

20 August 2024

FY24 Property Portfolio

Ingenia Communities Group (ASX:INA) provides its FY24 Property Portfolio.

Authorised for lodgement by the Board.

ENDS

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About Ingenia Communities Group

Ingenia Communities Group (ASX: INA) is a leading operator, owner and developer of communities offering quality affordable rental and holiday accommodation focussed on the growing seniors market in Australia. The Group has over 100 communities across Australia and is included in the S&P/ASX 200.

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).



**PROPERTY
PORTFOLIO
FY24**

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Information as at 30 June 2024 unless otherwise stated.

Cover image: Ingenia Holidays Cape Paterson, VIC



Image: Artist impression - clubhouse at Ingenia Lifestyle Archers Run, NSW



102
PROPERTIES*

11,000
RESIDENTS
PAYING RENT

1.8M
TOURISM
'ROOM NIGHTS'



ABOUT US

Established in 2004 - internalised as Ingenia in 2012 and now part of the ASX 200 Index

Leading provider of lifestyle living and affordable rental, and holiday accommodation

Resident rent payments supported by Commonwealth pension and rent assistance

Board and management team with deep sector experience

Focus on growing rental base and enhancing the sustainability of the Group's communities

More information can be found on the Group's website:
www.ingeniacommunities.com.au

* Includes assets held through the Joint Venture with Sun Communities and managed funds. Excludes developments not on balance sheet.

Image: 'Nature's Retreat' Clubhouse Ingenia Lifestyle Nature's Edge, QLD

PROPERTY PORTFOLIO

Ingenia Communities is one of Australia's largest owners, operators and developers of lifestyle, rental and holiday communities

The Group also manages and co-invests in communities held within its managed funds and a development Joint Venture with Sun Communities

Combined, Ingenia has an interest in and manages a \$2.5 billion¹ property portfolio dominated by cash yielding assets

Key	
45	Lifestyle Rental
38	Holidays
19	Gardens



\$2.5b
PORTFOLIO¹



15,900
INCOME
PRODUCING
SITES



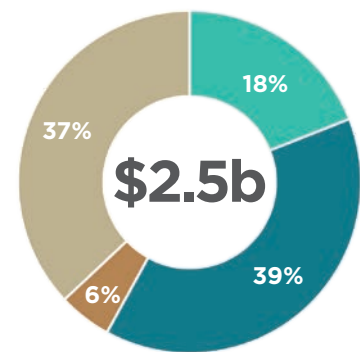
5,311
DEVELOPMENT
SITES²

1. Includes assets held through the Joint Venture with Sun Communities and managed funds. Excludes development sites optioned or secured.
2. Development sites include sites in planning and optioned or secured (Ingenia and Joint Venture with Sun Communities).



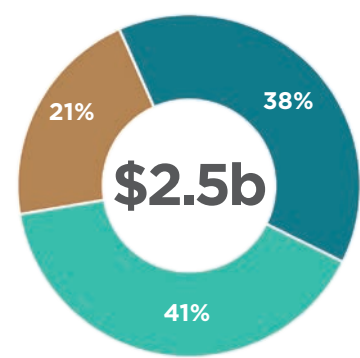
Image: Ingenia Holidays Merry Beach, NSW

Investment Property (by Value)¹



- Lifestyle Rental
- Lifestyle Development
- Ingenia Gardens (Rental)
- Ingenia Holidays

Portfolio Location (by Value)¹



- Queensland
- New South Wales
- Victoria

1. Includes Ingenia, Sun Joint Venture and Funds.

OUR COMMUNITIES

Ingenia's communities generate diverse revenue streams and provide further diversification through a range of locations and price points



Image: Residents at Ingenia Lifestyle Sanctuary, QLD

	Land lease homes/sites	Rental homes	Annual sites	Cabins	Sites	Total
Residential	Ingenia Lifestyle	4,460	24	-	-	4,484
	Lifestyle - Joint Venture	227	-	-	-	227
	Lifestyle - Funds	175	4	3	-	182
	Ingenia Rental	330	1,419	8	79	1,929
	Ingenia Gardens	-	1,020	-	-	1,020
Holidays	Ingenia Holidays	1,075	176	1,576	1,412	7,231
	Holidays - Funds	138	16	472	59	857
	Total income generating sites	6,405	2,659	2,059	1,550	3,257
	Total development sites¹	5,311	108	>400		>5,700

1. Includes Ingenia and Joint Venture sites subject to approvals and optioned or secured.

>11,000
LAND LEASE
HOMES
AND SITES^{1,2}

>2,600
RENTAL
HOMES¹

>2,000
ANNUAL
SITES¹

>4,800
TOURISM CABINS
AND SITES¹



1. Includes Ingenia, Joint Venture and Funds.

2. Includes Ingenia and Joint Venture development sites secured or under option.

Image: Ingenia staff at 'The Hangar', Ingenia Lifestyle Hervey Bay, QLD

RESIDENTIAL COMMUNITIES

The Group's residential communities provide stable, rent based cash flows and form the core focus of the Group's growth strategy

Offering rental homes and land lease homes (where residents own the home and rent the land), Ingenia's residential communities provide community based living largely focused on the growing seniors population



Image: Ingenia Lifestyle Lara, VIC

LIFESTYLE RENTAL

(LAND LEASE AND ALL-AGE RENTAL)

Ingenia's Lifestyle Rental portfolio is concentrated in metropolitan and coastal areas and comprises 39 established Ingenia Lifestyle (land lease) communities and rental communities catering to all ages (Ingenia Rental)

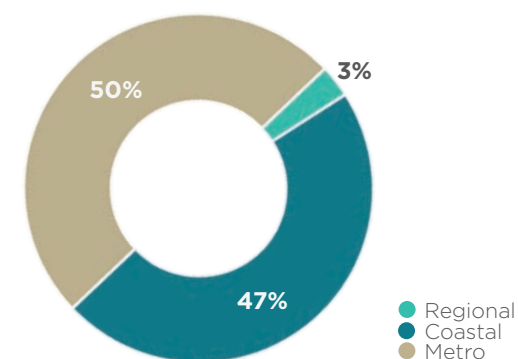
The Group also operates four communities on behalf of the development Joint Venture with Sun Communities

The development of new lifestyle communities is a core focus, building the Group's rental business through the creation of sustainable, purpose built communities

Ingenia owned	30 June 2024	30 June 2023
Total properties	39	39
Land lease homes	4,790	4,443
Rental homes	1,443	1,381
Tourism sites	180	161
Potential development sites*	5,311	5,778
New homes settled (FY)	365	310

* Development pipeline includes Joint Venture sites, and optioned and secured sites.

Location (by Value)¹



Average rent - permanent homes²

	Lifestyle	Rental
30 June 2024	\$200 per week	\$318 per week
30 June 2023	\$190 per week	\$294 per week

Average occupancy - Ingenia Rental communities

30 June 2024	99%
30 June 2023	99%

Average home sale price³

30 June 2024	\$605,900
30 June 2023	\$487,300

1. Excludes land lease sites and rental homes in mixed use communities and communities owned by the Group's capital partnerships. Includes development properties on balance sheet only.
2. Includes homes in mixed-use communities.
3. Inclusive of GST. Excludes Joint Venture.



Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites	Potential Dev. Sites ¹
			Development	Complete			Cabins	Sites		
INGENIA LIFESTYLE										
The Grange, NSW	Mar 2013	34.2	-	34.2	208	-	-	-	208	-
Ettalong Beach, NSW ²	Apr 2013	1.3	-	1.3	116	-	-	-	116	-
Stoney Creek, NSW	May 2014	28.2	-	28.2	232	-	-	-	232	-
Latitude One ³ , NSW	Dec 2016	43.7	-	43.7	270	-	-	-	270	-
Blueys Beach, NSW	Jan 2017	18.5	17.2	1.2	21	-	-	-	21	132
Plantations, NSW	Aug 2017	48.1	17.1	31.0	191	-	-	-	191	175
Bevington Shores, NSW	Dec 2019	30.4	-	30.4	191	-	-	-	191	1
Sunnylake Shores, NSW	Jul 2020	15.6	-	15.6	127	-	-	-	127	-
Chambers Pines, QLD ⁴	Mar 2015	96.4	4.7	91.6	629	-	-	-	629	24
Bethania, QLD	Jul 2015	45.8	-	45.8	321	-	-	-	321	-
Nature's Edge, QLD	Mar 2021	45.2	1.6	43.7	277	-	-	-	277	8
Seachange Coomera, QLD	Nov 2021	23.8	2.4	21.4	116	-	-	-	116	4
Seachange Toowoomba, QLD	Nov 2021	25.2	5.4	19.8	135	-	-	-	135	32
Seachange Emerald Lakes, QLD	Nov 2021	22.3	-	22.3	127	-	-	-	127	32
Seachange Arundel, QLD	Nov 2021	70.6	-	70.6	415	-	-	-	415	-
Lakeside Lara, VIC	Oct 2015	63.6	14.9	48.7	309	-	-	-	309	88
Glenroy, VIC	Mar 2022	32.9	-	32.9	182	-	-	-	182	-
Sunshine, VIC	Mar 2022	23.5	-	23.5	142	-	-	-	142	-
Werribee, VIC	Mar 2022	34.7	-	34.7	179	-	-	-	179	-
TOTAL		704.0	63.3	640.6	4,188	-	-	-	4,188	496

Note. Totals may not add due to rounding.

Investment properties are carried at fair value in accordance with the Group's accounting policy.

Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date in the principal market for the asset or liability, or in its absence, the most advantageous market. In determining fair values, the Group considers relevant information including the capitalisation of rental streams using market assessed capitalisation rates. For investment properties under development the Group assesses fair value based on expected net cash flows discounted to their present value using market determined risk adjusted discount rates and other available market data such as recent comparable transactions. As such the fair value of an investment property under development will differ depending on the number of settlements realised and the stage that each development is at.

1. Includes home sites yet to be approved. Excludes sites optioned, secured or to be developed for tourism.
2. Includes a land component that is leased.
3. Carrying value represents 100% of the property value. A profit share arrangement is in place with a third-party, the liability for which is carried at fair value and classified as a non-current liability.
4. Includes Chambers Flat rental community - 182 homes.

Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites	Potential Dev. Sites ¹
			Development	Complete			Cabins	Sites		
GREENFIELD PROJECTS - INGENIA LIFESTYLE*										
Latitude One (Lot 25), NSW	Aug 2017	24.0	24.0	-	-	-	-	-	-	171
Hervey Bay, QLD	Apr 2018	54.1	12.7	41.4	304	-	-	-	304	144
Drift, Bargara, QLD	May 2021	14.1	13.7	0.4	11	-	-	-	11	298
Sanctuary, Victoria Point, QLD	Nov 2021	38.6	34.1	4.5	53	-	-	-	53	158
Rochedale, QLD	Nov 2021	25.1	25.1	-	-	-	-	-	-	168
Millers Glen, Beaudesert, QLD	Feb 2022	20.1	18.4	1.7	29	-	-	-	29	339
Branyan, QLD	Apr 2022	6.6	6.6	-	-	-	-	-	-	208
Gordonvale, QLD	Mar 2023	19.5	19.5	-	-	-	-	-	-	336
Parkside, Ballarat, VIC	Jul 2020	45.1	36.2	8.9	81	-	-	-	81	155
Beveridge, VIC	May 2021	25.6	25.6	-	-	-	-	-	-	261
Sunbury, VIC	Sept 2022	12.3	12.3	-	-	-	-	-	-	153
TOTAL LIFESTYLE		989.1	291.5	697.5	4,666	-	-	-	4,666	2,887
INGENIA RENTAL										
Durack Gardens, QLD	Jun 2017	48.5	-	48.5	297	-	-	-	297	
Eight Mile Plains, QLD	Aug 2017	47.0	-	47.0	291	-	-	-	291	
Brisbane North, QLD	Feb 2019	48.8	-	48.8	281	-	-	39	320	
Taigum, QLD	Nov 2019	26.5	-	26.5	127	-	37	-	164	
Redlands, QLD	Nov 2020	8.8	1.0	7.8	103	-	-	-	103	
Anna Bay, NSW	Oct 2021	4.0	2.2	1.8	25	8	-	-	33	
Chelsea, VIC	Nov 2021	25.3	-	25.3	176	-	-	12	188	
Frankston, VIC	Nov 2021	27.0	-	27.0	149	-	12	28	189	
Carrum Downs, VIC	Nov 2021	26.2	-	26.2	118	-	30	14	162	
TOTAL RENTAL		262.1	3.2	258.9	1,567	8	79	93	1,747	108
TOTAL LIFESTYLE RENTAL		1,251.8	294.7	956.1	6,233	8	79	93	6,413	2,995

Note. Totals may not add due to rounding.

LIFESTYLE DEVELOPMENT

(LAND LEASE)

The development of new masterplanned land lease communities and the expansion of existing communities represents a core part of the Group's strategy to build a leading lifestyle portfolio and expand the Group's stable rental cashflows

The Group has 16 projects underway, with further projects in planning, optioned or secured and additional sites under review

The Group's development business generates revenue via the sale of new homes, through the creation of new rental contracts, and via fees for development services provided to the Joint Venture with Sun Communities

A total of 5,311 sites are available for future development¹



Note. Includes Joint Venture and Ingenia owned sites yet to be approved and sites secured or optioned.

5,311
TOTAL
DEVELOPMENT
SITES¹

462
SETTLEMENTS²
FY24

3,372
APPROVED
DEVELOPMENT
SITES²

16
ACTIVE
PROJECTS²



1. Includes Joint Venture and Ingenia owned sites yet to be approved and sites secured or optioned.
2. Includes capital partnerships and mixed use assets.

Image: Ingenia Lifestyle Archer's Run, NSW

INGENIA CURRENT PROJECTS

Cluster/Community	Remaining Potential Dev. Sites	Current Home Prices (\$'000)	Jun 24	Jun 25	Jun 26	Jun 27	Project status (see key)
Chambers Pines, QLD	24	\$345k-\$615k	██████████				Stable
Sanctuary Victoria Point (Seachange), QLD	158	\$758k-\$990	██				Stable
Nature's Edge, QLD	8	\$799k-\$1m+	██████████				Stable
Millers Glen (Beaudesert), QLD	339	\$370k-\$580k	██				Stable
Coomera (Seachange), QLD	4	\$859k-\$910k	██████████				Stable
Toowoomba (Seachange), QLD	32	\$460k-\$730k	██████████				Stable
Hervey Bay, QLD	144	\$415k-\$700k	██				Stable
Parkside (Ballarat), VIC	155	\$530k-\$740k	██				Stable
Lara, VIC	88	\$479k-\$729k	██				Stable
Drift, Bargara, QLD	302	\$530k-\$910k	██				Stable
Beveridge, VIC	261	-	██				Stable
Blueys Beach, NSW	132	-		██			Early phase
TOTAL	1,647						
Joint Venture projects	1,066		See page 17 for further details				

Note: Time frames are indicative and subject to change. Settlements generally commence 12 - 18 months from project commencement. Bevington Shores, Sunnyside Shores and Bethania were completed in FY24.

KEY	
█	Early phase
█	Construction commenced, marketing and sales launch
█	Community formation
█	Display homes open, amenities in delivery
█	Stable
█	Amenities open, stable sales and settlement rate



1. Represents average home price (incl GST) for homes settled FY24.
2. Excludes Display Homes, staff site offices and refurbished homes. Of the 108 completed homes, 76 homes were sold and yet to settle at 30 June 2024.

JOINT VENTURE CURRENT PROJECTS

Cluster/Community	Remaining Potential Dev. Sites	Current Home Prices (\$'000)	Jun 24	Jun 25	Jun 26	Jun 27	Settlements (see key)
Freshwater (Burpengary), QLD	84	\$550k-\$775k	[Progress bar]				[Stable]
Natura (Bobs Farm), NSW	47	\$855k-\$990k	[Progress bar]				[Community formation]
Element (Fullerton Cove), NSW	99	\$698k-\$1m+	[Progress bar]				[Community formation]
Archers Run (Morisset), NSW	606	\$599k-\$999k	[Progress bar]				[Stable]
Nambour, QLD	230		[Progress bar]				[Stable]
TOTAL	1,066						DA Approved

Note: Timeframes are indicative and subject to change. Settlements generally commence 12 - 18 months from project commencement.

Investment carrying value (\$m) (INA 50% interest)	\$76.9
Operating profit (\$m)	\$21.4
Share of (loss) from Joint Venture (\$m)	(\$6.0)
Ingenia Fee Income	
Development and sales (\$m)	\$3.7
Other fees (\$m)	\$0.4
Revenue comprised:	
• Revenue from home sales - \$58.7m	
• Rents from 227 occupied homes at Igenia Lifestyle Freshwater, Element and Natura - \$1.7m	

227
RENT
GENERATING
SITES

4
PROJECTS
UNDERWAY

\$741k
AVE. HOME
SALES PRICE²
FY24



Image: Ingenia Lifestyle Natura, NSW

KEY

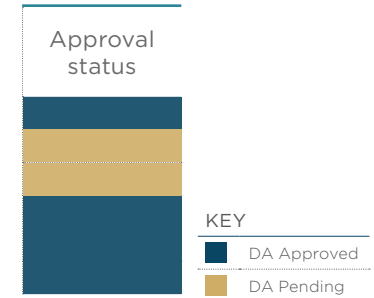
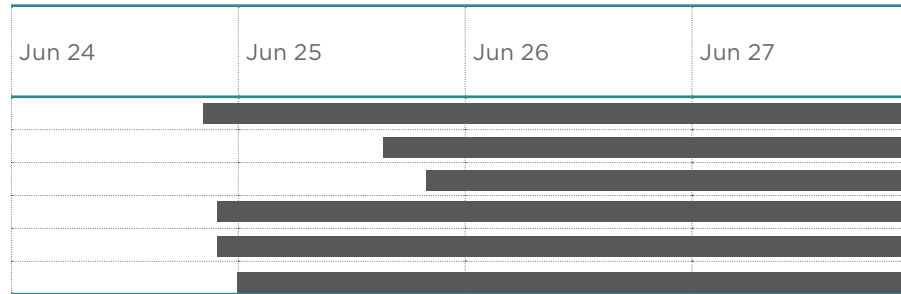
[Dark Blue]	Early phase
[Light Blue]	Construction commenced, marketing and sales launch
[Gold]	Community formation
[Light Blue]	Display homes open, amenities in delivery
[Cyan]	Stable
[Light Blue]	Amenities open, stable sales and settlement rate

1. Excludes potential performance fee at project completion.
2. Represents average home price (incl GST) for homes settled FY24.



DEVELOPMENT PIPELINE: FUTURE PROJECTS

Cluster/Community	Total Potential Dev. Sites
Latitude One, NSW (Lot 25)	171
Plantations, NSW (expansion)	175
Rochedale, QLD	168
Branyan North, QLD	208
Gordonvale, QLD	336
Sunbury, VIC	153
Secured/ Optioned ¹	1,386
TOTAL PIPELINE²	5,311



1. Includes Ingenia and Joint Venture.

2. Excludes sites approved for tourism and rental cabins. Time frames are indicative and subject to change. Settlements generally commence 12 - 18 months from project commencement.

INGENIA GARDENS

(SENIORS RENTAL)

The Ingenia Gardens Portfolio provides affordable seniors rental accommodation, delivering stable cashflows, supported by Government pension and rent assistance

Ingenia's management team is focused on ensuring residents enjoy living in connected, engaged communities. Ingenia Connect, a free service, is a key part of this commitment

Ingenia's focus is growing returns through delivery of exceptional service to our residents, occupancy gains and rental growth

The Portfolio comprises 19 communities with a value of \$134 million





GARDENS PORTFOLIO: OVERVIEW

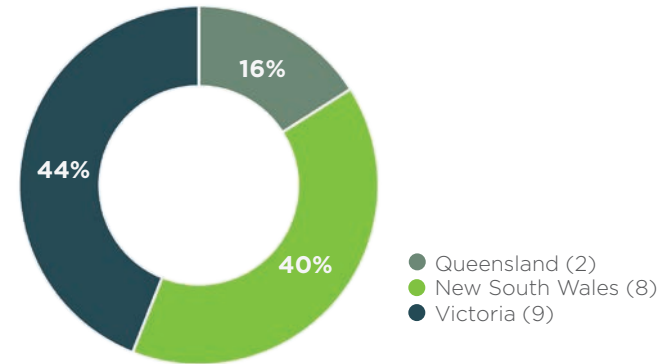
Ingenia Gardens snapshot

Ingenia owned	30 June 2024	30 June 2023
Total properties	19	25
Total units	1,020	1,340
Av. weekly rent ¹	\$383	\$364
Occupancy ¹	95.9%	96.2%

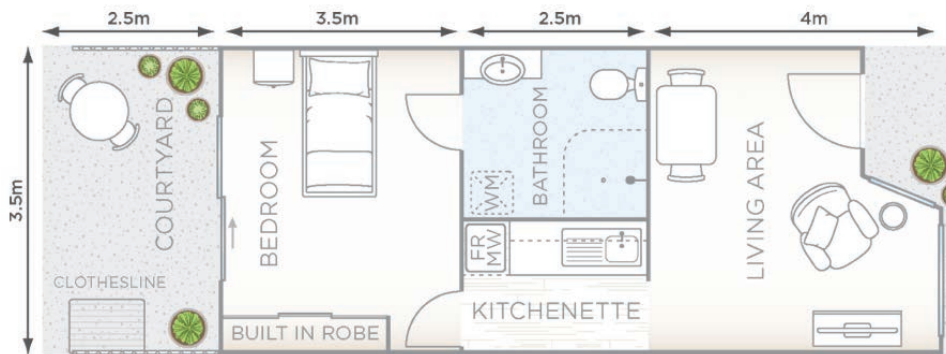
1. Like for like.

780	Daily resident meals served
3.9 years	Average resident tenure
95.9 %	Occupancy

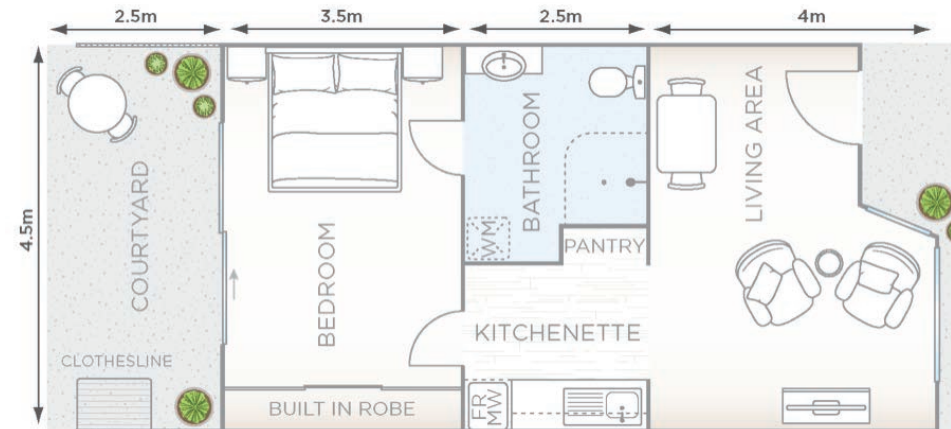
Portfolio Location
(by value)



Single unit floorplan



Couples unit floorplan



Property	Location	Acquired	Asset Value (\$m)	Total Units	Occupancy (%)
INGENIA GARDENS					
Wagga	Wagga Wagga, NSW	Jun 2013	5.9	50	100.0
Wheelers	Dubbo, NSW	Jun 2004	7.0	52	90.4
Dubbo	Dubbo, NSW	Dec 2012	6.6	55	90.9
Taloumbi	Coffs Harbour, NSW	Jun 2004	7.9	51	96.1
Goulburn	Goulburn, NSW	Jun 2004	6.5	49	98.0
Oxley	Port Macquarie, NSW	Jun 2004	6.9	45	95.6
Taree	Taree, NSW	Dec 2004	6.6	51	94.1
Bathurst	Bathurst, NSW	Jan 2014	6.4	54	90.7
Carrum Downs	Carrum Downs, VIC	Oct 2021	9.0	61	90.2
Grovedale	Grovedale, VIC	Jun 2005	6.7	51	92.2
St Albans Park	St Albans Park, VIC	Jun 2004	6.8	53	94.3
Townsend	St Albans Park, VIC	Jun 2004	6.1	50	96.0
Sovereign	Ballarat, VIC	Jun 2013	6.1	51	100.0
Hertford	Sebastopol, VIC	Jun 2004	5.0	48	95.8
Coburns	Brookfield, VIC	Jun 2004	6.7	51	100.0
Brooklyn	Brookfield, VIC	Jun 2004	6.5	51	100.0
Warrnambool	Warrnambool, VIC	Jan 2014	5.7	49	95.9
Marsden	Marsden, QLD	Jun 2005	16.5	97	100.0
Jefferis	Bundaberg North, QLD	Jun 2004	5.6	51	100.0
TOTAL/AVERAGE			134.0	1,020	95.9

Note. Totals may not add due to rounding.

Investment properties are carried at fair value in accordance with the Group's accounting policy. Refer to the Group's Annual Financial Report for further information.

INGENIA HOLIDAY PARKS

Ingenia's holiday parks and mixed use communities provide diverse holiday experiences, with parks along the east coast of Australia, from Cairns in tropical Far North QLD to the seaside town of Torquay in VIC

With a focus on the family and seniors markets, the portfolio includes a range of accommodation, from cabins and glamping tents to caravan and camp sites, located in pristine locations

Revenue is underpinned by high levels of repeat visitation and 'annual' and permanent homes

'Annual' sites and land lease homes are offered at a number of mixed use communities, providing stable rental cashflows

The Group consistently reviews asset composition to maximise returns and to provide, where appropriate, an increase in revenue streams

The Ingenia portfolio has a value of \$866 million

A further \$62.5 million of assets are held by the Group's managed funds and are operated by the Group

The Group's managed Funds own six established assets (5 holiday parks) located in Queensland and New South Wales

The fund assets will be sold in FY25, as the Funds reach their final term and are wound up





38
HOLIDAY PARKS¹

1,405
HOMES¹

4,635
CABINS & SITES¹

2,048
ANNUAL
HOME SITES¹

1. Includes Fund assets.

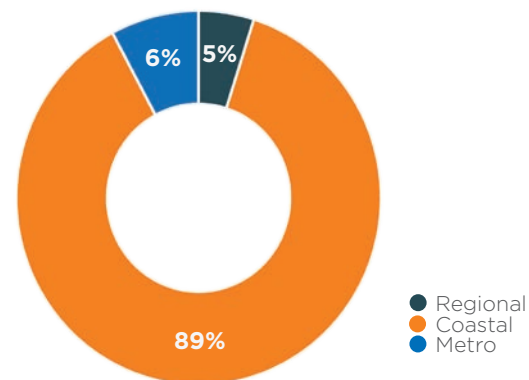
HOLIDAYS PORTFOLIO: OVERVIEW

The Group's holidays portfolio is concentrated on Australia's east coast

Portfolio Location (by Value)

Ingenia owned	30 June 2024	30 June 2023*
Total properties	33	32
Total residential homes	1,251	1,242
Total annual sites	1,576	1,588
Total tourism sites	4,404	4,147

* Excludes assets held for sale.



Average rent - annual sites

30 June 2024	\$140 per week
30 June 2023	\$129 per week

Tourism cabins¹

30 June 2024	64% average occupancy \$214 RevPOR
30 June 2023	62% average occupancy \$209 RevPOR

Tourism sites¹

30 June 2024	47% average occupancy \$66 RevPOR
30 June 2023	45% average occupancy \$64 RevPOR

1. Represents revenue per occupied room night (RevPOR) for full year to 30 June. Ingenia owned assets only.



Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites
			Development	Complete			Cabins	Sites	
MIXED USE COMMUNITIES									
Nepean River, NSW	Aug 2013	17.3	-	17.3	97	-	38	12	147
Kingscliff, NSW	Nov 2013	14.6	-	14.6	108	-	19	61	188
Hunter Valley, NSW	Feb 2014	10.9	-	10.9	63	-	18	34	115
White Albatross, NSW	Dec 2014	49.2	0.9	48.3	136	-	61	106	303
Sydney Hills, NSW	Apr 2015	14.5	-	14.5	61	-	31	44	136
Lake Conjola, NSW	Sept 2015	70.0	-	70.0	117	265	55	52	489
South West Rocks, NSW ¹	Feb 2016	36.7	-	36.7	113	2	40	124	279
Ocean Lake, NSW	Aug 2016	15.3	-	15.3	43	124	24	52	243
Avina, NSW	Oct 2016	38.9	17.9	21.0	78	-	51	68	197
Middle Rock, NSW	Dec 2020	29.0	-	29.0	76	56	44	107	283
Ulladulla, NSW	Aug 2021	12.5	-	12.5	55	-	27	67	149
Old Bar Beach, NSW ¹	Dec 2023	7.2	-	7.2	2	15	30	145	192
Noosa, QLD	Feb 2015	32.8	-	32.8	48	-	30	108	186
Noosa North, QLD ¹	Jul 2021	15.6	-	15.6	6	-	24	86	116
Townsville, QLD	Mar 2021	10.0	-	10.0	53	-	27	82	162
Beacon, VIC	Nov 2021	31.9	-	31.9	2	19	71	32	124
Murray Bend, VIC	Nov 2021	15.2	-	15.2	7	270	21	84	382
Swan Bay, VIC	Nov 2021	9.6	-	9.6	43	133	-	10	186
TOTAL		431.2	18.8	412.4	1,108	884	611	1,274	3,877

Note. Totals may not add due to rounding.

Investment properties are carried at fair value in accordance with the Group's accounting policy. Refer to the Group's Annual Financial Report for further information.

1. Includes land component that is leased.

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Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites
			Development	Complete			Cabins	Sites	
HOLIDAY PARKS									
One Mile Beach, NSW ¹	Dec 2013	48.2	-	48.2	3	-	94	138	235
Lake Macquarie, NSW	Apr 2015	18.0	-	18.0	14	37	41	65	157
Soldiers Point, NSW	Oct 2015	37.4	-	37.4	22	-	47	53	122
Bonny Hills, NSW	May 2017	22.2	-	22.2	1	-	48	52	101
Byron Bay, NSW ¹	Apr 2019	31.7	-	31.7	38	-	69	160	267
Merry Beach, NSW ¹	May 2021	36.6	-	36.6	4	365	32	125	526
Eden Beachfront, NSW ¹	Jul 2021	9.9	-	9.9	2	21	44	104	171
Wagga Wagga, NSW	Aug 2022	14.0	-	14.0	3	-	51	75	129
Hervey Bay, QLD	Oct 2016	13.6	-	13.6	9	-	30	115	154
Cairns Coconut, QLD	Mar 2017	87.2	2.4	84.8	42	-	145	198	385
Rivershore Resort, QLD	Nov 2018	27.5	4.0	23.5	1	-	19	89	109
Inverloch, VIC ¹	Dec 2020	47.2	-	47.2	1	53	60	316	430
Cape Paterson, VIC ¹	Jul 2021	8.4	-	8.4	-	102	7	110	219
Phillip Island, VIC ¹	Jul 2021	12.0	-	12.0	-	55	51	59	165
Torquay, VIC ¹	Jul 2021	20.9	-	20.9	3	59	63	59	184
TOTAL		434.6	6.4	428.4	143	692	801	1,718	3,354
TOTAL PORTFOLIO²		865.8	25.1	840.7	1,251	1,576	1,412	2,992	7,231

Note. Totals may not add due to rounding.

1. Includes land component that is leased.
2. Excludes fund assets and assets held for sale.

MANAGED FUNDS

Assets Under Management (five stapled funds)	Communities	No. Sites		
		Permanent sites	Annuals	Cabins/Sites
-\$18.6m	<ul style="list-style-type: none"> Ingenia Lifestyle Coastal Palms, Shoalhaven, NSW 	179	3	-
-\$7.3m	<ul style="list-style-type: none"> Ingenia Holidays Landsborough, Landsborough, QLD 	41	24	32
-\$14.4m	<ul style="list-style-type: none"> Ingenia Holidays Shoalhaven Heads, Shoalhaven Heads, NSW 	83	103	23
-\$30.6m	<ul style="list-style-type: none"> Ingenia Holidays Tomakin, Tomakin, NSW Ingenia Holidays Wairo Beach, Lake Tabourie, NSW 	26	295	111
-\$10.2m	<ul style="list-style-type: none"> Ingenia Holidays Moruya, Moruya, NSW 	4	50	65
-\$81.1m		333	475	231

Key Fund Terms

Term of management	<ul style="list-style-type: none"> To August 2024
Fees	<ul style="list-style-type: none"> Funds management fee Asset management fee Development management fees Sales commission Project management fee Performance fee

\$580k
AVE. HOME
SALES PRICE¹
FY24

4
SETTLEMENTS
FY24

1. Represents average home price (incl GST) for homes settled FY24.





Disclaimer

This presentation was prepared by Ingenia Communities Holdings Limited (ACN 154 444 925) and Ingenia Communities RE Limited (ACN 154 464 990) as responsible entity for Ingenia Communities Fund (ARSN 107 459 576) and Ingenia Communities Management Trust (ARSN 122 928 410) (together Ingenia Communities Group, INA or the Group). Information contained in this presentation is current as at 20 August 2024 unless otherwise stated.

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Approved for lodgement by the Chairman.