ASX / MEDIA RELEASE

5 October 2026

Update on Further Revised Non-Binding Indicative Offer

Ingenia Communities Group (ASX:INA) (**Ingenia**) provides an update on discussions in relation to the further revised non-binding indicative proposal from Warburg Pincus LLC and/or its affiliates dated 25 September 2026 to acquire 100% of the issued capital of Ingenia via a scheme of arrangement at a price of $5.25 cash per stapled security (**Further Revised Indicative Proposal**) less any future distributions paid by Ingenia prior to implementation.

Ingenia has agreed to provide Warburg Pincus with access to initial due diligence on a non-exclusive basis, subject to agreeing a mutually acceptable confidentiality arrangement, to allow Warburg Pincus to develop the Further Revised Indicative Proposal into a proposal that is sufficiently compelling and certain for the Ingenia Board to be able to assess whether it is a 'Bidder Superior Proposal' under the scheme implementation deed[1] between Ingenia and Peet Limited (**Peet**) dated 26 August 2026 (**Peet SID**).

The Ingenia Board has not determined that the Further Revised Indicative Proposal constitutes a Bidder Superior Proposal under the Peet SID nor has it indicated that it intends to recommend the Further Revised Indicative Proposal to securityholders.

There is no certainty that the Further Revised Indicative Proposal will result in a formal binding offer for Ingenia, or that any transaction will eventuate. Ingenia continues to progress the acquisition of Peet in accordance with the provisions of the Peet SID.

The Ingenia Board has implemented a robust governance and evaluation framework to assess and respond to Proposals having regard to the best interests of the Ingenia securityholders.

Ingenia securityholders do not need to take any action in relation to the Further Revised Indicative Proposal.

Authorised for lodgement by the Board

END

[1] Ingenia is entitled to terminate the Peet SID (prior to 8.00am on the Second Court Date) if the Ingenia Board determines that a Bidder Competing Proposal constitutes a Bidder Superior Proposal and the Ingenia Board has determined in good faith, after consultation with its financial adviser and after receiving written advice from its external legal advisers, that failure to agree to or recommend the Bidder Superior Proposal to the Ingenia securityholders would, or would be reasonably likely to, constitute a breach of any of the fiduciary or statutory duties of any member of the Ingenia Board (as those capitalised terms are defined in the SID). In this event, Ingenia will be liable to pay a $10.0 million reverse break fee to Peet.

Level 10, 20 Bond Street
Sydney NSW 2000, Australia

P 1300 132 946
E investor@ingeniacommunities.com.au

ingeniacommunities.com.au

For personal use only

ASX / MEDIA RELEASE

For personal use only

For further information please contact:
Donna Byrne
General Manager Investor Relations & Sustainability
P 02 8263 0507
M 0401 711 542

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 and has a market capitalisation of $1.7 billion.

Across Ingenia Lifestyle, Ingenia Gardens, Ingenia Holidays and Ingenia Rental, the Group has 96 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).