CLAYTON UTZ

Fax No (02) 9347 0005 **No of pages 3 (including this page)** 17 June 2019

ASX Market Announcements Office

INA - Notice of Initial Substantial Holder

We act for Jonathan Marc Colman.

Please find attached a Form 603 - Notice of Initial Substantial Holder in respect of Mr Colman's acquisition of stapled securities in the Ingenia Communities Group (**INA**).

Yours sincerely

Klay Brown, Special Counsel
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Attach
Our ref 17060/80206894

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme	Ingenia Communities Group
ACN/ARSN	Ingenia Communities Holdings Limited (ACN 154 444 925), Ingenia Communities Fund (ARSN 107 459 576), Ingenia Communities Management Trust (ARSN 122 928 410)

1. Details of substantial holder (1)

Name	Jonathan Marc Colman
ACN/ARSN (if applicable)	n/a

The holder became a substantial holder on 13 June 2019

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme 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)
Fully Paid Stapled Securities	23,195,816	23,195,816	9.81%

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
Sun INA Equity LLC	Relevant interest in the securities under section 608(1) of the Corporations Act because they are the registered holder of the securities.	23,173,816 fully paid stapled securities
Jonathan Marc Colman	Relevant interest in the securities under section 608(1) of the Corporations Act because they are the registered holder of the securities.	22,000 fully paid stapled securities

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
Sun INA Equity LLC	Sun INA Equity LLC	Sun INA Equity LLC	23,173,816 fully paid stapled securities
Jonathan Marc Colman	Jonathan Marc Colman	Jonathan Marc Colman	22,000 fully paid stapled securities

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	
Sun INA Equity LLC	07/11/2018	A$74,564,452.44	-	23,173,816 fully paid stapled securities
Jonathan Marc Colman	13/06/2019	A$71,500.00	-	22,000 fully paid stapled securities

6. Associates

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

Name and ACN/ARSN (if applicable)	Nature of association
Sun INA Equity LLC	Sun INA Equity LLC is an associate of Jonathan Marc Colman under section 12 of the Corporations Act.
Jonathan Marc Colman	Jonathan Marc Colman is an associate of Sun INA Equity LLC under section 12 of the Corporations Act.

7. Addresses

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

Name	Address
Sun INA Equity LLC	27777 Franklin Road, Suite 200 Southfield, MI 48034 USA
Jonathan Marc Colman	3280 Mimosa Street Commerce Township, MI 48390 USA

Signature

print name Jonathan Marc Colman capacity

sign here date 6/14/19

DIRECTIONS

(1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.

(2) See the definition of "associate" in section 9 of the Corporations Act 2001.

(3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.

(4) The voting shares of a company constitute one class unless divided into separate classes.

(5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.

(6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.

(7) Include details of:

(a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

(b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

(8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown."

(9) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.