



26 November 2025

ASX ANNOUNCEMENT

GemLife Investor Showcase Tour – South East Queensland

The materials to be used for the GemLife Investor Showcase Tour of South East Queensland Communities on 26 November 2025 are attached for information.

This announcement has been approved by the Board of GemLife.

For more information, please contact:

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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.

GemLife Investor Showcase Tour

South East Queensland



26 NOVEMBER 2025

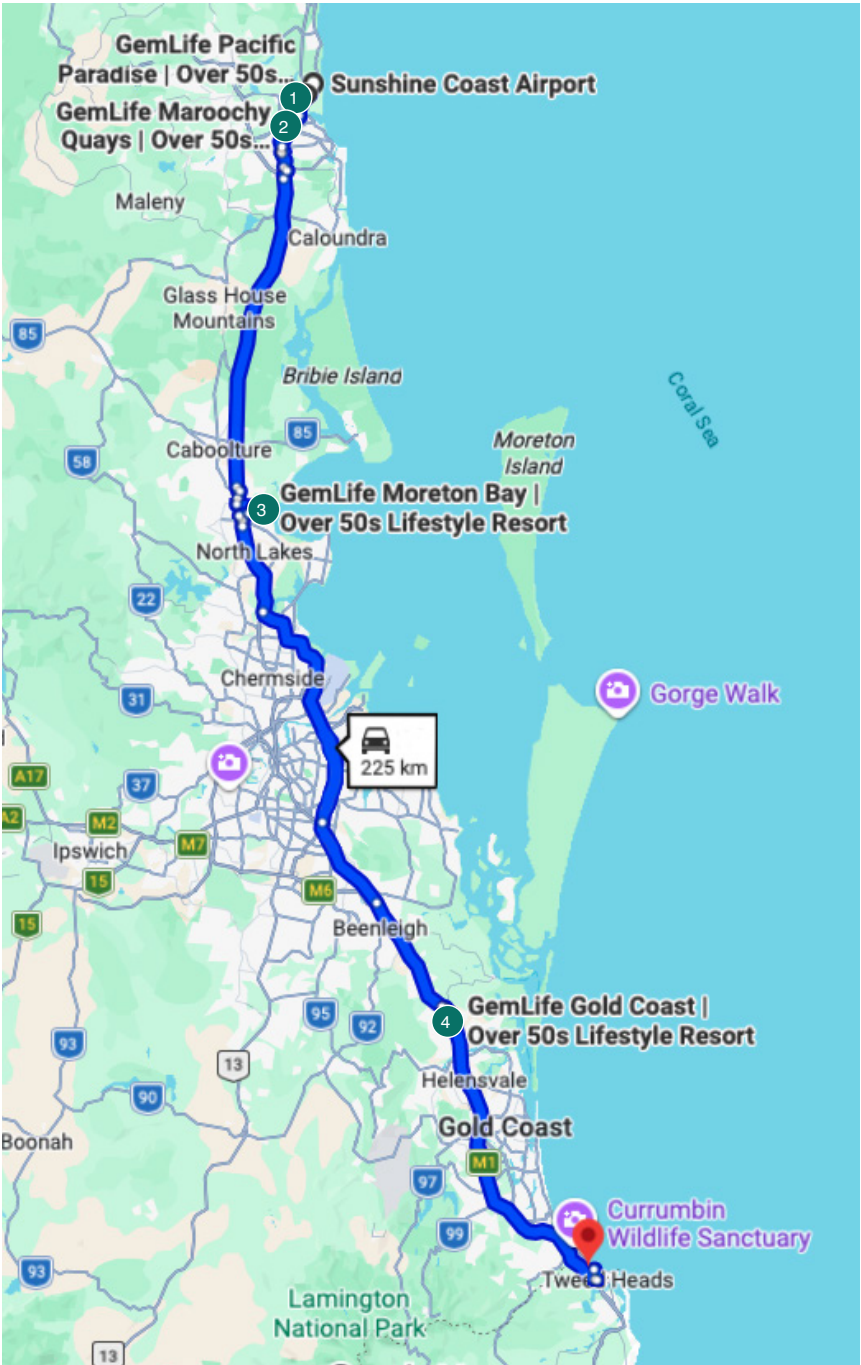
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26 NOVEMBER 2025

Tour schedule

This one-day experience will offer direct insight into GemLife’s vertically integrated model, innovative community design, and the lifestyle-driven developments shaping our growth.

DEPARTURE	ARRIVAL	ACTIVITY	DESCRIPTION	
	Prior to 9:00am	Flight	Flight into Sunshine Coast Airport	
	9:15am	9:30am	Travel	Drive to Pacific Paradise (15 mins)
1	9:30am	10:05am	Site tour	GemLife Pacific Paradise (35 mins)
	10:05am	10:25am	Travel	Drive to Maroochy Quays (20 mins)
2	10:25am	11:00am	Site tour	GemLife Maroochy Quays (35 mins)
	11:00am	12:10pm	Travel	Drive to Moreton Bay (70 mins)
3	12:10pm	1:10pm	Site tour	GemLife Moreton Bay (60 mins)
	1:10pm	2:30pm	Travel	Drive to Gold Coast (80 mins)
4	2:30pm	3:20pm	Site tour	GemLife Gold Coast (50 mins)
	3:20pm	4:10pm	Travel	Drive to Gold Coast Airport (50 mins)



Pacific Paradise

1

A coastal gem nestled within the established suburb of Pacific Paradise, this fully occupied community is close to the Maroochy River and the Maroochy River Conservation Park, and minutes from the beach and local amenities.

KEY METRICS	
Address	40 Menzies Drive, Pacific Paradise Qld 4564
Land Area	9.8 hectares
Total Sites	211
Occupied Homes	211
Average Resale Price (incl. GST)	\$1,164,000
Average Weekly Site Rent (incl. GST)	\$217
Incoming Weekly Site Rent (incl. GST)	\$249

Information as at 30 June 2025

Notes





Maroochy Quays

2

Located next to the Maroochy River, this community blends relaxed living with award-winning facilities. First land lease community in Australia to feature a ‘virtual power plant’ with community battery (embedded network).

KEY METRICS	
Address	6 Charlston Place, Maroochydore Qld 4558
Land Area	19.1 hectares
Total Sites	264
Occupied Homes	250
Average Resale Price (incl. GST)	\$1,036,000
Average Weekly Site Rent (incl. GST)	\$214
Incoming Weekly Site Rent (incl. GST)	\$249

Information as at 30 June 2025

Notes





Moreton Bay

3

Located in Burpengary East, Moreton Bay, a fast-growing hub in the northern Brisbane corridor, this community showcases GemLife’s future-focused, sustainable community design. Australia’s first Green Star rated land lease community.

KEY METRICS	
Address	4 Moore Road, Burpengary East Qld 4505
Land Area	149 hectares
Total Sites	637
Occupied Homes	69
Average Home Sale Price of Settled Homes (incl. GST)	\$837,000
Average Weekly Site Rent (incl. GST)	\$253
Incoming Weekly Site Rent (incl. GST)	\$259

Information as at 30 June 2025

Notes





Gold Coast

4

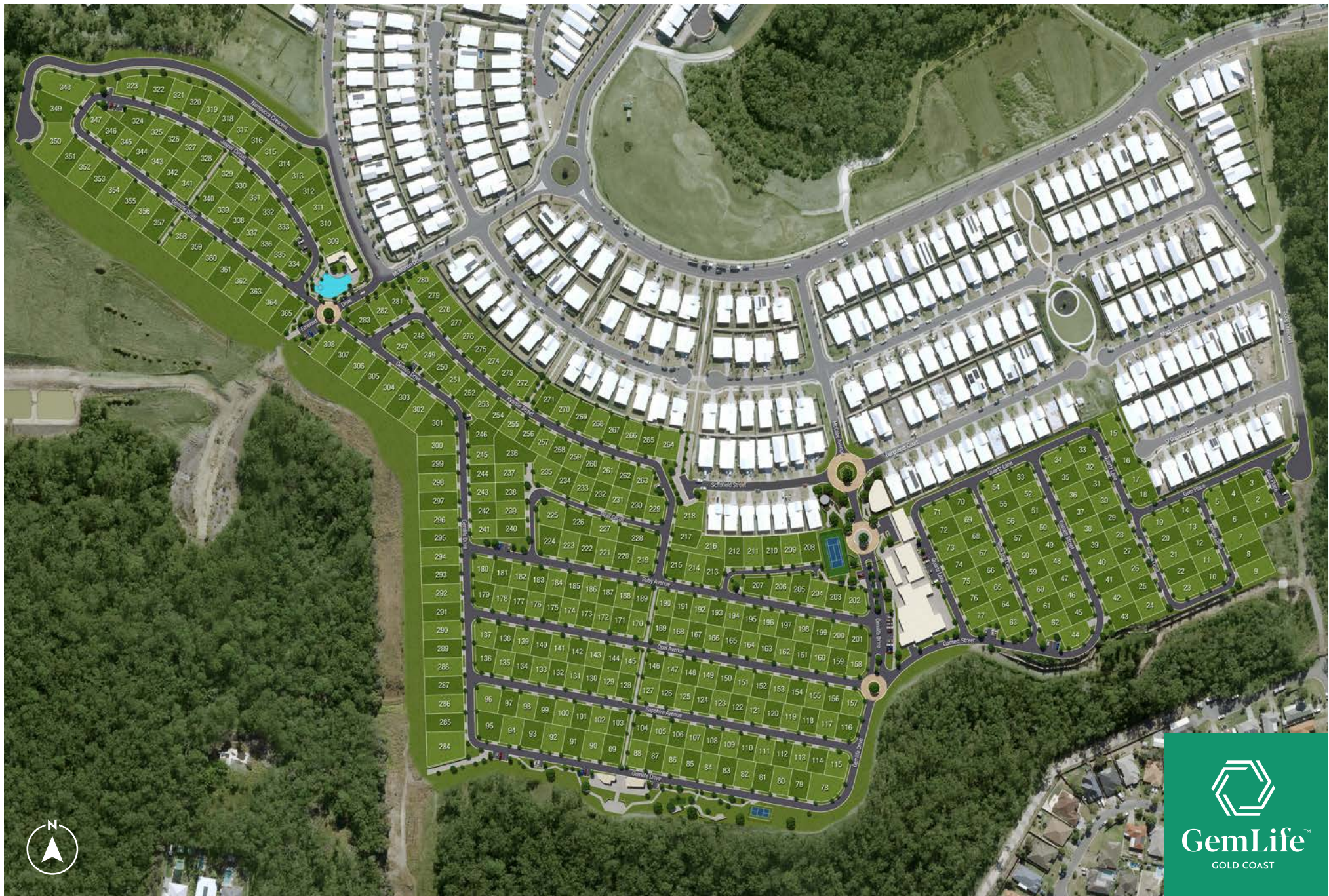
Located on an elevated site in Pimpama on the northern Gold Coast, this community is about 30 kilometres from central Gold Coast and 50 kilometres from Brisbane. GemLife Gold Coast is home to our largest, recently opened \$23 million Country Club – a standout demonstration of luxury, lifestyle-first development for the over 50s.

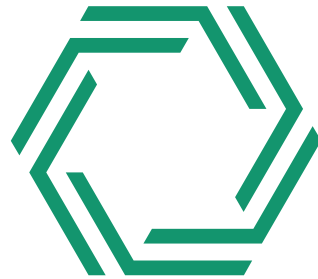
KEY METRICS	
Address	3 Gemstone Drive, Pimpama Qld 4209
Land Area	46.4 hectares
Total Sites	704
Occupied Homes	73
Average Home Sale Price of Settled Homes (incl. GST)	\$749,000
Average Weekly Site Rent (incl. GST)	\$253
Incoming Weekly Site Rent (incl. GST)	\$259

Information as at 30 June 2025

Notes







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