

10 July 2026

Response to media speculation

Ingenia Communities Group (ASX: INA) (**Ingenia**) notes recent media speculation and confirms that it is in discussions with Peet Limited (ASX: PPC) (**Peet**), and potential capital partners in relation to opportunities aligned to the Group's strategic goals.

The discussions are consistent with acceleration of the Group's core strategy – growth in the land lease segment - through an extension in the land bank beyond the 5-Year Plan and access to additional capital sources. The Group's focus remains on enhancing security holder value through enhanced scale, growing exposure to housing demand and improved financial strength and flexibility.

Given the nature and stage of the discussions, Ingenia does not believe it is appropriate to comment further at this time as there is no certainty that the discussions will result in any form of transaction.

Authorised for lodgement by the Chair.

ENDS

For further information please contact:

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About Ingenia Communities Group

Ingenia Communities Group (ASX: INA) is a leading operator, owner and developer of communities offering quality affordable rental and holiday accommodation focussed on the growing seniors' market in Australia. Listed on the Australian Securities Exchange, the Group is included in the S&P/ASX 200.

Across Ingenia Lifestyle, Ingenia Gardens, Ingenia Holidays and Ingenia Rental, the Group has 102 communities and development sites and is continuing to grow through acquisition and development.

Ingenia Communities Holdings Limited (ACN 154 444 925), Ingenia Communities Fund (ASRN 107 459 576) and Ingenia Communities Management Trust (ARSN 122 928 410). The Responsible Entity for each scheme is Ingenia Communities RE Limited (ACN 154 464 990) (AFSL 415862).

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