7 September 2026

INGENIA REJECTS NON-BINDING INDICATIVE OFFER

Ingenia Communities Group (ASX: INA) advises that it has received an unsolicited, conditional, non-binding indicative proposal from Warburg Pincus LLC and/or its affiliates to acquire 100% of the issued securities of Ingenia Communities Group (**Ingenia** or **INA**) via a scheme of arrangement at a price of $4.75 cash per security (the **Indicative Proposal**).

The Indicative Proposal is subject to various terms and conditions, including satisfactory completion of due diligence, documentation, regulatory approvals, unanimous recommendation of the Ingenia board, and Ingenia not proceeding with the proposed acquisition of Peet Limited. The price payable under the Indicative Proposal would be reduced by the amount of any future distributions paid by Ingenia prior to implementation.

After thorough consideration, including with assistance from its financial advisers and external legal counsel, the Ingenia Board has determined that the Indicative Proposal substantially undervalues Ingenia and is not in the best interests of its security holders.

The Board is confident in Ingenia's strategic direction and growth trajectory. There are strong long-term structural tailwinds supporting continued growth in the land lease communities sector and the attractiveness of Ingenia's holiday parks business in providing affordable holiday accommodation. Ingenia believes there are significant opportunities to continue to grow its business, enhance the scale and efficiency of its platform, and deliver long term value to its security holders. The Ingenia Board considers that the proposed acquisition of Peet is an important component of Ingenia's strategy, securing a significant development pipeline which is expected to support Ingenia's growth and product delivery over time.

Ingenia remains focused on executing its strategic plan and delivering long-term value to its security holders.

Ingenia security holders do not need to take any action in relation to the Indicative Proposal.

Ingenia has appointed UBS and Denison Partners as financial advisers and Gilbert + Tobin as legal adviser in relation to the Indicative Proposal.

Authorised for lodgement by the Chair

ENDS

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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 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).