INGENIA COMMUNITIES GROUP
INGENIA COMMUNITIES HOLDINGS LIMITED
(ACN 154 444 925)
INGENIA COMMUNITIES MANAGEMENT TRUST
(ARSN 122 928 410)
INGENIA COMMUNITIES FUND
(ARSN 107 459 576)
RESPONSIBLE ENTITY: INGENIA COMMUNITIES
RE LIMITED (ACN 154 464 990) (AFSL415862)

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3 May 2017

The Manager
Company Announcements Office
ASX Limited
20 Bridge Street
SYDNEY NSW 2000

Dear Sir/Madam

Ingenia Communities Group (ASX: INA) - Notification under sections 708AA(2)(f) and 1012DAA(2)(f) of the *Corporations Act* 2001 (Cth)

As previously announced, Ingenia Communities Group (compromising Ingenia Communities Fund ARSN 107 459 576 (**Fund**), Ingenia Communities Management Trust ARSN 122 928 410 (**Trust**) and Ingenia Communities Holdings Limited ACN 154 444 925 (**Holding Company**)) (**Ingenia Group**) is making an accelerated pro-rata non-renounceable rights issue. Securityholders with registered addresses in Australia and New Zealand are being offered the opportunity to apply for 1 new stapled security for every 11 INA stapled security held at 7.00pm (Sydney time) on the Record Date (being 5 May 2017) at an offer price of $2.60 per stapled security (**Offer**).

The Ingenia Group gives this notice in accordance with sections 708AA(2)(f) and 1012DAA(2)(f) of the *Corporations Act 2001* (Cth) (**Corporations Act**) as notionally modified by ASIC Corporations (Non-Traditional Rights Issues) Instrument 2016/84.

1. The Ingenia Group will offer stapled securities (comprising of one unit in the Fund, one unit in the Trust and one share in the Holding Company) (**Offer Securities**) for issue pursuant to the Offer and will issue those Offer Securities without preparing a prospectus or product disclosure statement under Parts 6D.2 or 7.9 of the Corporations Act.
2. As a disclosing entity, the Ingenia Group is subject to regular reporting and disclosure obligations.
3. As at the date of this notice, the Ingenia Group has complied with:
   (i) the provisions of Chapter 2M of the Corporations Act as they apply to the Ingenia Group; and
   (ii) section 674 of the Corporations Act as it applies to the Ingenia Group.
4. As at the date of this notice, there is no "excluded information" within the meaning of sections 708AA(8), 708AA(9), 1012DAA(8) and 1012DAA(9) of the Corporations Act which is required to be disclosed under sections 708AA(7)(d) and 1012DAA(7)(d) of the Corporations Act.

The potential effect that the issue of the Offer Securities will have on the control of the Ingenia Group, and the consequences of that effect will depend on a number of factors, including investor demand.

However, given the structure of the Offer as a pro-rata issue, the issue is not expected to have any material effect or consequence on the control of the Ingenia Group.

Yours sincerely

Leanne Ralph
Company Secretary