

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

To Company Name/Scheme **GemLife Communities Group (ASX:GLF)** consisting of GemLife Group Ltd (ACN 607 629 149) and Equity Trustees Limited as responsible entity for each of 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)

ACN/ARSN As above

1. Details of substantial holder (1)

Name Adrian Puljich

ACN (if applicable) N/A

The holder became a substantial holder on 08 / 07 / 2025

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 Stapled Securities (GLF Securities)	100,680,769	100,680,769	26.47%

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
PVAP Pty Ltd ACN 606 254 040 as trustee for the PVAP Unit Trust	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
Four Bracha Pty Ltd ACN 155 067 851	Relevant interest under section 608(1) of the <i>Corporations Act</i> as the holder of the GLF Securities	480,769 GLF Securities
Four Bracha Pty Ltd ACN 155 067 851	Relevant interest under section 608(3)(a) of the <i>Corporations Act</i> as the holder of more than 20% of the voting power in PVAP Pty Ltd	100,200,000 GLF Securities
VZP Pty Ltd ACN 102 211 987	Relevant interest under section 608(3)(a) of the <i>Corporations Act</i> as the holder of more than 20% of the voting power in PVAP Pty Ltd	100,200,000 GLF Securities
Adrian Puljich	Relevant interest under section 608(3)(b) of the <i>Corporations Act</i> as the controller of Four Bracha Pty Ltd, VZP Pty Ltd and	100,680,769 GLF Securities

	PVAP Pty Ltd	
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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
PVAP Pty Ltd, Four Bracha Pty Ltd, VZP Pty Ltd and Adrian Puljich	PVAP Pty Ltd	PVAP Pty Ltd	100,200,000 GLF Securities
Four Bracha Pty Ltd and Adrian Puljich	Four Bracha Pty Ltd	Four Bracha Pty Ltd	480,769 GLF Securities

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the 4 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	
PVAP Pty Ltd, Four Bracha Pty Ltd, VZP Pty Ltd and Adrian Puljich	N/A	N/A	N/A	100,200,000 GLF Securities
Four Bracha Pty Ltd and Adrian Puljich	08/07/2025	\$4.16	N/A	480,769 GLF Securities

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
N/A	

7. Addresses

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

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

Signature

print name: ADRIAN PULJICH

capacity:

sign here:

Signed by:

Adrian Simun Puljich

date: 09 / 07 / 2025

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