15 October 2026

Update on Further Revised Non-Binding Indicative Offer from Warburg Pincus

Ingenia Communities Group (ASX:INA) (**Ingenia**) advises that it has received a letter from Warburg Pincus LLC providing updates to its further revised non-binding indicative proposal 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**).

As announced on 5 October 2026, Ingenia agreed to provide Warburg Pincus with access to initial due diligence on a non-exclusive basis.

The updates to the Further Revised Indicative Proposal include the following:

- a reconfirmation of the terms of the Further Revised Indicative Proposal following a review of initial due diligence materials;
- permitting Ingenia securityholders to retain the distribution for the half year ending 31 December 2026 up to a maximum amount of $0.05 cash per stapled security without a reduction to the price offered under the Further Revised Indicative Proposal;
- a declaration that the Further Revised Indicative Proposal price (as amended) is best and final in the absence of a superior proposal;
- access to due diligence on an exclusive basis;
- a requirement that the Ingenia Board confirms, prior to Warburg Pincus commencing exclusive due diligence, that the Board considers that as at the date on which it provides such confirmation, having regard to the information available to it at that time and subject to the following:
    - Warburg Pincus successfully completing its outstanding confirmatory due diligence and reconfirming the Further Revised Proposed Price;
    - negotiation of mutually agreed definitive documentation; and
    - there being no superior proposal,

  the Further Revised Proposal would, if completed in accordance with its terms, be more favourable to Ingenia securityholders than Ingenia's proposed acquisition of Peet Limited (**Board Confirmation**); and
- further conditions in relation to due diligence and timing.

It is a condition of the Further Revised Proposal that Ingenia provides the Board Confirmation and confirms exclusive access to the outstanding due diligence materials (subject to entering a mutually agreeable process deed) by no later than Monday, 19 October 2026.

The Ingenia Board is assessing this update to the Further Revised Indicative Proposal with the assistance of its financial and legal advisers and will provide further information to securityholders in due

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course. The Ingenia Board has not yet formed a view on the merits of the Further Revised Indicative Proposal, including the acceptability of the conditions, and no recommendation is being made to securityholders at this time.

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.

The Ingenia Board is confident in Ingenia's strategic direction and growth trajectory. Ingenia remains focused on executing its strategic plan and delivering long-term value to its securityholders.

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

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Authorised for lodgement by the Ingenia Board

END

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 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).