



7 April 2026

Notice of change of interests of substantial holder

Form 604 in relation to Adrian Puljich's relevant interest in GemLife Communities Group (ASX: GLF) is attached. Please note that the transfer of 225,734 GLF Securities reflects an internal transfer of securities only and there is no change to the overall percentage holding of Adrian Puljich or his associated entities in relation to that transaction.

Authorised for release by the Company Secretary.

For more information, please contact:

Ashmit Thakral
Chief Financial Officer
T: +61 481 957 551
E: ashmit@gemlife.com.au

Adam Fairfax
Head of Investor Relations and Strategy
T: +61 400 830 055
E: adamf@gemlife.com.au

About GemLife

GemLife Communities Group (ASX: GLF) comprises GemLife Group Ltd, together with Equity Trustees Limited as Responsible Entity for the Stapled Trusts.

GemLife is a leading pureplay developer, builder, owner and operator in Australia's Land Lease Community sector, delivering premium resort-style communities for homeowners aged 50 and over. GemLife's vertically integrated model supports the development and operation of master-planned communities that offer high-quality, low-maintenance homes with exceptional lifestyle and recreational amenities, enabling active and socially connected living for over 50s.

Form 604

Corporations Act 2001

Section 671B

Notice of change of interests of substantial holderTo Company Name/Scheme

GemLife Communities Group (ASX:GLF) comprising shares in GemLife Group Ltd (ACN 607 629 149) (GemLifeCo) and units in GemLife Trust (ARSN 687 162 198), GTH Resorts No 2 Trust (ARSN 687 162 394), GTH Resorts No 3 Trust (ARSN 687 162 698), GTH Resorts No 4 Trust (ARSN 687 163 408), GTH Resorts No 6 Trust (ARSN 687 163 453), GTH Resorts No 8 Trust (ARSN 687 163 659), GTH Resorts No 11 Trust (ARSN 687 163 720), GTH Resorts No 12 Trust (ARSN 687 163 962), GTH Resorts No 15 Trust (ARSN 687 163 944) and GTH Resorts No 19 Trust (ARSN 687 164 209) (together, the GemLife Stapled Trusts and together with GemLifeCo, GemLife Communities Group or GemLife). Equity Trustees Limited (ACN 004 031 298; AFSL 240975) is the responsible entity of each GemLife Stapled Trusts (Responsible Entity).

ACN/ARSN

As above

1. Details of substantial holder (1)

Name

Adrian Puljich

ACN/ARSN (if applicable)

NA

There was a change in the interests of the substantial holder on

01/04/2026

The previous notice was given to the company on

10/07/2025

The previous notice was dated

09/07/2025**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Fully Paid Stapled Securities (GLF Securities)	100,680,769	26.47%	100,695,669	26.48%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
1/04/2026	ASJEP Pty Ltd ATF ASJEP Super Fund	On market purchase	\$65,262	GLF Securities - 14,900	14,900
2/04/2026	Four Bracha Pty Ltd ATF Adrian Puljich Trust	Off market transfer to ASJEP Pty Ltd	\$1,000,001.62	GLF Securities - 225,734	225,734
2/04/2026	ASJEP Pty Ltd ATF	Off market transfer from	\$1,000,001.62	GLF Securities -	225,734

	ASJEP Super Fund	Four Bracha Pty Ltd		225,734	
--	-------------------------	----------------------------	--	----------------	--

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Refer Annexure 1 attached					

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
NA	

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
PVAP Pty Ltd Four Bracha Pty Ltd ATF Adrian Puljich Trust VZP Pty Ltd ASJEP Pty Ltd ATF ASJEP Super Fund Adrian Puljich	Suite 1401, Level 14 203 Robina Town Centre Drive, Robina QLD 4226

Signature

print name **ADRIAN PULJICH**

capacity **DIRECTOR**

sign here



date **07 / 04 / 2026**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.

- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
- (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.
-

ANNEXURE 1

This is Annexure 1 of 1 page referred to in the accompanying Form 604 dated 7 April 2026

Print name: Adrian Puljich

Sign here: _____

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered Holder of Securities	Person entitled to be registered as holder (8)	Nature of relevant interest (7)	Class and number of securities	Persons votes
PVAP Pty Ltd ACN 606 254 040 as trustee for the PVAP Unit Trust	PVAP Pty Ltd	PVAP Pty Ltd	Relevant interest under section 608(1) of the <i>Corporations Act 2001</i> (Cth) (Corporations Act) as the holder of the GLF Securities	100,200,000 GLF Securities	26.35%
Four Bracha Pty Ltd ACN 155 067 851 ATF Adrian Puljich Trust	Four Bracha Pty Ltd	Four Bracha Pty Ltd	Relevant interest under section 608(1) of the Corporations Act as the holder of the GLF Securities	255,035 GLF Securities	0.067%
ASJEP Pty Ltd ACN 634 453 777 ATF ASJEP Super Fund	ASJEP Pty Ltd	ASJEP Pty Ltd	Relevant interest under section 608(1) of the Corporations Act as the holder of the GLF Securities	240,634 GLF Securities	0.063%
Four Bracha Pty Ltd ACN 155 067 851 ATF Adrian Puljich Trust	PVAP Pty Ltd	PVAP Pty Ltd	Relevant interest under section 608(3)(a) of the Corporations Act as the holder of more than 20% of the voting power in PVAP Pty Ltd	100,200,000 GLF Securities	26.35%
VZP Pty Ltd ACN 102 211 987	PVAP Pty Ltd	PVAP Pty Ltd	Relevant interest under section 608(3)(a) of the Corporations Act as the holder of more than 20% of the voting power in PVAP Pty Ltd	100,200,000 GLF Securities	26.35%
Adrian Puljich	PVAP Pty Ltd Four Bracha Pty Ltd ASJEP Pty Ltd	PVAP Pty Ltd Four Bracha Pty Ltd ASJEP Pty Ltd	Relevant interest under section 608(3)(b) of the Corporations Act as the controller of Four Bracha Pty Ltd, VZP Pty Ltd and ASJEP Pty Ltd	100,695,669 GLF Securities	26.48%