

Entity name

INGENIA COMMUNITIES GROUP

Date of this announcement

Tuesday November 03, 2026

The +securities the subject of this notification are:
+Other securities issued under an +employee incentive scheme that are not intended to be quoted on ASX

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
INAAB	PERFORMANCE RIGHTS	1,328,149	03/11/2026

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

1.1 Name of entity

INGENIA COMMUNITIES GROUP

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

other

Registration number

Ingenia Communities Group (Ingenia) comprising Ingenia Communities Holdings Limited ACN 154 444 925 (Company) Ingenia Communities Management Trust ARSN 122 928 410 (Trust) and Ingenia Communities Fund ARSN 107 459 576 (Fund)

1.3 ASX issuer code

INA

1.4 The announcement is

New announcement

1.5 Date of this announcement

3/11/2026

Part 2 - Issue details

2.1 The +securities the subject of this notification are:
+Other securities issued under an +employee incentive scheme that are not intended to be quoted on ASX

2.2a This notification is given in relation to an issue of +securities in a class which is not quoted on ASX and which:
has an existing ASX security code ("existing class")

Part 3B - number and type of +securities the subject of this notification (existing class) where issue has not previously been notified to ASX in an Appendix 3B

ASX +security code and description

INAAB : PERFORMANCE RIGHTS

Date the +securities the subject of this notification were issued

3/11/2026

Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class

Yes

Were any of the +securities issued to +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates being issued +securities.

Name of KMP	Name of registered holder	Number of +securities
John (Gianni) Carfi	John (Gianni) Carfi	187,973
Justin Mitchell	Justin Mitchell	159,510

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

Details of the Group's Rights Plan Rules can be found in the Notice of Meeting - 2026 AGM located at https://www.ingeniacommunities.com.au/investor-centre/asx-announcements-and-reports

Any other information the entity wishes to provide about the +securities the subject of this notification

Performance Rights have been issued to eligible employees under the Group's Rights Plan and relate to FY27 LTIPs and Talent Right grants as well as FY26 STIPs. FY27 LTIP Rights grants exclude the CEO as they are subject to security holder approval at the 2026 AGM. An additional number of FY23 LTIP's Rights have been issued to entitled employees, calculated on the basis of the distribution entitlement factor during the relevant period - refer Notice of Meeting 2022 AGM (pg.11) - which can be found at https://www.ingeniacommunities.com.au/investor-centre/asx-announcements-and-reports. Entitlement factor grants have been grandfathered with LTIPs issued in FY23 being the last tranche issued under that arrangement.

Issue details

Number of +securities

1,328,149

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
INA : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	407,583,264

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
INAAB : PERFORMANCE RIGHTS	5,808,711

Part 5 - Other Listing Rule requirements

5.1 Were the +securities issued under an exception in Listing Rule 7.2 and therefore the issue did not need any security holder approval under Listing Rule 7.1?

Yes

5.1a Select the number of the applicable exception in Listing Rule 7.2

13