

ASX / Media Release

22 November 2018

Ingenia acquires waterfront holiday park on Sunshine Coast

Highlights

- Acquisition of Rivershore Resort at Maroochydore on Queensland's Sunshine Coast
- \$23.25 million acquisition forming part of November 2018 capital raising
- Award winning, newly constructed holiday park in a prime riverfront location
- Builds Queensland holiday park portfolio to include Maroochydore, Noosa, Hervey Bay and Cairns
- Adds 95 high yielding glamping, caravanning and camping sites with future expansion potential

Ingenia Communities Group (ASX: INA) today announced that the Group has exchanged unconditional contracts for the remaining acquisition announced on 7 November 2018 in conjunction with the Group's \$74.6 million placement to Sun Communities. The Group expects to settle the high-quality, accretive Rivershore Resort by the end of November 2018.

Located on 4 hectares, Rivershore Resort enjoys a riverfront location on the Maroochy River in the strong Sunshine Coast tourist market, with close proximity to popular tourist attractions and an easy one hour drive to Brisbane.

Simon Owen, CEO of Ingenia Communities, said Rivershore Resort represents a rare opportunity to acquire a well-constructed and capitalised tourist resort in the third largest visitor market in Queensland.

“The accommodation, which caters to our key markets of families and the travelling senior, is well planned and of a high quality. In addition, the Resort gives our Holidays brand an additional presence in the attractive Sunshine Coast market, complementing our existing footprint along the NSW and Queensland coast.”

Ingenia is acquiring Rivershore Resort, which was opened in August 2016, for \$23.25 million on an initial yield of over 7.5%. There is potential for the vendors to receive an additional payment, of up to \$4.5 million, subject to further growth in the financial performance of the Resort in the 12 months post acquisition.

Rivershore Resort provides a range of facilities including two swimming pools, jumping cushion, mini golf, camp kitchen, conference room, pontoon and boat ramp, kiosk and a popular onsite restaurant and bar which is also open to the public. In addition, the Resort also caters to ‘day guests’ who are able to utilise the facilities for a daily fee.

Accommodation comprises 80 large powered sites and 15 newly constructed ‘glamping tents’. The accommodation and facilities, which have been recently constructed, are of a high quality.

“The Sunshine Coast is a key tourist location for Ingenia. The area is a popular holiday and tourist destination, where we already have a number of well performing communities. We are excited by the opportunity to further extend our presence in this market, and see potential to continue to enhance the performance of the Resort,” Mr Owen said.

Jason Smith of Caravan Park Brokers Australia assisted with the transaction.

ENDS

For further information please contact:

Donna Byrne
Group Investor Relations Manager
P 02 8263 0507
M 0401 711 542

Ingenia Communities Holdings Limited (ACN 154 444 925), Ingenia Communities Fund (ASRN 107 459 576) and Ingenia Communities Management Trust (ARSN 122 928 410). The Responsible Entity for each scheme is Ingenia Communities RE Limited (ACN 154 464 990) (AFSL415862).



INGENIA COMMUNITIES GROUP
Rivershore Resort

Overview: Rivershore Resort



RESORT PROFILE

- > Newly constructed tourist park with accommodation comprising 80 caravan/camp sites and 15 'glamping tents' with extensive facilities
- > Well capitalised community with onsite restaurant and bar in addition to significant guest facilities
- > Dominated by domestic travellers, the Sunshine Coast has a strong level of visitation



Overview



- Family Facilities
- Disabled Facilities
- Amenities & Laundry
- Camp Kitchens / BBQs
- Rubbish Bins
- Powered Sites
- Safari Tents

Facilities



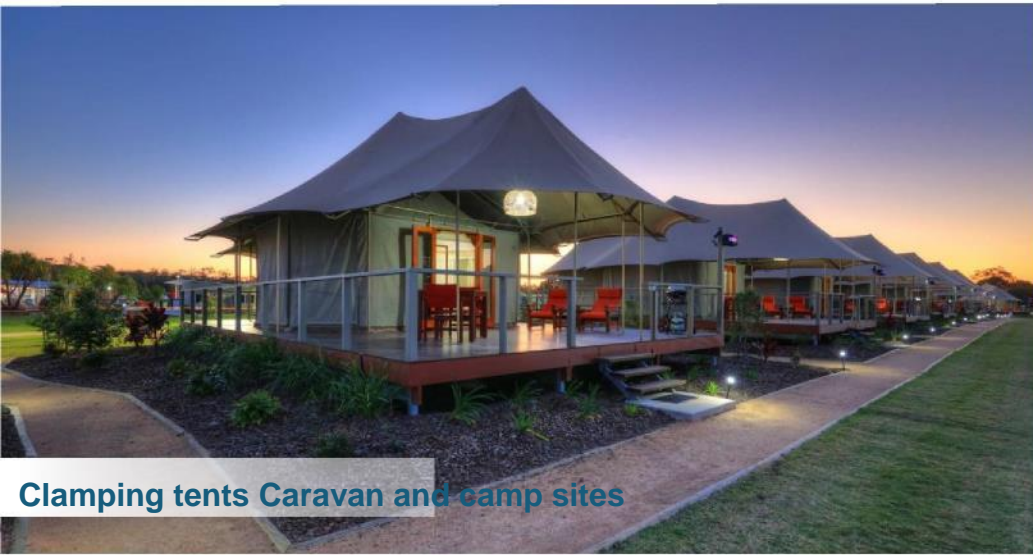
Water slide



Boat ramp and pontoon Kids pool



Accommodation and Restaurant



Clamping tents Caravan and camp sites



Driftwoods restaurant and bar