

Form 603

Corporations Act 2001

Section 671B

Notice of initial substantial holder

To Company Name/Scheme Ingenia Communities Group comprising of Ingenia Communities Holdings Limited, Ingenia Communities Fund and Ingenia Communities Management Trust

ACN/ARSN 154 444 925 / 107 459 576 / 122 928 410

1. Details of substantial holder (1)

Name First Sentier Investors Holdings Pty Limited ACN 630 725 558 and its related bodies corporate or associates listed in annexure A

ACN/ARSN (if applicable) 630 725 558

The holder became a substantial holder on 01-03-2024

2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Fully Paid ordinary shares	20,390,241	20,390,241	5.00%

*Note these securities are comprised of 17,997,480 shares in which First Sentier Investors Holdings Pty Limited and its subsidiaries have voting power and 2,392,761 securities in which First Sentier Investors Holdings Pty Limited's ultimate parent, Mitsubishi UFJ Financial Group, Inc. on and from 1 March 2024, has informed it that it has voting power prior to the date of this notice.

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager, as provided for under its investment mandates. In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	6,914,293 Fully Paid ordinary shares

First Sentier Investors (Australia) IM Ltd ACN 114 194 311	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager, as provided for under its investment mandates. In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	14,466,002 Fully Paid ordinary shares
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager, as provided for under its investment mandates. In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	197,059 Fully Paid ordinary shares
First Sentier Investors (UK) IM Limited	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as investment manager, as provided for under its investment mandates. In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	2,317,021 Fully Paid ordinary shares
Mitsubishi UFJ Financial Group	Mitsubishi UFJ Financial Group Inc. (MUFG) owns 100% of First Sentier Investors Holdings Pty Limited (indirectly) and has informed First Sentier Investors Holdings Pty Limited that it has a relevant interest in the shares noted in this column. Accordingly, First Sentier Investors Holdings Pty Limited has a relevant interest or voting power in those shares pursuant to section 608(3) or section 12(2)(a) of the Corporations Act (as relevant). MUFG has not provided any further details of that relevant interest - accordingly no transaction information is recorded in Appendix B or holder information is recorded in Section 4. Reference is made to any subsequent filing of MUFG which will reflect this interest.	2,392,761 Fully Paid ordinary shares

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Citibank N A Hong Kong		2,380,430 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Citicorp Nominees Pty Limited (Australia)		3,574,297 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	JP MORGAN CHASE		285,744 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	National Australian bank		610,874 Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Northern Trust Singapore		62,948 Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	Brown Brothers Harriman		2,199,852 Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	Citibank N A Hong Kong		6,323,888 Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	State Street Global Advisors (Australia) Limited		45,367 Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	The Bank of New York Mellon Corp		2,317,021 Fully Paid ordinary shares
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	HSBC UK		197,059 Fully Paid ordinary shares
Mitsubishi UFJ Financial Group	Mitsubishi UFJ Financial Group		2,392,761 Fully Paid ordinary shares

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the

substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See annexure B to this notice				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
First Sentier Investors RQI Pty Ltd ACN 133 312 017	A wholly-owned subsidiary, and therefore related body corporate, of First Sentier Investors Holdings Pty Limited
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	A wholly-owned subsidiary, and therefore related body corporate, of First Sentier Investors Holdings Pty Limited
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	A wholly-owned subsidiary, and therefore related body corporate, of First Sentier Investors Holdings Pty Limited
First Sentier Investors (UK) IM Limited	A wholly-owned subsidiary, and therefore related body corporate, of First Sentier Investors Holdings Pty Ltd
Mitsubishi UFJ Financial Group	Each company referred to is an associate of Mitsubishi UFJ Financial Group, Inc. under section 12 of the Corporations Act

7. Addresses

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

Name	Address
First Sentier Investors RQI Pty Ltd ACN 133 312 017	Level 5, Tower Three International Towers Sydney, 300 Barangaroo Avenue, Barangaroo NSW 2000, Australia
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	Level 5, Tower Three International Towers Sydney, 300 Barangaroo Avenue, Barangaroo NSW 2000, Australia
First Sentier Investors (Australia) RE Ltd ACN 006 464 428	Level 5, Tower Three International Towers Sydney, 300 Barangaroo Avenue, Barangaroo NSW 2000, Australia
First Sentier Investors (UK) IM Limited	23 St Andrew Square Edinburgh EH2 1BB United Kingdom
Mitsubishi UFJ Financial Group	2-7-1, Marunouchi, Chiyoda-ku, Tokyo 100-8330, Japan

Signature

print name Rachel Lim capacity Company Secretary

sign here  date 05-03-2024

Annexure A

This is Annexure A referred to in Form 603, Notice of initial substantial holder dated 01-03-2024



Rachel Lim

Company Secretary

Dated the 05-03-2024

SCHEDULE

First Sentier Investors (Malta) Limited (Company Code C41267)

First Sentier Investors (Malta) Holdings Limited (Company Code C41260)

CFSIM Limited (Company No. 00153197)

First Sentier Investors (Luxembourg) EDIF II GP S.À.R.L (Company No. B204413)

First Sentier Investors (Australia) Services Pty Limited (ACN 624 305 595)

First Sentier Investors (Australia) IM Ltd (ACN 114 194 311)

First Sentier Investors (Australia) Infrastructure Holdings Ltd (ACN 085 313 926)

First Sentier Investors (Australia) Infrastructure Managers Pty Ltd (ACN 101 384 294)

First Sentier Investors Strategic Investments Pty Limited (ACN 625 765 399)

First Sentier Investors (Australia) RE Ltd (ACN 006 464 428)

First Sentier Investors Asia Holdings Limited (ACN 054 571 701)

First Sentier Investors RQI Pty Ltd (ACN 133 312 017)

First Sentier Investors (Luxembourg) EDIF I Feeders MC S.A.R.L (Company No. B134314)

First Sentier Infrastructure Managers (International) Limited (Company No. 298444)

First Sentier Investors (UK) IM Limited (Company No. SC047708)

First Sentier Investors (UK) Services Limited (Company No. 03904320)

First Sentier Investors (Hong Kong) Limited (CR No. 11541926)

First Sentier Investors (Ireland) Limited (Company No. 629188)

First Sentier Investors (Japan) Limited (Company No. 0104-01-093090)

First Sentier Investors (Singapore) (Company No. 196900420D)

First Sentier Investors UK Holdings Limited (Company No. 03904310)

First Sentier Investors (UK) Funds Limited (Company No. 02294743)

First Sentier Investors (Luxembourg) Infrastructure (B) GP S.A.R.L (Company No. B262476)

First Sentier Investors (Luxembourg) EDIF I MC S.A.R.L (Company No. B128117)

First Sentier Investors (Singapore) Holdings Limited (Registration No. 199901706Z)

First Sentier Investors International IM Limited (Company No. SC079063)

First Sentier Investors (Hong Kong) Nominees Limited (CR NO. 11541934)

FSIB LTD (Registration No. 26193)

Mitsubishi UFJ Financial Group, Inc (Registration No. 0100-01-073486)

Mitsubishi UFJ Trust and Banking Corporation (Registration No. 0100-01-008770)

SI Holdings Limited (Company No. SC109439)

First Sentier Investors (Hong Kong) AMC Limited (CR NO. 20492095)

First Sentier Investors (Luxembourg) EDIF III GP S.A.R.L (Company No. B238701)

First Sentier Investors EU Holdings Limited (Company No. 727873)

AlbaCore Capital Group Limited (Company No. 727871)

AlbaCore Capital Limited (Company No. 581750)

AlbaCore Capital (UK) Limited (Company No. 10220978)

AlbaCore Capital LLP (Company No. OC412196)

Annexure B

This is Annexure B referred to in Form 603, Notice of initial substantial holder dated 01-03-2024



Rachel Lim

Company Secretary

Dated the 05-03-2024

Holder of relevant Interest	Date of Acquisition	Consideration Cash	Consideration non-cash	Class and number of securities affected	
First Sentier Investors RQI Pty Ltd ACN 133 312 017	03-11-2023	173,044.12		42,001	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	07-11-2023	3,666.78		900	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	09-11-2023	1,535.40		376	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	20-11-2023	3,402.45		790	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	23-11-2023	2,581.61		627	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	24-11-2023	141,745.94		34,346	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	29-11-2023	307,386.90		74,790	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	04-12-2023	328,464.66		79,192	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	04-12-2023	5,781.89		1,394	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	04-12-2023	100,614.91		24,258	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	04-12-2023	41,360.86		9,972	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	06-12-2023	40,528.44		9,837	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	06-12-2023	132,787.60		32,230	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	07-12-2023	949,154.27		229,825	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	07-12-2023	266,836.97		64,611	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	12-12-2023	202,857.99		48,647	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	13-12-2023	3,864.24		921	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	18-12-2023	44,822.14		10,723	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	19-12-2023	61,042.80		14,534	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	19-12-2023	37,262.40		8,872	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	19-12-2023	81,202.19		19,315	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	21-12-2023	103,528.15		24,484	Fully Paid ordinary shares

First Sentier Investors (Australia) RE Ltd ACN 006 464 428	21-12-2023	86,712.80		20,260	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	21-12-2023	16,362.44		3,823	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	22-12-2023	19,386.92		4,490	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	03-01-2024	131,791.95		30,297	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	03-01-2024	122,225.85		27,866	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	03-01-2024	39,813.54		9,077	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	03-01-2024	4,535.33		1,034	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	03-01-2024	237,030.25		54,040	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	09-01-2024	3,356.82		751	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	10-01-2024	63,293.16		13,972	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	10-01-2024	104,569.90		23,091	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	12-01-2024	5,490.84		1,204	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	18-01-2024	32,148.90		7,290	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	24-01-2024	137,825.38		31,757	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	30-01-2024	4,062.52		922	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	01-02-2024	126,701.28		29,329	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	05-02-2024	27,940.92		6,293	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	07-02-2024	75,006.75		16,485	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	14-02-2024	95,022.72		20,304	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	15-02-2024	5,923.76		1,249	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	16-02-2024	141,556.94		29,351	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	16-02-2024	838,924.16		173,946	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	16-02-2024	380,782.42		78,953	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	16-02-2024	20,347.82		4,219	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	16-02-2024	41,452.83		8,595	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	16-02-2024	26,897.31		5,577	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	16-02-2024	241,791.27		50,134	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	22-02-2024	98,490.00		20,100	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	27-02-2024	135,703.68		28,096	Fully Paid ordinary shares
First Sentier Investors RQI Pty Ltd ACN 133 312 017	28-02-2024	48,782.50		10,270	Fully Paid ordinary shares
First Sentier Investors (Australia) IM Ltd ACN 114 194 311	28-02-2024	6,784.39		1,435	Fully Paid ordinary shares