

20 October 2026

Ingenia and Warburg Pincus continue to negotiate Process Deed Warburg Pincus granted comprehensive due diligence access

Ingenia Communities Group (ASX:INA) (**Ingenia**) refers to its announcement on 15 October 2026 in relation to the further revised non-binding indicative proposal from Warburg Pincus LLC (**Warburg Pincus**) to acquire all of Ingenia's securities by way of interconditional scheme of arrangement and trust schemes at a price of \$5.25 cash per stapled security (which will not be reduced by any distribution paid by Ingenia in respect of the half year ending 31 December 2026 of up to \$0.05 cash per stapled security) (**Further Revised Indicative Proposal**) and provides the following update.

As announced at that time, it was a condition of the Further Revised Indicative Proposal that Ingenia and Warburg Pincus sign a mutually agreeable process deed (addressing the matters in the 15 October announcement) by 19 October 2026.

Ingenia and Warburg Pincus have made considerable progress in finalising the terms of a process deed and have agreed that:

- they will seek to agree a process deed by no later than Friday, 23 October 2026, and
- in the interim, Ingenia will allow Warburg Pincus to conduct comprehensive due diligence.

Ingenia continues to comply with its obligations under the scheme implementation deed between Ingenia and Peet Limited dated 26 August 2026 (**SID**) and continues to work with Peet towards implementation of Ingenia's proposed acquisition of Peet. The Ingenia Board confirms that it has not determined that the Further Revised indicative Proposal constitutes a Bidder Superior Proposal (as defined in the SID) and, accordingly, the Further Revised Proposal is not currently a Bidder Superior Proposal for the purposes of the SID.

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

Authorised for lodgement by the Ingenia Board

END

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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 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).