

5 March 2021

Sale of Securities by CEO / Managing Director

As disclosed in the attached Appendix 3Y, Simon Owen, CEO and Managing Director of Ingenia Communities Group (ASX:INA) (**Group**) has sold 41,000 INA securities. The sale of the securities was solely to satisfy tax obligations. Simon retains a significant holding, of 1,404,658 fully paid ordinary securities.

Authorised for lodgement by the Company Secretary.

ENDS

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 over \$1.6 billion.

Across Ingenia Lifestyle, Ingenia Gardens, Ingenia Holidays and Ingenia Rental, the Group has 78 communities 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) (AFSL415862).

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity:	Ingenia Communities Group (comprising Ingenia Communities Holdings Limited, Ingenia Communities Management Trust and Ingenia Communities Fund)
ABN/ASRN	154 444 925 / 122 928 410 / 107 459 576

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Simon Richard Owen
Date of last notice	21 December 2020

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct and Indirect
Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	<ol style="list-style-type: none"> 1. Haryda Pty Ltd as trustee for Owen Family Super Fund Mr Owen is a director and shareholder of Haryda Pty Ltd and a beneficiary of the super fund. 2. Dahary Pty Ltd as trustee for Owen Family Trust Mr Owen is a director and shareholder of Dahary Pty Ltd and a beneficiary of the trust.
Date of change	<ol style="list-style-type: none"> 1. 26 February 2021 2. 1 March 2021 3. 2 March 2021 4. 3 March 2021

+ See chapter 19 for defined terms.

Appendix 3Y
Change of Director's Interest Notice

<p>No. of securities held prior to change</p>	<p><u>Direct Interests:</u> 998,786 Fully paid stapled securities 837,087 Long-Term Incentive Plan Rights 179,714 Short-Term Incentive Plan Rights 7,778 FY21 Fixed Remuneration Rights</p> <p><u>Indirect Interests - Haryda Pty Ltd as trustee for Owen Family Super Fund:</u> 26,477 Fully paid stapled securities</p> <p><u>Indirect Interests - Dahary Pty Ltd as trustee for Owen Family Trust:</u> 420,395 Fully paid stapled securities</p>
<p>Class</p>	<p>Fully paid stapled securities</p>
<p>Number acquired</p>	<p>Nil</p>
<p>Number disposed</p>	<p>1. 15,000 2. 15,000 3. 1,732 4. 9,268</p>
<p>Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation</small></p>	<p>1. \$4.863 2. \$4.967 3. \$4.98 4. \$4.99</p>
<p>No. of securities held after change</p>	<p><u>Direct Interests:</u> 998,786 Fully paid stapled securities 837,087 Long-Term Incentive Plan Rights 179,714 Short-Term Incentive Plan Rights 7,778 FY21 Fixed Remuneration Rights</p> <p><u>Indirect Interests - Haryda Pty Ltd as trustee for Owen Family Super Fund:</u> 26,477 Fully paid stapled securities</p> <p><u>Indirect Interests - Dahary Pty Ltd as trustee for Owen Family Trust:</u> 379,395 Fully paid stapled securities</p>
<p>Nature of change <small>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</small></p>	<p>On-market trade</p>

+ See chapter 19 for defined terms.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change <small>Note: Details are only required for a contract in relation to which the interest has changed</small>	
Interest acquired	
Interest disposed	
Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small>	
Interest after change	

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	
If prior written clearance was provided, on what date was this provided?	

Date of Notice: 5 March 2021

+ See chapter 19 for defined terms.