

12 September 2013

The Manager  
Company Announcements Office  
ASX Limited  
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Dear Sir/Madam

**Ingenia Communities Group (ASX Code: INA) – Notification under sections 708AA(2)(f) and 1012DAA(2)(f) of the Corporations Act 2001 (Cth) as notionally modified by the Australian Securities and Investments Commission Class Order 08/35**

As previously announced, Ingenia Communities Group (comprising Ingenia Communities Fund ARSN 107 459 576 (**Fund**), Ingenia Communities Management Trust ARSN 122 928 410 (**Trust**) and Ingenia Communities Holdings Limited ACN 154 444 925 (**Holding Company**)) (**Ingenia Group**) is making a pro-rata non-renounceable rights issue. Security holders with registered addresses in Australia and New Zealand are being offered the opportunity to apply for 1 new stapled security for every 3 INA stapled securities held at 7.00 pm (Sydney time) on the Record Date being Friday 20 September 2013 at an offer price of \$0.365 per stapled security (**Offer**).

The Ingenia Group gives this notice under sections 708AA(2)(f) and 1012DAA(2)(f) of the *Corporations Act 2001* (Cth) (**Corporations Act**) as notionally modified by the Australian Securities and Investments Commission Class Order 08/35 (**CO 08/35**).

1. The Ingenia Group will offer stapled securities (comprising of one unit in the Fund, one unit in the Trust and one share in the Holding Company) (**Offer Securities**) for issue pursuant to the Offer and will issue those Offer Securities without preparing a prospectus or product disclosure statement under Parts 6D.2 or Part 7.9 of the Corporations Act.
2. As a disclosing entity, the Ingenia Group is subject to regular reporting and disclosure obligations.
3. As at today's date:
  - (a) the Ingenia Group has complied with the provisions of Chapter 2M of the Corporations Act as they apply to the Ingenia Group;
  - (b) the Ingenia Group has complied with section 674 of the Corporations Act as it applies to the Ingenia Group; and
  - (c) there is no "excluded information" within the meaning of sections 708AA(8), 708AA(9), 1012DAA(8) and 1012DAA(9) of the Corporations Act which is required to be disclosed under sections 708AA(7)(d) and 1012DAA(7)(d) of the Corporations Act.

The potential effect that the issue of the Offer Securities will have on the control of the Ingenia Group, and the consequences of that effect, will depend on a number of factors, including investor demand.

However, given the structure of the Offer as a pro-rata issue, the issue is not expected to have any material effect or consequence on the control of the Ingenia Group.

Yours sincerely



**Leanne Ralph**  
Company Secretary