

Form 604

Corporations Act 2001

Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme **GemLife Communities Group (ASX:GLF) comprising shares in GemLife Group Ltd (ACN 607 629 149) (GemLifeCo) and units in 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) (together, the GemLife Stapled Trusts and together with GemLifeCo, GemLife Communities Group or GemLife. Equity Trustees Limited (ACN 004 031 298; AFSL 240975) is the responsible entity of each GemLife Stapled Trusts (Responsible Entity).**

ACN/ARSN **As above**

1. Details of substantial holder (1)

Name **GemLife Communities Group (ASX:GLF)**

ACN/ARSN (if applicable) **As Above**

There was a change in the interests of the substantial holder on **24/08/2026**

The previous notice was given to the company on **10/07/2025**

The previous notice was dated **09/07/2025**

2. Previous and present 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 when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Fully Paid Stapled Securities (GLF Securities)	163,600,000	43.02%	81,800,000	21.51%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
24/08/2026	GemLife Communities Group (ASX:GLF)	Decrease in relevant interest arising from the release of securities from voluntary escrow on 24 August 2026, in terms of	NA	GLF Securities 81,800,000	81,800,000

		the relevant Voluntary Escrow Deeds attached to the Notice of Initial Substantial Holder dated 9 July 2025 and as disclosed in GLF's IPO Prospectus and PDS dated 17 June 2025			

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
GemLife Communities Group (ASX:GLF)	PVAP Pty Ltd ACN 606 254 040	PVAP Pty Ltd ACN 606 254 040	Restrictions on the disposal of the GLF Securities which are subject to voluntary escrow in terms of the relevant Voluntary Escrow Deed attached to the Notice of Initial Substantial Holder dated 9 July 2025 and as disclosed in GLF's IPO Prospectus and PDS dated 17 June 2025 which gives GLF a deemed relevant interest in its own securities under section 608(1)(a) of the Corporations Act. GLF has no right to acquire these securities or to control the voting rights attaching to these securities.	GLF Securities 50,100,000	50,100,000
GemLife Communities Group (ASX:GLF)	TCAP Partners Pty Ltd ACN 153 265 555	TCAP Partners Pty Ltd ACN 153 265 555	Restrictions on the disposal of the GLF Securities which are subject to voluntary escrow in terms of the relevant Voluntary Escrow Deed attached to	GLF Securities 31,700,000	31,700,000

			the Notice of Initial Substantial Holder dated 9 July 2025 and as disclosed in GLF's IPO Prospectus and PDS dated 17 June 2025 which gives GLF a deemed relevant interest in its own securities under section 608(1)(a) of the Corporations Act. GLF has no right to acquire these securities or to control the voting rights attaching to these securities.		

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
NA	

6. Addresses

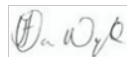
The addresses of persons named in this form are as follows:

Name	Address
PVAP Pty Ltd ACN 606 254 040	Suite 1401, Level 14 203 Robina Town Centre Drive, Robina QLD 4226
TCAP Partners Pty Ltd ACN 153 265 555	C/- Thomas Noble & Russell, 31 Keen Street, Lismore NSW 2480
GemLife Communities Group ASX:GLF)	Level 2, 120 Siganto Drive, Helensvale, QLD 4212

Signature

print name **FIONA VAN WYK** capacity **COMPANY SECRETARY**

sign here



date **25/08/2026**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
 - (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
 - (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
 - (4) The voting shares of a company constitute one class unless divided into separate classes.
 - (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
 - (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
 - (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
 - (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
 - (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.
-