

Form 603
Corporations Act 2001
Section 671B
Notice of initial substantial holder

To Company Name/Scheme Ingenia Communities Group (ASX: INA) (**INA**), a stapled entity comprising Ingenia Communities Holdings Limited ACN 154 444 925, Ingenia Communities Fund ARSN 107 459 576, and Ingenia Communities Management Trust ARSN 122 928 410

ACN/ARSN As above.

1. Details of substantial holder (1)

Name HMC Capital Limited (**HMC Capital**) and its related bodies corporate, which includes HMC Capital Partners Holdings Pty Ltd as trustee of the HMC Capital Partners Holding Trust (**HMCCP**), named in the list annexed to this notice and marked “**A**” (**HMC Capital Group**)

ACN (if applicable) 138 990 593

The holder became a substantial holder on 12 October 2023

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	Persons' votes (5)	Voting power (6)
Fully paid ordinary shares in INA (Shares)	26,636,514	26,636,514	6.535%

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
HMCCP	HMCCP is the registered holder of 26,636,514 Shares and therefore has a relevant interest in those Shares under section 608(1)(a) of the <i>Corporations Act 2001</i> (Cth) (Corporations Act).	26,636,514 Shares
Each member of the HMC Capital Group (other than HMCCP)	Each member of the HMC Capital Group (other than HMCCP) has a deemed relevant interest in these Shares under section 608(3)(b) of the <i>Corporations Act</i> .	26,636,514 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
HMCCP	HMCCP	HMCCP	26,636,514 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 to this notice marked "B"				

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
Each member of the HMC Capital Group	Each related body corporate listed in Annexure A is a controlled entity of HMC Capital and therefore an associate of HMC Capital under section 12(2)(a) of the Corporations Act.

7. Addresses

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

Name	Address
HMC Capital Group	Level 7, Gateway, 1 Macquarie Place, Sydney NSW 2000

Signature

print name

Andrew Selim

capacity

Group General Counsel and Company Secretary

sign here



date

16 October 2023

Annexure AThis is annexure A referred to in Form 603 *Notice of initial substantial holder* dated 16 October 2023

COMPANY NAME	ACN
HMC Capital Limited	138 990 593
Home Consortium Developments Pty Ltd	635 859 700
HMC Investment Management Pty Ltd	644 510 583
HMC Property Management Pty Ltd	644 510 707
HMC Capital Funds Management Pty Ltd	154 055 446
Home Consortium Developments Property Pty Ltd	642 169 784
Home Consortium Property Pty Ltd	139 262 123
HomeCo Childcare Pty Ltd	640 692 940
Home Consortium Leasehold Pty Ltd	066 891 307
Aventus Holdings Pty Ltd	627 640 180
Aventus Property Group Pty Ltd	606 747 620
Aventus Custodian Pty Ltd	622 055 298
Aventus Funds Management Pty Ltd	606 747 675
Aventus Property Administration Pty Ltd	619 911 401
Aventus Property Management Pty Ltd	606 747 666
Aventus Services Pty Ltd	606 747 657
Aventus National Operations Pty Ltd	647 783 239
Aventus Investment Management Holdings Pty Ltd	633 482 863
Aventus Investment Management Pty Ltd	612 060 821
HomeCo (Upper Coomera) Pty Ltd	633 200 003
HomeCo (Coffs Harbour) Pty Ltd	633 199 676
HomeCo (Box Hill) Pty Ltd	634 204 649
HomeCo (Braybrook) Pty Ltd	634 204 827
HomeCo (Hawthorn East) Pty Ltd	634 204 907
HomeCo (Keysborough) Pty Ltd	634 205 084
HomeCo (Knoxfield) Pty Ltd	634 205 217
HomeCo (Mornington) Pty Ltd	634 205 351
HomeCo (Roxburgh Park) Pty Ltd	634 205 502
HomeCo (South Morang) Pty Ltd	634 205 566
HomeCo (Wagga Wagga) Pty Ltd	634 486 561
HomeCo (Lismore) Pty Ltd	634 487 611
HomeCo (Rutherford) Pty Ltd	634 487 933
HomeCo (Marsden Park) Pty Ltd	634 489 026
HomeCo (Bathurst) Pty Ltd	634 489 240
HomeCo (Ellenbrook) Pty Ltd	634 489 651
HomeCo (Joondalup) Pty Ltd	634 489 893
HomeCo (Butler) Pty Ltd	634 490 314
HomeCo (Parafield) Pty Ltd	641 217 503
HomeCo (Rosenthal) Pty Ltd	642 168 527
HomeCo DNR (Gregory Hills TC) LeaseCo Pty Ltd	644 518 614
HomeCo (Gregory Hills HC) Pty Ltd	644 516 996
HomeCo (Hawthorn East) Development Pty Ltd	645 128 061
HMC (Park Ridge) Pty Ltd	662 162 147
HomeCo (Glen Huntly) Pty Ltd	650 782 095
HomeCo (Greystanes) Pty Ltd	650 781 123
HomeCo (Temporary Warehouse) Pty Ltd	652 298 541
HMC Investor (LML) Pty Ltd	667 832 644
HMC HWHF Investor Pty Ltd	671 096 049
HMC Funds Management Limited	105 078 635
HomeCo DNR (Penrith) Pty Ltd	634 488 841
HomeCo DNR (Prestons) Pty Ltd	642 168 296
HomeCo DNR (Vincentia) Pty Ltd	642 169 168
HomeCo DNR (Butler) Pty Ltd	644 801 338
HomeCo DNR (Braybrook) Pty Ltd	644 801 276
HomeCo DNR (Richlands) Pty Ltd	644 801 847
HomeCo DNR (Upper Coomera CC) Pty Ltd	644 802 102
HomeCo DNR (Keysborough) Pty Ltd	644 801 721
HomeCo DNR (Tingalpa) Pty Ltd	644 802 059
HomeCo DNR (Rosenthal) Pty Ltd	644 801 963
HomeCo DNR (Mornington) Pty Ltd	644 801 785
HomeCo DNR (Joondalup) Pty Ltd	644 801 598
HomeCo DNR (Hawthorn East) Pty Ltd	644 801 570
HomeCo DNR (Ellenbrook) Pty Ltd	644 801 472
HomeCo DNR Finance Pty Ltd	644 351 413
HomeCo DNR (Glenmore Park) Pty Ltd	644 516 763
HomeCo DNR (Gregory Hills TC) Pty Ltd	644 516 852

COMPANY NAME	ACN
HomeCo DNR (Parafield) Pty Ltd	645 060 064
HomeCo DNR (Seven Hills) Pty Ltd	646 254 033
HomeCo DNR (Marsden Park NSW) Pty Ltd	649 355 617
HomeCo DNR (Box Hill) Pty Ltd	646 270 804
HomeCo DNR (Armstrong Creek) Pty Ltd	647 228 199
HomeCo DNR (Marsden Park) Pty Ltd	645 924 625
HomeCo DNR (Bundall) Pty Ltd	649 355 297
HomeCo DNR (Coffs Harbour) Pty Ltd	649 355 377
HomeCo DNR (Mackay) Pty Ltd	649 355 564
HomeCo DNR (South Morang) Pty Ltd	649 355 635
HomeCo DNR (Toowoomba) Pty Ltd	649 355 742
HomeCo DNR (Upper Coomera) Pty Ltd	649 404 991
HomeCo DNR (Pakenham) Pty Ltd	652 132 780
HomeCo DNR (Victoria Point) Pty Ltd	651 685 568
HomeCo DNR (Leppington) Pty Ltd	660 730 094
HomeCo DNR (North Lakes) Pty Ltd	657 413 833
HomeCo DNR (Gregory Hills Home) Pty Ltd	657 413 842
HomeCo DNR (Richlands Land) Pty Ltd	657 413 851
HomeCo DNR (Cranbourne West) Pty Ltd	661 440 286
HomeCo DNR (Kellyville West) Pty Ltd	661 438 839
HDN (Southlands Boulevarde) Pty Ltd	664 126 694
HDN (LML Fund) Pty Ltd	664 531 060
HomeCo (HDN No.1) Pty Ltd	666 004 940
HomeCo (HDN No.2) Pty Ltd	666 005 385
HomeCo DNR (No. 1) Pty Ltd	651 995 612
HomeCo DNR (No. 2) Pty Ltd	652 073 375
HomeCo DNR (No. 3) Pty Ltd	652 132 628
HomeCo DNR (No. 5) Pty Ltd	652 775 810
HomeCo DNR (No. 6) Pty Ltd	652 776 193
HomeCo DNR (No. 7) Pty Ltd	656 029 677
HomeCo DNR (No. 8) Pty Ltd	656 029 935
HomeCo DNR (No. 9) Pty Ltd	656 030 027
HomeCo DNR (No. 10) Pty Ltd	657 413 860
HomeCo DNR (No. 12) Pty Ltd	660 731 895
Aventus Properties Pty Ltd	612 072 723
Aventus McGrath Hills Pty Ltd	636 879 082
Aventus Belrose Pty Ltd	165 176 250
Aventus Caringbah Pty Ltd	145 771 973
Aventus Cranbourne Pty Ltd	607 765 122
Aventus Cranbourne Thompsons Road Pty Ltd	155 857 426
Aventus Diversified Pty Ltd	600 714 814
Aventus Epping Pty Ltd	609 032 297
Aventus H1 Pty Ltd	653 164 295
Aventus Jindalee Pty Ltd	162 024 437
Aventus Kotara South Pty Ltd	160 035 049
Aventus Landowner Holdings Pty Ltd	636 874 934
Aventus Mile End Pty Ltd	159 181 777
Aventus Mile End Stage 3 Pty Ltd	103 316 267
Aventus Midland Pty Ltd	159 691 862
HDN (Midland Home) Pty Ltd	659 686 487
Aventus Peninsula Pty Ltd	150 914 579
Aventus Sunshine Coast Pty Ltd	607 331 162
Aventus T1 Pty Ltd	653 165 121
Aventus Tuggerah Pty Ltd	607 455 532
HDN No. 3 Pty Ltd	670 787 421
HCW Funds Management Limited	104 438 100
HomeCo (Erina) Pty Ltd	642 170 858
HomeCo (Morayfield HH) Pty Ltd	646 270 733
HomeCo (Tarneit) Pty Ltd	645 439 078
HomeCo (Essendon) Pty Ltd	646 270 653
HomeCo (Southport) Pty Ltd	646 417 978
HomeCo (Woolloongabba) Pty Ltd	648 269 283
HomeCo (Five Dock) Pty Ltd	649 898 813
HomeCo (Concord) Pty Ltd	650 315 003
HomeCo (St Marys) Pty Ltd	634 487 273
HomeCo (Rouse Hill) Pty Ltd	634 488 529
HomeCo (Armadale) Pty Ltd	650 782 335
HomeCo (Nunwading) Pty Ltd	650 781 418
HomeCo (Ballarat) Pty Ltd	640 159 093
HomeCo (Cairns) Pty Ltd	652 039 846

COMPANY NAME	ACN
HomeCo (Springfield) Pty Ltd	652 074 050
HomeCo (Everton Park) Pty Ltd	646 298 535
HCW (Vitality Village) Pty Ltd	653 437 195
HCW (Pine Rivers) Pty Ltd	667 071 721
HCW (Victorian Rehab Centre) Pty Ltd	667 072 611
HCW (Northpark) Pty Ltd	667 071 570
HCW (Geelong) Pty Ltd	667 070 117
HCW (WHF) Pty Ltd	667 072 844
HomeCo (GC Bundaberg) Pty Ltd	651 691 164
HomeCo (GC Chermside) Pty Ltd	651 691 413
HomeCo (GC Nambour) Pty Ltd	651 691 548
HomeCo (GC Ringwood) Pty Ltd	651 692 438
HomeCo (GC Shepparton) Pty Ltd	651 692 607
HomeCo (GC Southport) Pty Ltd	651 692 732
HomeCo (GC Urraween SSR) Pty Ltd	651 691 664
HomeCo (GC Urraween UC) Pty Ltd	651 692 796
HomeCo (GC Wembley) Pty Ltd	651 693 088
HomeCo (GC Wembley Salvado) Pty Ltd	651 991 258
HomeCo (Avondale Heights) Pty Ltd	653 831 979
HomeCo (Beaconsfield) Pty Ltd	653 832 136
HomeCo (Boronia) Pty Ltd	653 832 234
HomeCo (Bulleen) Pty Ltd	653 832 298
HomeCo (Chadstone) Pty Ltd	653 832 430
HomeCo (Chirnside Park) Pty Ltd	653 832 494
HomeCo (Croydon) Pty Ltd	653 832 556
HomeCo (Frankston) Pty Ltd	653 832 627
HomeCo (Melton) Pty Ltd	653 832 761
HomeCo (Ormond) Pty Ltd	653 832 823
HomeCo (Seaford) Pty Ltd	653 832 878
HomeCo (Yallambie) Pty Ltd	653 833 026
HomeCo (Maylands) Pty Ltd	653 832 716
HCW (Bundoora) Pty Ltd	654 426 678
HCW (Clyde North) Pty Ltd	654 426 749
HCW (Donnybrook) Pty Ltd	654 426 785
HCW (Forest Hill) Pty Ltd	654 426 909
HCW (Junction Village) Pty Ltd	654 427 022
HCW (Mitcham) Pty Ltd	654 427 157
HCW (Reservoir) Pty Ltd	654 427 237
HCW (Sunshine) Pty Ltd	654 427 362
HCW (View B) Pty Ltd	654 460 965
HomeCo (New Temporary Warehouse) Pty Ltd	663 357 720
HomeCo HCW Finance Pty Ltd	652 298 238
HomeCo (HCW First) Pty Ltd	653 436 778
HomeCo (HCW Third) Pty Ltd	653 437 293
HCW Co-Ownership Holding Company Pty Ltd	653 277 984
HCW No. 1 Pty Ltd	670 797 243
HCW No. 2 Pty Ltd	670 797 323
HCW No. 3 Pty Ltd	670 797 369
HMC Capital Partners Holdings Pty Ltd	661 274 719
HMC Capital Partners No. 1 Pty Ltd	658 946 117
HMC Capital Partners No. 2 Pty Ltd	658 946 288
HMC Capital Partners No. 3 Pty Ltd	658 946 484
HMC Capital Partners No. 4 Pty Ltd	661 755 326
HMC Capital Investments Limited	606 555 480
HMC Capital Partners Fund 1 Pty Ltd	658 354 931
HMC Capital No. 2 Pty Ltd	660 729 215
HMC Capital No. 3 Pty Ltd	660 731 251
HMC LML No.1 Pty Ltd	662 617 656
HMC (Menai Marketplace) Pty Ltd	662 158 063
HMC (Settlement City) Pty Ltd	662 162 898
HMC (Southlands Boulevard) Pty Ltd	662 163 760
HMC WHF No. 1 Pty Ltd	666 398 009
HWHF (Knox) Pty Ltd	667 070 395
HWHF (Ringwood) Pty Ltd	667 071 294
HWHF (Campbelltown) Pty Ltd	667 070 706
HWHF (Nepean) Pty Ltd	667 071 098
HWHF (The Mount) Pty Ltd	667 072 460
HWHF (Sydney Southwest) Pty Ltd	667 073 341
HWHF (SB) Pty Ltd	667 101 359
HWHF Finance Pty Ltd	667 744 765

COMPANY NAME	ACN
The George AH Pty Ltd	651 661 808
Life Sciences Medical Precinct AH Pty Ltd	651 662 074
General Medical Precinct AH Pty Ltd	651 663 071

Annexure BThis is annexure B referred to in Form 603 *Notice of initial substantial holder* dated 16 October 2023.

Holder of relevant interest	Date of acquisition	Consideration (9)		Class & number of securities
		Cash (A\$)	Non-cash	
Each member of the HMC Capital Group	26 July 2023	5,735,351		1,456,782 Shares
Each member of the HMC Capital Group	28 July 2023	25,276,139		6,241,022 Shares
Each member of the HMC Capital Group	28 July 2023	4,454,328		1,099,834 Shares
Each member of the HMC Capital Group	31 July 2023	198,537		48,920 Shares
Each member of the HMC Capital Group	1 August 2023	11,084		2,730 Shares
Each member of the HMC Capital Group	2 August 2023	127,953		31,535 Shares
Each member of the HMC Capital Group	3 August 2023	1,103,841		272,688 Shares
Each member of the HMC Capital Group	4 August 2023	328,504		81,112 Shares
Each member of the HMC Capital Group	4 August 2023	439,724		108,440 Shares
Each member of the HMC Capital Group	9 August 2023	6,958,417		1,664,693 Shares
Each member of the HMC Capital Group	11 August 2023	3,407,164		803,577 Shares
Each member of the HMC Capital Group	14 August 2023	54,191		12,982 Shares
Each member of the HMC Capital Group	15 August 2023	3,526,471		851,044 Shares
Each member of the HMC Capital Group	16 August 2023	14,167		3,498 Shares
Each member of the HMC Capital Group	17 August 2023	868,855		215,645 Shares
Each member of the HMC Capital Group	17 August 2023	809,000		200,000 Shares
Each member of the HMC Capital Group	18 August 2023	33,405		8,310 Shares
Each member of the HMC Capital Group	23 August 2023	14,196		3,549 Shares
Each member of the HMC Capital Group	23 August 2023	8,096		2,024 Shares
Each member of the HMC Capital Group	24 August 2023	12,458		3,099 Shares
Each member of the HMC Capital Group	25 August 2023	3,330,029		846,259 Shares
Each member of the HMC Capital Group	25 August 2023	297,291		75,399 Shares
Each member of the HMC Capital Group	30 August 2023	609,963		149,629 Shares
Each member of the HMC Capital Group	1 September 2023	1,133,107		273,552 Shares
Each member of the HMC Capital Group	5 September 2023	102,179		24,638 Shares
Each member of the HMC Capital Group	5 September 2023	78,084		18,777 Shares
Each member of the HMC Capital Group	6 September 2023	4,141,300		1,000,000 Shares
Each member of the HMC Capital Group	7 September 2023	490,946		120,000 Shares
Each member of the HMC Capital Group	7 September 2023	1,435,735		350,000 Shares
Each member of the HMC Capital Group	8 September 2023	1,236,510		300,000 Shares
Each member of the HMC Capital Group	19 September 2023	210,767		49,743 Shares
Each member of the HMC Capital Group	20 September 2023	1,579,217		374,147 Shares

Each member of the HMC Capital Group	21 September 2023	504,977		118,818 Shares
Each member of the HMC Capital Group	22 September 2023	1,593,434		380,821 Shares
Each member of the HMC Capital Group	25 September 2023	8,073		1,964 Shares
Each member of the HMC Capital Group	26 September 2023	1,041,250		250,000 Shares
Each member of the HMC Capital Group	27 September 2023	844,924		202,314 Shares
Each member of the HMC Capital Group	27 September 2023	35,027		8,431 Shares
Each member of the HMC Capital Group	29 September 2023	2,325,322		557,093 Shares
Each member of the HMC Capital Group	29 September 2023	2,421,548		576,559 Shares
Each member of the HMC Capital Group	2 October 2023	1,669,598		400,508 Shares
Each member of the HMC Capital Group	3 October 2023	568,408		139,823 Shares
Each member of the HMC Capital Group	4 October 2023	167,167		41,490 Shares
Each member of the HMC Capital Group	5 October 2023	539,830		133,058 Shares
Each member of the HMC Capital Group	6 October 2023	408,353		100,659 Shares
Each member of the HMC Capital Group	9 October 2023	313,924		77,514 Shares
Each member of the HMC Capital Group	10 October 2023	877,985		209,688 Shares
Each member of the HMC Capital Group	11 October 2023	610,977		144,146 Shares
Each member of the HMC Capital Group	11 October 2023	419,500		100,000 Shares
Each member of the HMC Capital Group	12 October 2023	419,000		100,000 Shares
Each member of the HMC Capital Group	12 October 2023	628,500		150,000 Shares
Each member of the HMC Capital Group	12 October 2023	24,375,000		6,250,000 Shares



Signature

Print name: Andrew Selim
Capacity: Company Secretary

Date: 16 October 2023