



18 December 2025

ASX ANNOUNCEMENT

GemLife contracts new greenfield development site in Townsville, QLD

GemLife Communities Group (ASX: GLF) ("**GemLife**" or "**the Group**") is pleased to announce it has entered into an unconditional contract to acquire a 32.5ha greenfield development site in Townsville, Queensland for \$21 million.

GemLife will seek a development approval for over 500 manufactured home sites and associated community facilities, increasing the Group's portfolio and development pipeline to 33 communities and an expected 10,413 homes, on completion.

The asset comprises two lots (\$10.5 million each), which will settle in March 2026 and February 2027 respectively. This will be funded via cash and existing debt facilities, in line with the Group's disciplined capital management approach.



Image: The GemLife Townsville site, located within the master planned community Sanctum Estate

Managing Director & Group CEO, Adrian Puljich, said: "This acquisition aligns with our strategy to grow our portfolio in high-demand locations and create long-term shareholder value through disciplined investment in quality sites. It strengthens our portfolio organically, secures future development opportunities, and ensures a robust pipeline that will underpin sustainable earnings growth for the Group."

About GemLife

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.

“This site represents a compelling opportunity to further our presence in Far North Queensland through a well-located, infrastructure-backed development. It reflects our structured approach to expanding into new regions while remaining focused on long-term value creation and execution certainty.”

This announcement has been approved by the Board of GemLife.

For more information, please contact:

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