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Market Announcement

2 July 2025

GemLife Communities Group (ASX: GLF) – Admission and Quotation – Conditional and Deferred Settlement Trading

Description

GemLife Communities Group ('GLF'), a stapled entity whereby one fully paid ordinary share in GemLife Group Ltd will be stapled to one fully paid unit in each of GemLife Trust, GTH Resorts No 2 Trust, GTH Resorts No 3 Trust, GTH Resorts No 4 Trust, GTH Resorts No 6 Trust, GTH Resorts No 8 Trust, GTH Resorts No 11 Trust, GTH Resorts No 12 Trust, GTH Resorts No 15 Trust and GTH Resorts No 19 Trust, for which Equity Trustees Limited is the responsible entity of each trust, and traded under the ASX code 'GLF' was admitted to the Official List of ASX on Wednesday, 2 July 2025.

Quotation of GLF's securities will commence at 12:00 PM AEST on Thursday, 3 July 2025 on a **conditional and deferred settlement basis**.

GLF raised $750,000,000 pursuant to the offer under its prospectus and product disclosure statement dated 17 June 2025 ('Disclosure Document') by the issue of 180,288,462 fully paid stapled securities at an issue price of $4.16 per stapled security.

Quotation information

Quoted securities	Fully paid stapled securities: 380,288,462
ASX code	Fully paid stapled securities: GLF
Time	12:00 PM AEST
Date	Thursday, 3 July 2025
ASX trade abbreviation	GEMLIFE
ISIN	Fully paid stapled securities: AU0000402562
Registered office	Address: Level 2, 120-122 Siganto Drive, Helensvale QLD 4212 Phone: 1800 317 393 Email: investors@gemlife.com.au
Company secretary	Fiona Van Wyk Ashmit Singh Thakral
Share Registry	Automic Pty Ltd Address: Level 5, 126 Phillip Street, Sydney NSW 2000 Phone: 1300 288 664 (within Australia) or +61 2 9698 5414 (outside Australia) Email: hello@automicgroup.com.au
Balance date	31 December
CHESS	Participating. CHESS and Issuer Sponsored.
Place of incorporation	Queensland

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Dividend policy	See section 6.15 of the Disclosure Document
Activities	Developing, building, owning and operating a portfolio of land lease community assets
Joint lead managers	J.P. Morgan Securities Australia Limited, Morgan Stanley Australia Securities Limited, Morgans Corporate Limited and Ord Minnett Limited
Underwriter	J.P. Morgan Securities Australia Limited and Morgan Stanley Australia Securities Limited
ASX restricted securities	None.
Other securities not quoted	None.

Conditional and deferred settlement trading

GLF has requested that a conditional trading market be provided pursuant to ASX Operating Rule 3330. The conditions for the conditional market specified by GLF are (i) settlement occurring under the Underwriting Agreement (as defined in the Disclosure Document) and (ii) allotment and issue of securities under the offer.

In accordance with ASX Operating Rule 3330, ASX has agreed to provide a conditional market in GLF's stapled securities. GLF's stapled securities will commence trading on a conditional and deferred settlement basis at 12:00 PM AEST on Thursday, 3 July 2025.

The letters "CT" will be displayed in the Basis of Quotation field of ASX Trade to facilitate identification of GLF's stapled securities trading on a conditional basis. Market Participants should note that because no Special Market has been created within ASX Trade, Signal B trade messages will not contain explicit Conditional Trading Basis of Quotation. This information will be identified in the Daily Diary and Reference Point Master List.

GLF is required to advise ASX immediately of the fulfilment or non-fulfilment of the conditions for the conditional market. Notification as to when trading will become unconditional will be made in accordance with the ASX Operating Rules. The market will be advised by ASX market announcement when the conditions of the conditional market have been met and when the stock will commence trading on an unconditional basis. The market will not be purged.

In the case of fulfilment of the conditions, ASX will issue a further Market Announcement to Participants confirming trading arrangements and the date holding statements will be sent to successful applicants. At this stage, the conditions for the conditional market are expected to be met 9:00 AM AEST on Tuesday, 8 July 2025. GLF has agreed to send holding statements on Tuesday, 8 July 2025, which will mean that the first settlement date will be Thursday, 10 July 2025.

Contract notes for conditional sales and purchases

While it is the Participant's responsibility to obtain their own advice concerning the appropriate words that should appear on a contract note for a conditional sale or purchase, the endorsement suggested below may be considered for contract notes for conditional transactions in GLF's stapled securities.

> *"This contract is conditional upon notification being received by ASX by close of business on Thursday, 17 July 2025 that the conditions for the conditional market have been fulfilled. If the conditions are not fulfilled, this contract shall be cancelled without any liability whatsoever other than for the return of any money paid in connection with the settlement of the contract."*

Advice should also be provided to clients to ensure that they understand the full ramifications of Conditional Trading.

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Indicative key dates

This timetable has been prepared on the basis that the conditions for the conditional market are expected to be satisfied by 9:00 AM AEST, Tuesday, 8 July 2025. If the conditions are not fulfilled by the close of business on Thursday, 17 July 2025, stapled securities will not be issued and transferred and all conditional trades that have occurred since Thursday, 3 July 2025 will be cancelled.

If the conditions are not satisfied by 9:00 AM AEST, Tuesday, 8 July 2025, but are satisfied prior to the close of business on Thursday, 17 July 2025, the dates in the timetable will be revised and a new timetable will be released to the market.

Date	Event
Wednesday, 2 July 2025	GLF admitted to the Official List of ASX
Thursday, 3 July 2025	Quotation on a conditional and deferred settlement basis – 12:00 PM AEST (ASX: GLF)
Monday, 7 July 2025	Settlement of the Offer Last day of conditional trading
Tuesday, 8 July 2025	Issue of stapled securities under the offer Conditions for the conditional market expected to be fulfilled (confirmed prior to market open - by 9:00 AM AEST) First day of trading on a normal (T+2) basis (ASX: GLF) Despatch of holdings statements
Thursday, 10 July 2025	Settlement of all on-market trades conducted on a conditional and deferred settlement basis and first settlement of trades conducted on a normal (T+2) basis

What do I need to do and by when?

For further details, please refer to the Disclosure Document.

Need more information?

For further information, please call the GemLife Offer Information Line on 1300 824 174 (within Australia) or +61 2 8072 1480 (outside Australia) between 8:30am and 7:00pm (Sydney Time) Monday to Friday (excluding public holidays).

Disclaimer

Please refer to the following disclaimer.

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