

APPENDIX 4D
Half-Year Financial Report
Half-Year ended 31 December 2024

Name of Entity: Ingenia Communities Group (“INA”), a stapled entity comprising Ingenia Communities Holdings Limited ACN 154 444 925, Ingenia Communities Fund ARSN 107 459 576, and Ingenia Communities Management Trust ARSN 122 928 410.

| | |
|--------------------------------|--------------------------------|
| Current period: | 1 July 2024 – 31 December 2024 |
| Previous corresponding period: | 1 July 2023 – 31 December 2023 |

Results for announcement to the market

| | 31 Dec 2024 | 31 Dec 2023 | Change | Change |
|--|-------------------|-------------|--------|--------|
| | \$'000 | \$'000 | \$'000 | % |
| Revenues | 256,873 | 211,576 | 45,297 | 21% |
| Profit from ordinary activities after tax attributable to members | 87,566 | 42,508 | 45,058 | 106% |
| Net profit for the period attributable to members | 87,566 | 42,508 | 45,058 | 106% |
| Underlying profit | 68,824 | 43,507 | 25,317 | 58% |
| Distributions - current period (cents): | | | | |
| FY24 Final Distribution (paid 19 September 2024) | 6.1 | 5.8 | 0.3 | 5% |
| FY25 Interim Distribution (payable 27 March 2025) | 5.2 | 5.2 | - | - |
| FY25 Interim distribution dates | | | | |
| Ex-dividend date | 28 February 2025 | | | |
| Record date | 5pm, 3 March 2025 | | | |
| Payment date | 27 March 2025 | | | |
| The Dividend and Distribution Reinvestment Plan is not operational for this distribution | | | | |
| | 31 Dec 2024 | 31 Dec 2023 | Change | Change |
| Net asset value per security | \$3.86 | \$3.82 | \$0.04 | 1% |
| Net tangible asset value per security | \$3.85 | \$3.57 | \$0.28 | 8% |

Results for announcement to the market

The half-year financial report does not include all of the information required for a full-year financial report and should be read in conjunction with the Group’s annual financial report for the year ended 30 June 2024 and any ASX announcements issued during the period.

Details of entities over which control has been gained or lost during the period

Control gained: None
Control lost: None

Details of any associates and joint venture entities required to be disclosed

The Group has a 50% interest in the following joint venture entities and their wholly owned subsidiaries:

- Sungenia LandCo Pty Ltd
- Sungenia Land Trust
- Sungenia OpCo Pty Ltd
- Sungenia Operations Trust
- Sungenia Development Pty Ltd

Refer to Note 12 in the 31 December 2024 Half-Year Financial Report for further detail.

Audit status

This report is based on the consolidated 31 December 2024 Half-Year Financial Report of Ingenia Communities, which has been reviewed by Ernst & Young. The Auditor's Independence Declaration provided by Ernst & Young is included in the 31 December 2024 Half-Year Financial Report.

Other significant information and commentary on results

Please refer to the Group's separate results presentation and announcement.

Additional Appendix 4D disclosure requirements can be found in the Directors' Report and the 31 December 2024 Half-Year Financial Report.

For all other information required by Appendix 4D, including a results commentary, please refer to the following documents:

- Directors' Report
- Reviewed Half-Year Financial Report
- Results presentation and media release



Charisse Nortje
Company Secretary
25 February 2025



INGENIA COMMUNITIES HOLDINGS LIMITED
A.C.N. 154 444 925

HALF-YEAR FINANCIAL REPORT
31 December 2024

www.ingeniacommunities.com.au
Registered Office: Level 3, 88 Cumberland Street, The Rocks NSW 2000

Half-Year Financial Report

Ingenia Communities Holdings Limited

For the six months ended 31 December 2024

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Directors' Report

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

The Directors of Ingenia Communities Holdings Limited ("ICH" or the "Company") present their report together with the Company's financial report for the six months ended 31 December 2024 (the "current period") and the Independent Auditor's Report thereon. The Company's financial report comprises the consolidated financial report of the Company and its controlled entities, including Ingenia Communities Fund ("ICF" or the "Fund") and Ingenia Communities Management Trust ("ICMT") (collectively, the "Trusts").

The shares of the Company are "stapled" with the units of the Trusts and trade on the Australian Securities Exchange ("ASX") as one security (ASX Code: INA). Ingenia Communities RE Limited ("ICRE" or "Responsible Entity"), a wholly owned subsidiary of the Company, is the responsible entity of the Trusts. In this report, the Company and the Trusts are referred to collectively as the Group.

In accordance with Accounting Standard AASB 3 *Business Combinations*, the stapling of the Company and the Trusts was regarded as a business combination. The Company has been identified as the parent for preparing consolidated financial reports.

DIRECTORS

The Directors of the Company at any time during or since the end of the current period were:

| | |
|---|--|
| Non-Executive Directors (NEDs) | |
| Shane Gannon (Chair) | Appointed as Chair, effective 14 November 2024 |
| Robert Morrison (Deputy Chair) | |
| Pippa Downes | |
| Lisa Scenna | |
| Simon Shakesheff | |
| Jennifer Fagg | Appointed, effective 2 December 2024 |
| Executive Director | |
| John Carfi (Managing Director and Chief Executive Officer (MD and CEO)) | Appointed as MD, effective 13 August 2024 |
| Former Directors | |
| Gregory Hayes | Resigned, effective 1 July 2024 |
| Jim Hazel (Chair) | Resigned, effective 14 November 2024 |
| Sally Evans | Resigned, effective 14 November 2024 |

Company Secretaries

Charisse Nortje

Natalie Kwok (Chief Investment Officer and General Counsel (CIO and GC)) (resigned, effective 30 August 2024)

OPERATING AND FINANCIAL REVIEW

ICH overview

The Group is an active owner, manager and developer of a diversified portfolio of lifestyle, rental and holiday communities along mainland Australia's east coast. The Group's real estate assets at 31 December 2024 were valued at \$2.4 billion, comprising 39 lifestyle and all-age rental and 33 holiday communities and 19 seniors rental communities (Ingenia Gardens). The Group also co-invests and provides management and development services to 5 assets through its development joint venture (JV). The Group was first included in the S&P/ASX 200 in December 2019 and had a market capitalisation of approximately \$1.9 billion at 31 December 2024.

The Group's vision is to create Australia's best residential communities and holiday park accommodation, with a focus on the seniors demographic and families. The Board is committed to delivering long-term growth to security holders while providing a supportive community environment for residents and guests and creating communities that have a positive impact on our stakeholders and planet.

Directors' Report (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

Purpose and Values

At Ingenia we build belonging on a foundation of integrity and respect, creating a place where people have a sense of connection. We strive for continuous improvement in our resident and guest service, to ensure that they receive an amazing experience every day. We deliver freedom of choice with a range of industry award winning lifestyle and holiday options.



Strategy

The Group is positioning for scale and long-term land lease sector leadership while enhancing the operational performance of its investment properties and developing new sustainable communities.

The Group's focus is on accelerating the transition from an aggregator of land and assets to an operationally efficient developer and operator. The Group will continue to refine its operating model and development delivery through business simplification, a focus on efficiency and financial performance, a focus on land lease development as a driver of growth and, where needed, accessing strategic capital partnerships to release capital from lower growth assets.

The immediate business priorities of the Group are:

- Continue to deliver the development pipeline across the Group and JV and focus on the sales process to drive growth;
- Enhance performance of existing communities through maintainable rental growth, active cost management and investment in new rental, tourism cabins and amenities;
- Improve resident and guest experience by investing in our people, systems and processes;
- Extend competitive advantage through recruiting, retaining and developing industry-leading talent;
- Build on the Group's sustainability program through environmental, social and governance initiatives which include progressing the construction of five communities targeting a Green Star - Communities rating, delivering emissions reductions and expanding charitable giving;
- Maintain focus on employee, resident and guest health and safety; and
- Engage in partnering discussions as needed to support growth.

Portfolio Refinement, Integration and Development Pipeline Expansion

The Group is well positioned for further expansion through development with 15 land lease communities currently underway and additional communities commencing development over FY25-26. The Group will also look to expand the portfolio where feasible.

During the period, the Group completed the acquisition of greenfield sites at Taroomball (QLD) and Highfields (QLD), adding more than 840 potential land lease sites to the development pipeline.

Directors' Report (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

1H25 financial results

The six months to 31 December 2024 delivered total revenue of \$256.9 million, up 21% on the prior corresponding period. The Group settled 199 turnkey homes (1H24: 143 homes) delivering a gross new home development profit of \$53.5 million (1H24: \$34.6 million). A further 59 homes were settled within the JV (1H24: 31 homes), achieving a combined total of 258 turnkey home settlements during the period (1H24: 174 homes).

Holidays income grew by 4% to \$69.3 million (1H24: \$66.5 million) mainly from tourism rental income which increased by 5% to \$53.9 million (1H24: \$51.1 million). Lifestyle Rental income increased by 10% to \$46.2 million (1H24: \$42.1 million), driven by the growth in residential rental income which grew by 15% to \$38.1 million (1H24: \$33.2 million) and new home settlements.

Earnings before interest and tax ("EBIT") of \$86.2 million, up \$28.0 million on the prior corresponding period, is primarily attributable to strong growth in the Lifestyle Development segment and the Joint Venture on account of an increase in home settlements, complemented by continued growth in the Lifestyle Rental and Ingenia Holidays operating segments. These results were partially offset by: a decline in Ingenia Gardens as a consequence of the sale of six communities in Western Australia in the previous year; above inflation rate increases to council rates and utilities; increases in insurance, employment costs, development and holidays marketing, investment in IT infrastructure and support and; net finance expense.

Statutory profit of \$87.6 million was up 106% on the prior corresponding period. The statutory result reflects the combination of growth in underlying earnings from the operating segments, fair value movements on investment properties and lower income tax expense.

Operating cash flow for the period was \$73.4 million, up 236% from the prior corresponding period. This increase was predominantly driven by the increase in the number of land lease home settlements and managing the timing of investments in home inventory. Continuing strong cashflows from the Lifestyle Rental and Ingenia Holidays portfolios complemented these operating cashflows for the period.

The Group's net asset value (NAV) of \$3.86 per security was up by 4% (30 Jun 2024: \$3.70) and net tangible assets per security (NTA) increased 4% to \$3.85 (30 Jun 2024: \$3.69).

Key metrics

- More than 15,300 income generating sites across the Group as at 31 December 2024
- EBIT of \$86.2 million, up 48% on the prior corresponding period
- Statutory profit of \$87.6 million, up 106% on the prior corresponding period
- Underlying profit of \$68.8 million, up 58% on the prior corresponding period
- Basic earnings per security (Statutory) of 21.5 cps, up 107% on the prior corresponding period (1H24: 10.4 cps)
- Basic earnings per security (Underlying) of 16.9 cps, increased by 58% on the prior corresponding period (1H24: 10.7 cps)
- Operating cash flows of \$73.4 million, up 236% on the prior corresponding period
- Interim distribution of 5.2 cps, consistent with the prior corresponding period.

Directors' Report (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

Group results summary

Underlying profit for the period has been calculated as follows, with a reconciliation to statutory profit:

| | 31 Dec 2024 | 31 Dec 2023 |
|---|---------------|---------------|
| | \$'000 | \$'000 |
| Operating profit before interest and tax | 79,632 | 56,338 |
| Share of joint venture operating profit ⁽¹⁾ | 7,706 | 3,084 |
| Less: contractual cash flows for ground lease and financial liabilities | (1,122) | (1,201) |
| EBIT | 86,216 | 58,221 |
| Interest income | 249 | 362 |
| Finance expense | (15,204) | (11,767) |
| Tax expense associated with underlying profit | (2,437) | (3,309) |
| Underlying profit⁽²⁾ | 68,824 | 43,507 |
| Net gain/(loss) on change in fair value of: | | |
| Investment properties | 40,906 | 24,572 |
| Acquisition costs | (6,235) | (269) |
| Financial liabilities | (395) | (2,091) |
| Investment and other financial instruments | (2,030) | (3,915) |
| Share of joint venture loss | (1,554) | (7,420) |
| Gain on disposal of investment properties | - | 4,682 |
| Tax expense associated with items below underlying profit | (11,950) | (16,558) |
| Statutory profit | 87,566 | 42,508 |

(1) EBIT has been adjusted to include the share of joint venture operating profit, inclusive of net finance expense and income tax associated with underlying profit. Prior year comparatives have been adjusted to reflect this change.

(2) Underlying Profit is a non-IFRS measure designed to present, in the opinion of the Directors, the results from the ongoing operating activities in a way that appropriately reflects underlying performance. Underlying Profit excludes items such as unrealised fair value gains/(losses) and adjustments arising from the effect of revaluing assets/liabilities (such as derivatives and investment properties). These items are required to be included in statutory profit in accordance with Australian Accounting Standards.

Segment performance and priorities

In 2H24, a review of operating segment results was conducted. As a result, indirect costs were reallocated from the reportable operating segments and included in the Corporate & Other result. Comparatives figures have been updated to be consistent with the current methodology. Refer to the Group's 30 June 2024 Annual Report for further details.

Segment performance and priorities

Residential

Ingenia Lifestyle Development

Development is currently underway at 15 communities and the Group has a strong development pipeline of 5,225 potential new home sites (30 Jun 2024: 5,935) across Ingenia and the JV.

The Group delivered 199 new turnkey settlements (1H24: 143) with a further 59 (1H24: 31) settlements in the JV as the business focused on improving efficiencies in the production of new homes and the sale of homes to new residents. New home settlements across the Group and the JV increased by 48% on 1H24 and gross new home development profit increased by 55% to \$53.5 million.

During the period, the Group deployed capital into developing communities ahead of home settlements in 2H25 and FY26. The Group is continuing to experience solid demand for its lifestyle offering from downsizers, with positive responses to new project releases having regard to both home product offerings and pricing.

The carrying value of investment property under development or in the development pipeline in Lifestyle Rental at 31 December 2024 is \$342.7 million (30 Jun 2024: \$294.7 million).

Directors' Report (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

Performance

| | 31 Dec 2024 | 31 Dec 2023 | Change % |
|---|--------------------|--------------------|-----------------|
| Ingenia new home settlements (#) | 199 | 143 | 39% |
| Gross new home development profit (\$m) | 53.5 | 34.6 | 55% |
| Other income ⁽¹⁾ (\$m) | 2.7 | 1.6 | 69% |
| EBIT contribution (\$m) | 40.3 | 19.9 | 103% |
| EBIT margin (%) | 33.8 | 25.4 | 8% |

(1) Fee income generated by the Group from the JV relating to asset development and sales management.

Strategic priorities

The key strategic priorities for Ingenia Lifestyle Development include: managing the launch of projects in existing and new markets; managing home inventory to meet market demand; securing development approvals for newly acquired sites; enhancing home and clubhouse designs to improve efficiency and sustainability of future communities; delivering an outstanding experience for new residents; enhancing efficiency and productivity through changes to the delivery model and team structure; and improving project returns through a focus on project optimisation, design and procurement.

Ingenia Lifestyle Rental

At 31 December 2024, Ingenia Lifestyle Rental comprised of 39 communities offering an attractive land lease community lifestyle for active downsizers as well as affordable all age rental accommodation. Ingenia Lifestyle Rental EBIT increased 14% to \$24.2 million.

During 1H25, the Group continued to expand its rental assets through the settlement of 194¹ new homes from the development business.

Permanent rental income grew by 15% on the prior corresponding period driven by new rental contracts from the settlement of new homes in the current and prior periods, and contractual rent increases.

The carrying value of the Lifestyle Rental investment property at 31 December 2024 is \$1,006.7 million (30 Jun 2024: \$956.1 million).

Performance

| | 31 Dec 2024 | 31 Dec 2023 | Change % |
|---|--------------------|--------------------|-----------------|
| Permanent rental income (\$m) | 38.1 | 33.2 | 15% |
| Tourism rental income (\$m) | 2.0 | 1.5 | 33% |
| Other ⁽¹⁾ (\$m) | 6.1 | 7.4 | (18%) |
| EBIT contribution (\$m) | 24.2 | 21.3 | 14% |
| EBIT margin (%) | 52.4 | 50.5 | 2% |
| Stabilised EBIT margin ⁽²⁾ (%) | 54.3 | 51.2 | 3% |

(1) Income from resales, commissions, ancillary guest and resident services and deferred management fees (DMF).

(2) Excludes assets under development with less than 90% of homes sold prior to 1 July 2023.

Strategic priorities

The strategic priorities for Ingenia Lifestyle Rental are: increasing engagement and experience for new and current residents; maintaining high occupancy and sustainable rental growth; and continued strategic investment in new rental homes and amenities.

¹ Excludes five homes located in Holidays and mixed-used communities.

Directors' Report (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

Ingenia Gardens

Ingenia Gardens is comprised of 19 seniors rental communities located across the eastern states of Australia. Collectively, these communities offer 1,020 rental units. The portfolio maintained high occupancy as a result of the continuing demand for affordable seniors rental accommodation.

Ingenia Gardens EBIT was down 17% on the prior corresponding period primarily as a result of the divestment of the 6 communities located in Western Australia. On a comparative portfolio basis, rental growth was achieved at a rate aligned to growth in the aged pension.

The carrying value of Ingenia Gardens assets at 31 December 2024 is \$137.4 million (30 Jun 2024: \$134.1 million).

Performance

| | 31 Dec 2024 | 31 Dec 2023 | Change % |
|-------------------------|--------------------|--------------------|-----------------|
| Rental communities (#) | 19 | 19 | - |
| Occupancy (%) | 95.4 | 95.4 | - |
| Rental income (\$m) | 10.0 | 12.2 | (18%) |
| Catering income (\$m) | 0.8 | 1.1 | (27%) |
| EBIT contribution (\$m) | 5.4 | 6.5 | (17%) |
| EBIT margin (%) | 49.9 | 48.9 | 1% |

Strategic priorities

The strategic priorities of Ingenia Gardens are: maintaining high occupancy and sustainable rental income growth; maintaining and improving resident engagement, satisfaction and retention; and supporting resident wellbeing and safety.

Tourism

Ingenia Holidays and Mixed Use

At 31 December 2024, the Ingenia Holidays portfolio comprises of 33 holiday communities that offer holiday accommodation, annual sites, permanent and rental homes.

The Group continues to refine the portfolio with the installation of 43 new tourism cabins and investment in community amenities.

Tourism rental income increased 5% driven by increases in both occupancy and rate, reflecting the continuing demand for domestic holiday destinations and EBIT increased by 3% reflecting the growth in revenues offset in part by higher property expenses.

The carrying value of the Group's Holidays investment property at 31 December 2024 is \$905.5 million (30 Jun 2024: \$865.8 million).

Performance

| | 31 Dec 2024 | 31 Dec 2023 | Change % |
|-------------------------------|--------------------|--------------------|-----------------|
| Tourism rental income (\$m) | 53.9 | 51.1 | 5% |
| Permanent rental income (\$m) | 6.2 | 5.8 | 7% |
| Annuals rental income (\$m) | 5.6 | 5.5 | 2% |
| Other ⁽¹⁾ (\$m) | 3.6 | 4.1 | (12%) |
| EBIT contribution (\$m) | 28.6 | 27.8 | 3% |
| EBIT margin (%) | 41.2 | 41.9 | (1%) |

(1) Income from commissions, ancillary guest and resident services and commercial rent.

Directors' Report (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

Strategic priorities

The strategic priorities for Ingenia Holidays are: to maximise tourism revenue by leveraging marketing opportunities within the guest database of 2 million guests; direct marketing efforts to enhance the booking experience through a new website; implement targeted campaigns through the year; strategic use of channels to attract new customers; nurture relationships with existing guests; and invest in park amenities and densification to improve returns and cater to the continuing demand for well-located holiday destinations.

Capital Partnerships

The Group's existing capital partnerships, through co-investment and shared funding, enables the Group to leverage the existing business platform and generate fee income.

In 1H25 the Group announced that the funds would be wound down in 2H25.

Development Joint Venture

The JV with Sun Communities (NYSE: SUI) leverages Ingenia's capability and platform to generate fees and expands its development opportunities via co-investment. Once homes are sold, Ingenia provides operational services to the land lease communities. At completion of development and following a holding period of not less than 5 years, Ingenia has the right to acquire the communities at market value. As at 31 December 2024, the JV has invested in five projects with four under active development.

The JV delivered \$44.0 million (1H24: \$20.7 million) revenue from the settlement of 59 (1H24: 31) new homes at four sites in NSW and QLD. Rental income increased by 74% on the prior corresponding period to \$1.4 million in the current period, as a result of new home settlements in the current and prior periods.

Performance

| | 31 Dec 2024 | 31 Dec 2023 | Change % |
|--|-------------|-------------|----------|
| Greenfield properties (#) | 5 | 5 | - |
| Investment carrying value (\$m) | 95.0 | 72.5 | 31% |
| New home settlements (#) | 59 | 31 | 90% |
| Fee income ⁽¹⁾ (\$m) | 0.2 | 0.2 | - |
| Joint venture revenue (\$m) | 45.4 | 21.5 | 111% |
| Joint venture operating profit before interest and tax (\$m) | 18.3 | 7.9 | 132% |
| Share of profit/(loss) from joint venture ⁽²⁾ (\$m) | 6.2 | (4.3) | (244%) |

(1) Asset management and property services to the JV. Asset development and sales management fee income generated are included in Lifestyle Development.

(2) Inclusive of the Group's 50% share of loss in the fair value of investment properties \$3.1 million (31 Dec 2023: \$14.9 million). Refer to Note 12 for further detail.

Strategic priorities

The strategic priority for the JV is to continue delivery of the development pipeline and sales process to drive growth.

Funds Management

The Group managed five funds that invested in six lifestyle and holiday communities situated in NSW and QLD and received fees for the management and development of the assets and management of the funds.

The Group finalised the sale of the assets in February 2025, with the funds to be wound down in 2H25 following the distribution of the net proceeds to fund investors, including the Group.

Performance

| | 31 Dec 2024 | 31 Dec 2023 | Change % |
|---------------------------------|-------------|-------------|----------|
| Investment carrying value (\$m) | 6.4 | 6.4 | - |
| Fee income (\$m) | 0.7 | 0.8 | (13%) |
| Distribution income (\$m) | 0.2 | 0.3 | (33%) |

Directors' Report (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

Food, Fuel & Beverage

The Group's service station and food & beverage operations are adjoined to Ingenia Holidays communities, with the offering contributing to an enhanced guest experience and providing a service to the greater local community.

Performance

| | 31 Dec 2024 | 31 Dec 2023 | Change % |
|-------------------------|--------------------|--------------------|-----------------|
| Total revenue (\$m) | 10.3 | 10.1 | 2% |
| EBIT contribution (\$m) | 0.8 | 0.9 | (11%) |
| EBIT margin (%) | 7.3 | 9.0 | (2%) |

Capital management of the Group

At 31 December 2024, the Group had facilities with a combined limit of \$905.0 million, with a weighted average term to maturity of 2.5 years, drawn to \$777.9 million. The Group remains well supported by its lenders with negotiations for the extension of maturity for existing facilities and new facilities well advanced.

Interest rate exposure is managed through a combination of fixed rate debt and interest rate derivatives on 48.2% of the drawn debt.

The Group's Loan to Value Ratio ("LVR") was 34.0% (covenant 55%).

During the period, the Group invested \$35.8 million to secure two new sites in Queensland and contributed \$12.0 million to the JV to fund the development of the four projects currently underway.

Financial position

The following table provides a summary of the Group's financial position as at 31 December 2024:

| | 31 Dec 2024 | 30 Jun 2024 | Change |
|-------------------------------|--------------------|--------------------|----------------|
| | \$'000 | \$'000 | \$'000 |
| Cash and cash equivalents | 15,009 | 14,458 | 551 |
| Inventories | 81,372 | 86,467 | (5,095) |
| Investment properties | 2,392,245 | 2,250,687 | 141,558 |
| Investment in a joint venture | 95,024 | 76,872 | 18,152 |
| Intangibles and goodwill | 5,511 | 5,566 | (55) |
| Other assets | 44,847 | 41,028 | 3,819 |
| Assets held for sale | 4,000 | - | 4,000 |
| Total assets | 2,638,008 | 2,475,078 | 162,930 |
| Borrowings | 835,629 | 754,153 | 81,476 |
| Other liabilities | 124,031 | 121,700 | 2,331 |
| Deferred tax liability | 103,706 | 89,319 | 14,387 |
| Total liabilities | 1,063,366 | 965,172 | 98,194 |
| Net assets/equity | 1,574,642 | 1,509,906 | 64,736 |

Investment property book value increased by \$141.6 million from 30 June 2024 resulting from improved earnings and investment in capital works within communities under development and the addition of new greenfield sites offset in part by the realisation of value associated with the sale of homes in the communities under development.

Borrowings increased by \$81.5 million attributable to the Group investing in investment properties and home inventory, the acquisition of development sites, investment in additional holiday cabins across the portfolio, contribution of \$12.0 million to fund development in the JV and the distribution of \$24.9 million in relation to 2H24 results.

Directors' Report (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

Cash flow

| | 31 Dec 2024 | 31 Dec 2023 | Change |
|--|-------------|-----------------|---------------|
| | \$'000 | \$'000 | \$'000 |
| Operating cash flow | 73,384 | 21,845 | 51,539 |
| Investing cash flow | (126,610) | (47,668) | (78,942) |
| Financing cash flow | 53,777 | (8,634) | 62,411 |
| Net change in cash and cash equivalents | 551 | (34,457) | 35,008 |

Operating cash flow for the Group was up 236% to \$73.4 million reflecting the increase in home settlements and the management of home inventory levels, in addition to the strong performance of the tourism portfolio and growth in the rental portfolio. This was partially offset by interest costs attributable to higher interest rates and borrowings.

Cash outflows from investing activities increased by 166% due to the previous corresponding period including the proceeds from sale of investment properties \$65.7 million and additional investment in land lease communities in the current period.

Distributions

The following distributions were made during or in respect of the half-year:

- On 20 August 2024, the Directors declared a final distribution of 6.1 cps amounting to \$24.9 million, which was paid on 19 September 2024.
- On 25 February 2025, the Directors declared an interim distribution of 5.2 cps, amounting to \$21.2 million, to be paid on 27 March 2025.

FY25 outlook

The Group has developed a 1-, 3- and 5-year plan to transition towards a more efficient operating model and deliver on improved returns through execution in development and growth in scale, by focussing on continued simplification of the business and improving development returns in line with targets.

The Group's residential communities remain well-placed for ongoing expansion with the demand for quality, affordable residential accommodation continuing from an ageing population. Incoming residents are seeking quality community living and affordable rental accommodation in metro, coastal and regional markets which the Group is well placed to deliver. Investment in inventory and new sites will enable the Group to capitalise on this demand and generate long-term sustainable rental cash flows. Investing in new rental homes remains a key priority for the Group.

Ingenia will continue to grow its Lifestyle Rental business, building out its development pipeline, generating attractive returns, stable, resilient cashflows and increased scale.

The strong demand for domestic holiday accommodation is expected to continue with Ingenia to benefit via an extensive portfolio of properties located in attractive holiday destinations. The priority for Ingenia Holidays is to enhance the guest experience by refurbishing existing cabins and investing in new tourism cabins, amenities and marketing.

The Group's solid balance sheet and deal flow provides ongoing opportunity for growth. The Group will increase its asset base by accelerating development and select investment in densification to deliver targeted returns.

The Group will regularly assess market opportunities and the performance of existing assets, divesting and acquiring assets where superior longer-term returns are available.

Ingenia will continue to evolve the Group's ESG strategies and initiatives to align with the Group's strategic focus, customer offer and portfolio growth. Over FY25, key initiatives include refinement of the Group's emissions reduction strategies to target portfolio-specific outcomes, including the delivery of net zero emissions (Scope 1 and 2) for the Group's operations by 2035, the evolution of reporting and data collection in preparation for additional climate-related financial disclosure obligations and finalisation of the Group's first Reconciliation Action Plan.

Directors' Report (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

SIGNIFICANT CHANGES IN THE STATE OF AFFAIRS

Changes in the state of affairs during the financial period are set out in the various notes in this Financial Report. Refer to Note 9 for assets held for sale, Note 10 for investment properties acquired or disposed of during the period and Note 15 for details of debt facility.

EVENTS SUBSEQUENT TO REPORTING DATE

Acquisition of Tomakin

On 10 February 2025, the Group completed the acquisition of Tomaga River Holiday Park, located in Tomakin, NSW, for a purchase price of \$9.7 million.

Interim distribution

On 25 February 2025, the Directors declared an interim distribution of 5.2 cps, amounting to \$21.2 million, to be paid on 27 March 2025.

LIKELY DEVELOPMENTS

The Group will continue to pursue strategies aimed at the longer-term growth of its cash earnings, profitability and market share within the lifestyle and rental and tourism sectors through:

- Developing greenfield sites in identified growth corridors and expanding existing land lease communities;
- Continued transition from an acquirer to an efficient developer and operator in line with the Group strategy;
- Ongoing co-investment through the Group's Joint Venture to fund growth and leverage scale and capability; and
- Divesting non-core assets, as required, to further support investment in growth and portfolio refinement.

Detailed information about the operations of the Group is included in the various notes in this financial report.

ENVIRONMENTAL REGULATIONS

The Group has policies and procedures in place to ensure that, where operations are subject to any particular and significant environmental regulation under the laws of Australia, those obligations are identified and appropriately addressed. The Directors have determined that there has not been any material breach of those obligations during the financial period.

GROUP INDEMNITIES

The Group has purchased various insurance policies to cover a range of risks (subject to specified exclusions) for directors, officers and employees of the Group serving in their respective capacities. Key insurance policies include: directors and officers insurance, professional indemnity insurance and management liability insurance.

INDEMNIFICATION OF AUDITOR

To the extent permitted by law, the Company has agreed to indemnify its auditor, Ernst & Young, as part of the terms of its audit engagement agreement against claims by third parties arising from the audit (for an unspecified amount). No payment has been made to indemnify Ernst & Young during or since the reporting period.

AUDITOR'S INDEPENDENCE DECLARATION

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 14.

Directors' Report (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

NON-AUDIT SERVICES

During the period, non-audit services were provided by the Group's auditor, Ernst & Young. The directors are satisfied that the provision of the non-audit services is compatible with, and did not compromise, the independence for auditors imposed by the *Corporations Act 2001* for the following reasons:

- the non-audit services were for taxation, regulatory and assurance related work, and none of this work created any conflicts with the auditor's statutory responsibilities;
- the Audit, Risk and Sustainability Committee resolved that the provision of non-audit services during the financial year by Ernst & Young as auditor is compatible with, and did not compromise, the auditor independence requirements of the *Corporations Act 2001*;
- the Board's own review conducted in conjunction with the Audit, Risk and Sustainability Committee, having regard to the Board policy set out in this Report, concluded that it is satisfied the non-audit services did not impact the integrity and objectivity of the auditors; and
- the declaration of independence provided by Ernst & Young, as auditor of ICH.

ROUNDING AMOUNTS

ICH is an entity of the kind referred to in ASIC Instrument 2016/191, and in accordance with that Class Order, amounts in the financial report and Directors' Report have been rounded to the nearest thousand dollars, unless otherwise stated.

Signed in accordance with a resolution of the Directors of the Responsible Entity.



Shane Gannon
Chair
Sydney, 25 February 2025



**Shape the future
with confidence**

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Auditor's Independence Declaration to the Directors of Ingenia Communities Holdings Limited

As lead auditor for the review of the half-year financial report of Ingenia Communities Holdings Limited for the half-year ended 31 December 2024, I declare to the best of my knowledge and belief, there have been:

- a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review;
- b. No contraventions of any applicable code of professional conduct in relation to the review; and
- c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the review.

This declaration is in respect of Ingenia Communities Holdings Limited and the entities it controlled during the financial period.

Ernst and Young
Ernst & Young

Clirgo
Vida Virgo
Partner
25 February 2025

Consolidated Statement of Comprehensive Income

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

| | Note | 31 Dec 2024 \$'000 | 31 Dec 2023 \$'000 |
|--|-------|-----------------------|-----------------------|
| Land lease homes sales | | 116,503 | 76,767 |
| Residential rental income | | 54,209 | 51,146 |
| Tourism rental income | | 55,903 | 52,685 |
| Annuals rental income | | 5,621 | 5,547 |
| Other revenue | 5 | 24,637 | 25,431 |
| Revenue | | 256,873 | 211,576 |
| Cost of land lease homes sold | | (62,987) | (42,189) |
| Employee expenses | | (53,368) | (52,365) |
| Property expenses | | (31,176) | (28,931) |
| Administrative expenses | | (12,375) | (13,953) |
| Operational, marketing and selling expenses | | (10,796) | (10,888) |
| Service station expenses | | (4,216) | (4,770) |
| Depreciation and amortisation expenses | | (2,323) | (2,142) |
| Operating profit before interest and tax | | 79,632 | 56,338 |
| Interest income | | 249 | 362 |
| Finance expense | 6 | (15,204) | (11,767) |
| Operating profit before tax | | 64,677 | 44,933 |
| Share of joint venture profit/(loss) | 12 | 6,152 | (4,336) |
| Net gain/(loss) on change in fair value of: | | | |
| Investment properties | 10(b) | 40,117 | 23,872 |
| Acquisition transaction costs | 10(b) | (6,235) | (269) |
| Financial liabilities | | (728) | (2,592) |
| Investments and other financial instruments | | (2,030) | (3,915) |
| Gain on disposal of investment properties | | - | 4,682 |
| Profit before income tax | | 101,953 | 62,375 |
| Income tax expense | 7 | (14,387) | (19,867) |
| Net profit for the period | | 87,566 | 42,508 |
| Total comprehensive income for the period net of income tax | | 87,566 | 42,508 |

| | | 31 Dec 2024 Cents | 31 Dec 2023 Cents |
|--|---|----------------------|----------------------|
| Distributions per security paid⁽¹⁾ | | 6.1 | 5.8 |
| Earnings per security: | | | |
| Basic earnings | | | |
| Per security | 4 | 21.5 | 10.4 |
| Per security attributable to parent | | | |
| Diluted earnings per security | | | |
| Per security | 4 | 21.2 | 10.3 |
| Per security attributable to parent | | | |

(1) Distributions relate to the amount paid for the previous reporting period. An interim distribution of 5.2 cps (31 December 2023: 5.2 cps) for the current reporting period was declared on 25 February 2025 to be paid on 27 March 2025.

Notes to the Consolidated Financial Statements are included on pages 19 to 34.

Consolidated Balance Sheet

Ingenia Communities Holdings Limited

As at 31 December 2024

| | Note | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
|--|-------|-----------------------|-----------------------|
| Current assets | | | |
| Cash and cash equivalents | | 15,009 | 14,458 |
| Trade and other receivables | | 20,330 | 14,832 |
| Inventories | 8 | 81,372 | 86,467 |
| Other financial assets | | 7,923 | 3,726 |
| Tax receivable | | 2,154 | 2,030 |
| Assets held for sale | 9 | 4,000 | - |
| Total current assets | | 130,788 | 121,513 |
| Non-current assets | | | |
| Trade and other receivables | | 908 | 909 |
| Investment properties | 10 | 2,392,245 | 2,250,687 |
| Investment in a joint venture | 12 | 95,024 | 76,872 |
| Other financial assets | | 696 | 6,357 |
| Plant and equipment | | 10,866 | 10,597 |
| Intangibles and goodwill | 11 | 5,511 | 5,566 |
| Right-of-use assets | | 1,970 | 2,577 |
| Total non-current assets | | 2,507,220 | 2,353,565 |
| Total assets | | 2,638,008 | 2,475,078 |
| Current liabilities | | | |
| Trade and other payables | 14 | 95,850 | 94,089 |
| Borrowings | 15 | 79,010 | 4,580 |
| Employee liabilities | | 5,653 | 5,535 |
| Other financial liabilities | | 883 | 795 |
| Total current liabilities | | 181,396 | 104,999 |
| Non-current liabilities | | | |
| Borrowings | 15 | 756,619 | 749,573 |
| Other financial liabilities | | 17,278 | 16,665 |
| Employee liabilities | | 966 | 981 |
| Other payables | 14 | 3,401 | 3,635 |
| Deferred tax liability | 13 | 103,706 | 89,319 |
| Total non-current liabilities | | 881,970 | 860,173 |
| Total liabilities | | 1,063,366 | 965,172 |
| Net assets | | 1,574,642 | 1,509,906 |
| Equity | | | |
| Issued securities | 16(a) | 1,704,182 | 1,704,188 |
| Reserves | | 2,830 | 1,458 |
| Accumulated losses | | (132,370) | (195,740) |
| Total equity | | 1,574,642 | 1,509,906 |
| Net asset value per security (\$) | | \$ 3.86 | \$ 3.70 |

Notes to the Consolidated Financial Statements are included on pages 19 to 34.

Consolidated Cash Flow Statement

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

| | 31 Dec 2024 | 31 Dec 2023 |
|---|--------------------|--------------------|
| | \$'000 | \$'000 |
| Cash flows from operating activities | | |
| Rental and other property income | 145,628 | 140,974 |
| Property and other expenses | (110,510) | (106,218) |
| Proceeds from sale of land lease homes | 125,599 | 87,274 |
| Purchase of land lease homes | (69,141) | (82,116) |
| Proceeds from sale of service station inventory | 5,468 | 6,161 |
| Purchase of service station inventory | (4,728) | (5,311) |
| Borrowing costs paid | (19,057) | (17,565) |
| Income tax paid | (124) | (1,716) |
| Interest received | 249 | 362 |
| | 73,384 | 21,845 |
| Cash flows from investing activities | | |
| Payments for acquisition of investment properties | (37,832) | (10,680) |
| Additions to investment properties | (74,854) | (85,608) |
| Purchase and additions of plant and equipment | (2,104) | (2,285) |
| Proceeds from sale of investment properties | - | 65,650 |
| Investment in joint venture | (12,000) | (15,000) |
| Distributions from investment in funds | 180 | 255 |
| | (126,610) | (47,668) |
| Cash flows from financing activities | | |
| Payments for security issue costs | (6) | (14) |
| Distributions to security holders | (24,863) | (23,640) |
| Proceeds from borrowings | 138,000 | 176,000 |
| Repayment of borrowings | (56,000) | (158,280) |
| Payments for debt issue costs | (42) | (15) |
| Payment for securities under security plan | (500) | - |
| Other financial liabilities | (2,812) | (2,685) |
| | 53,777 | (8,634) |
| Net increase/(decrease) in cash and cash equivalents | 551 | (34,457) |
| Cash and cash equivalents at the beginning of the period | 14,458 | 45,716 |
| Cash and cash equivalents at the end of the period | 15,009 | 11,259 |

Notes to the Consolidated Financial Statements are included on pages 19 to 34.

Consolidated Statement of Changes in Equity

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

| | | Attributable to security holders | | | | | | |
|--|--|--------------------------------------|--------------------|-----------------------------|----------------------|------------------------|------------------|-------|
| | | Ingenia Communities Holdings Limited | | | ICF & ICMT \$'000 | Total Equity \$'000 | | |
| Note | | Issued Capital \$'000 | Reserves \$'000 | Retained Earnings \$'000 | | | Total \$'000 | |
| | Carrying value 1 Jul 2024 | 91,956 | 1,458 | 6,541 | 99,955 | 1,409,951 | 1,509,906 | |
| | Net profit | - | - | 43,881 | 43,881 | 43,685 | 87,566 | |
| | Total comprehensive income for the period | - | - | 43,881 | 43,881 | 43,685 | 87,566 | |
| <i>Transactions with security holders in their capacity as security holders:</i> | | | | | | | | |
| | Issue of securities | 16(a) | - | - | - | (6) | (6) | |
| | Share based payment transactions | | - | 2,539 | - | 2,539 | - | 2,539 |
| | Lapsed rights | | - | (667) | 667 | - | - | - |
| | Payment of distributions to security holders | | - | - | - | (24,863) | (24,863) | |
| | Payments to employee share trust | | - | (500) | - | (500) | - | (500) |
| | Carrying value 31 Dec 2024 | 91,956 | 2,830 | 51,089 | 145,875 | 1,428,767 | 1,574,642 | |

| | | Attributable to security holders | | | | | | |
|--|---|--------------------------------------|--------------------|-----------------------------|----------------------|------------------------|------------------|-------|
| | | Ingenia Communities Holdings Limited | | | ICF & ICMT \$'000 | Total Equity \$'000 | | |
| Note | | Issued Capital \$'000 | Reserves \$'000 | Retained Earnings \$'000 | | | Total \$'000 | |
| | Carrying value 1 Jul 2023 | 91,958 | (2,010) | 48,319 | 138,267 | 1,398,520 | 1,536,787 | |
| | Net (loss)/profit | - | - | (8,033) | (8,033) | 50,541 | 42,508 | |
| | Total comprehensive (loss)/income for the period | - | - | (8,033) | (8,033) | 50,541 | 42,508 | |
| <i>Transactions with security holders in their capacity as security holders:</i> | | | | | | | | |
| | Issue of securities | (1) | - | - | (1) | (13) | (14) | |
| | Share based payment transactions | | - | 2,138 | - | 2,138 | - | 2,138 |
| | Lapsed rights | | - | (489) | 489 | - | - | - |
| | Payment of distributions to security holders | | - | - | - | (23,640) | (23,640) | |
| | Payments to employee share trust | | - | (400) | - | (400) | - | (400) |
| | Carrying value 31 Dec 2023 | 91,957 | (761) | 40,775 | 131,971 | 1,425,408 | 1,557,379 | |

Notes to the Consolidated Financial Statements are included on pages 19 to 34.

Notes to the Financial Statements

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) The Group

The financial report of Ingenia Communities Holdings Limited (the "Company") comprises the consolidated financial report of the Company and its controlled entities, including Ingenia Communities Fund ("ICF" or the "Fund") and Ingenia Communities Management Trust ("ICMT") (collectively, the "Trusts"). The shares of the Company are stapled with the units of the Trusts and trade on the Australian Securities Exchange ("ASX") effectively as one security. Ingenia Communities RE Limited ("ICRE"), a wholly owned subsidiary of the Company, is the Responsible Entity of the Trusts. In this report, the Company and the Trusts are referred to collectively as the Group.

The constitutions of the Company and the Trusts require that, for as long as they remain jointly quoted on the ASX, the number of shares in the Company and the number of units in each trust shall remain equal and those security holders in the Company and unitholders in each trust shall be identical.

The stapling structure will cease to operate on the first to occur of:

- the Company or either of the Trusts resolving by special resolution in accordance with its constitution to terminate the stapling provisions; or
- the commencement of the winding up of the Company or either of the Trusts.

The half-year financial report as at and for the half-year ended 31 December 2024 was authorised for issue by the Directors on 25 February 2025.

(b) Basis of preparation

The half-year financial report is a general purpose financial report, which has been prepared in accordance with AASB 134 *Interim Financial Reporting* and the Corporations Act 2001.

The half-year financial report does not include all of the information required for a full-year financial report and should be read in conjunction with the Group's annual financial report for the year ended 30 June 2024 and any ASX announcements issued during the period.

As permitted by Instrument 2015/838, issued by the Australian Securities and Investments Commission, the financial statements and accompanying notes of the Group have been presented in the attached combined financial report.

The financial report is presented in Australian dollars and all values are rounded to the nearest thousand dollars (\$'000), unless otherwise stated, as permitted by Instrument 2016/191.

The financial report is prepared on a historical cost basis, except for investment properties, residents' loans, derivative financial instruments, other financial assets and other financial liabilities, which are measured at fair value.

At 31 December 2024, the Group recorded a net current asset deficiency of \$50.6 million, primarily due to the classification of certain debt facilities as a current liability as at 31 December 2024. There are reasonable grounds to believe that the Group will be able to refinance the maturing facilities and pay its debts as and when they become due and payable through the remaining undrawn facilities. As such, the financial report of the Group has been prepared on a going concern basis

(c) Adoption of new and revised accounting standards

In the current period, the Group has adopted all the new and revised accounting standards, amendments to accounting standards, and interpretations that are relevant to its operations and effective for the current annual reporting period.

New accounting standards and interpretations have been issued or amended but are not yet effective and have not been adopted by the Group for the half-year ended 31 December 2024. The Group is in the process of assessing the impact of the following:

| Summary | Application date of standard | Application date for Group |
|--|-------------------------------------|-----------------------------------|
| <i>AASB 2020-1 Amendment to Australian Accounting Standards - Classification of Liabilities as Current or Non-current and AASB 2022-6 Amendments to Australian Accounting standards - Non-current Liabilities with Covenants</i> | 1 January 2024 | 1 July 2024 |
| <i>AASB 18 Presentation and Disclosure in Financial Statements</i> | 1 January 2027 | 1 July 2027 |

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

2. ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires the Group to exercise its judgement in the process of applying its accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed below.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical accounting estimates and assumptions

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates, by definition, may not equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying value of assets and liabilities within the next financial year are discussed below.

i. Valuation of investment property, other financial assets and other financial liabilities

The Group has investment properties and assets held for sale which together represent the estimated fair value of the Group's investment property. Other financial assets include the Groups investment in a number of unlisted property funds. A profit share arrangement is in place with a third-party, of which the liability is carried at fair value and, is included in other financial liabilities.

The carrying value of these assets and liabilities reflect certain assumptions about expected future rentals, rent-free periods, operating costs and appropriate discount and capitalisation rates.

For investment properties under development, the Group assesses fair value based on the expected net development cashflows discounted to their present value using market determined risk-adjusted discount rates and other available market data such as recent comparable transactions. There are three primary cashflow components that determine the fair value: Present Value of Unsold Homes' net operating income ("NOI"); Present Value of future Home Sales Profits; and, Present Value of Remaining Underground CAPEX. The fair value of an investment property under development will vary depending on the movements of these three components, which are influenced by various factors including, but not limited to, the number of settlements realised, home sale profit margins and the status of the overall development.

ii. Valuation of inventories

The Group has inventory primarily in the form of land lease homes which it carries at the lower of cost or net realisable value. Estimates of net realisable value are based on the most reliable evidence available at the time of estimation, the amount the inventories are expected to realise and the estimated costs of completion. Key assumptions require the use of management judgement and are continually reviewed.

iii. Fair value of derivatives

The fair value of derivative assets and liabilities is based on assumptions of future events and involves significant estimates. Given the complex nature of these instruments, and various assumptions that are used in calculating mark-to-market values, the Group rely on counterparty valuations for derivative values. The counterparty valuations are usually based on mid-market rates and calculates using the main variables including the interest rate forward curve, time and volatility.

(b) Critical judgements in applying the entity's accounting policies

There were no judgements, apart from those involving estimations, that management has made in the process of applying the entity's accounting policies that had a significant effect on the amounts recognised in the financial report.

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

3. SEGMENT INFORMATION

(a) Description of segments

The five reportable operating segments are as noted below:

- Lifestyle Development – comprising the development and sale of land lease homes and fees from the management of development and sales in the joint venture;
- Lifestyle Rental – comprising long-term accommodation within land lease and all age rental communities;
- Ingenia Gardens – seniors rental villages;
- Holidays & Mixed Use – comprising tourism and rental accommodation within holiday parks;
- Fuel, Food & Beverage Services – consisting of service station and food & beverage operations adjoined to Ingenia Holiday communities.

Corporate & Other is comprised of the Group's support and corporate office functions including funds and joint venture management and the Group's share of operating profit from the JV.

In 2H24, a review of operating segment results was conducted. As a result, indirect costs were reallocated from the reportable operating segments and included in the Corporate & Other result. Comparatives figures have been updated to be consistent with the current methodology. Refer to the Group's 30 June 2024 Annual Report for further details.

(b) 31 Dec 2024

| | Residential | | Gardens | Tourism | Other | | Total |
|---|-----------------------|------------------|----------------|----------------|-----------------|-----------------------|------------------|
| | Lifestyle Development | Lifestyle Rental | | | Ingenia Gardens | Fuel, Food & Beverage | |
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Segment revenue | | | | | | | |
| Land lease home sales | 116,503 | - | - | - | - | - | 116,503 |
| Residential rental income | - | 38,065 | 9,982 | 6,162 | - | - | 54,209 |
| Tourism rental income | - | 1,965 | - | 53,938 | - | - | 55,903 |
| Annual rental income | - | 20 | - | 5,601 | - | - | 5,621 |
| Other revenue | 2,680 | 6,192 | 839 | 3,577 | 10,307 | 1,042 | 24,637 |
| Total revenue | 119,183 | 46,242 | 10,821 | 69,278 | 10,307 | 1,042 | 256,873 |
| Segment underlying profit | | | | | | | |
| Cost of land lease homes sold | (62,987) | - | - | - | - | - | (62,987) |
| Employee expenses | (9,116) | (7,898) | (2,385) | (18,738) | (2,546) | (12,685) | (53,368) |
| Property expenses | (1,659) | (11,145) | (2,216) | (16,052) | (580) | (646) | (32,298) |
| Administrative expenses | (1,107) | (2,189) | (641) | (2,412) | (128) | (5,898) | (12,375) |
| Operational, marketing and selling expenses | (3,936) | (533) | (173) | (3,070) | (2,101) | (983) | (10,796) |
| Service station expenses | - | - | - | (40) | (4,176) | - | (4,216) |
| Depreciation and amortisation expenses | (116) | (244) | (3) | (414) | (25) | (1,521) | (2,323) |
| Share of profit of joint venture ⁽¹⁾ | - | - | - | - | - | 7,706 | 7,706 |
| Earnings before interest and tax | 40,262 | 24,233 | 5,403 | 28,552 | 751 | (12,985) | 86,216 |
| Interest income | | | | | | | 249 |
| Finance expense | | | | | | | (15,204) |
| Income tax expense | | | | | | | (2,437) |
| Total underlying profit | | | | | | | 68,824 |
| Net gain/(loss) on change in fair value of: | | | | | | | |
| Investment properties | | | | | | | 40,906 |
| Acquisition transaction costs | | | | | | | (6,235) |
| Financial liabilities | | | | | | | (395) |
| Investments and other financial instruments | | | | | | | (2,030) |
| Share of joint venture loss | | | | | | | (1,554) |
| Gain on disposal of investment properties | | | | | | | - |
| Income tax expense | | | | | | | (11,950) |
| Profit after tax | | | | | | | 87,566 |
| Segment assets | | | | | | | |
| Segment assets | 420,016 | 1,053,218 | 141,093 | 914,995 | 451 | 104,235 | 2,634,008 |
| Asset held for sale | - | 4,000 | - | - | - | - | 4,000 |
| Total assets | 420,016 | 1,057,218 | 141,093 | 914,955 | 451 | 104,235 | 2,638,008 |

(1) Inclusive of joint venture net finance expense and income tax expense associated with underlying profit.

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

3. SEGMENT INFORMATION (CONTINUED)

(c) 31 Dec 2023

| | Residential | | | | | | Total |
|---|-----------------------|------------------|-----------------|------------------|-----------------------|-------------------|------------------|
| | Lifestyle | | Gardens | Tourism | Other | | |
| | Lifestyle Development | Lifestyle Rental | Ingenia Gardens | Ingenia Holidays | Fuel, Food & Beverage | Corporate & Other | |
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Segment revenue | | | | | | | |
| Lifestyle home sales | 76,767 | - | - | - | - | - | 76,767 |
| Residential rental income | - | 33,211 | 12,172 | 5,763 | - | - | 51,146 |
| Tourism rental income | - | 1,536 | - | 51,149 | - | - | 52,685 |
| Annual rental income | - | 21 | - | 5,526 | - | - | 5,547 |
| Other revenue | 1,561 | 7,333 | 1,174 | 4,068 | 10,074 | 1,221 | 25,431 |
| Total revenue | 78,328 | 42,101 | 13,346 | 66,506 | 10,074 | 1,221 | 211,576 |
| Segment underlying profit | | | | | | | |
| Cost of lifestyle homes sold | (42,189) | - | - | - | - | - | (42,189) |
| Employee expenses | (9,616) | (7,212) | (3,002) | (18,526) | (2,158) | (11,851) | (52,365) |
| Property expenses | (1,463) | (10,135) | (2,948) | (14,173) | (471) | (942) | (30,132) |
| Administrative expenses | (827) | (1,831) | (807) | (2,294) | (81) | (8,113) | (13,953) |
| Operational, marketing and selling expenses | (4,174) | (1,478) | (65) | (3,193) | (1,738) | (240) | (10,888) |
| Service station expenses | - | - | - | (76) | (4,694) | - | (4,770) |
| Depreciation and amortisation expense | (137) | (178) | - | (395) | (24) | (1,408) | (2,142) |
| Share of profit of joint venture ⁽¹⁾ | - | - | - | - | - | 3,084 | 3,084 |
| Earnings before interest and tax | 19,922 | 21,267 | 6,524 | 27,849 | 908 | (18,249) | 58,221 |
| Interest income | | | | | | | 362 |
| Finance expense | | | | | | | (11,767) |
| Income tax expense | | | | | | | (3,309) |
| Total underlying profit | | | | | | | 43,507 |
| Net gain/(loss) on change in fair value of: | | | | | | | |
| Investment properties | | | | | | | 24,572 |
| Acquisition transaction costs | | | | | | | (269) |
| Financial liabilities | | | | | | | (2,091) |
| Investments and other financial instruments | | | | | | | (3,915) |
| Share of joint venture loss | | | | | | | (7,420) |
| Gain on disposal of investment properties | | | | | | | 4,682 |
| Income tax expense | | | | | | | (16,558) |
| Profit after tax | | | | | | | 42,508 |
| Segment assets | | | | | | | |
| Segment assets | 371,985 | 1,028,638 | 132,642 | 813,738 | 380 | 82,442 | 2,429,825 |
| Asset held for sale | - | - | - | 11,115 | - | - | 11,115 |
| Total assets | 371,985 | 1,028,638 | 132,642 | 824,853 | 380 | 82,442 | 2,440,940 |

(1) Inclusive of joint venture net finance expense and income tax expense associated with underlying profit.

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

4. EARNINGS PER SECURITY

| | 31 Dec 2024 | 31 Dec 2023 |
|--|--------------------|--------------------|
| Per security | | |
| Profit attributable to security holders (\$'000) | 87,566 | 42,508 |
| Weighted average number of securities outstanding (thousands): | | |
| Issued securities (thousands) | 407,583 | 407,583 |
| Dilutive securities (thousands): | | |
| Long-term incentives | 2,772 | 2,310 |
| Short-term incentives | 623 | 492 |
| Talent Rights Grant | 1,038 | 762 |
| Fixed Remuneration Rights | 159 | 116 |
| Weighted average number of issued and dilutive potential securities outstanding (thousands) | 412,175 | 411,263 |
| Basic earnings per security (cents) | 21.5 | 10.4 |
| Dilutive earnings per security (cents) | 21.2 | 10.3 |

5. OTHER REVENUE

| | 31 Dec 2024 | 31 Dec 2023 |
|-------------------------------------|--------------------|--------------------|
| | \$'000 | \$'000 |
| Other revenue | | |
| Ancillary guest and resident income | 8,222 | 7,910 |
| Fuel, food and beverage sales | 10,306 | 10,068 |
| Fee income ⁽¹⁾ | 3,541 | 2,527 |
| Refurbished home sales | 1,081 | 2,291 |
| Other ⁽²⁾ | 1,487 | 2,635 |
| Total other revenue | 24,637 | 25,431 |

(1) Fees from the provision of property management, asset development and sales management services to the funds and the JV.

(2) Other income includes distributions from investment in funds and deferred management fees.

6. FINANCE EXPENSE

| | 31 Dec 2024 | 31 Dec 2023 |
|---------------------------------------|--------------------|--------------------|
| | \$'000 | \$'000 |
| Debt facility interest expense | 19,617 | 16,225 |
| Lease interest expense ⁽¹⁾ | 1,188 | 987 |
| Capitalised interest | (5,601) | (5,445) |
| Finance expense | 15,204 | 11,767 |

(1) Lease interest expense relates to lease of right-of-use assets and certain ground leases for investment properties that are long-term in nature.

7. INCOME TAX EXPENSE

| | 31 Dec 2024 | 31 Dec 2023 |
|------------------------------------|--------------------|--------------------|
| | \$'000 | \$'000 |
| (a) Income tax expense | | |
| Current tax expense | - | 229 |
| Increase in deferred tax liability | 14,387 | 19,638 |
| Income tax expense | 14,387 | 19,867 |

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

7. INCOME TAX EXPENSE (CONTINUED)

| | 31 Dec 2024 \$'000 | 31 Dec 2023 \$'000 |
|---|-----------------------|-----------------------|
| (b) Reconciliation between tax expense and pre-tax profit | | |
| Profit before income tax | 101,953 | 62,375 |
| Less: Trust earnings not subject to tax | (12,252) | (10,609) |
| Adjust: for intragroup eliminations | (44,413) | 9,714 |
| | 45,288 | 61,480 |
| Income tax expense at the Australian tax rate of 30% (31 Dec 2023: 30%) | 13,587 | 18,444 |
| Tax effect of amounts which are not deductible in calculating taxable income: | | |
| Other | 800 | 1,423 |
| Income tax expense | 14,387 | 19,867 |

(c) Tax consolidation

Effective from 1 July 2011, ICH and its Australian domiciled wholly owned subsidiaries formed a tax consolidation group with ICH being the head entity. Under the tax funding agreement the funding of tax within the tax group is based on taxable income as if that entity was not a member of the tax group.

Effective from 1 July 2012, ICMT and its Australian domiciled owned subsidiaries formed a tax consolidation group with ICMT being the head entity. Under the tax funding agreement the funding of tax within the tax group is based on taxable income as if that entity was not a member of the tax group.

8. INVENTORIES

| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
|----------------------------------|-----------------------|-----------------------|
| Land lease homes: | | |
| Completed | 26,960 | 42,004 |
| Display homes | 9,513 | 7,257 |
| Under construction | 44,428 | 36,817 |
| Fuel, food and beverage supplies | 471 | 389 |
| Total inventories | 81,372 | 86,467 |

The land lease home balance includes:

- 72 new completed homes (30 Jun 2024: 108)
- 28 display homes (30 Jun 2024: 26)
- Land lease homes under construction includes 286 partially completed homes at different stages of construction (30 Jun 2024: 221). It also includes demolition, site preparation costs, buybacks on future development sites and refurbished/renovated/annual homes.

9. ASSETS HELD FOR SALE

| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
|--------------------------------------|-----------------------|-----------------------|
| Investment properties held for sale: | | |
| Anna Bay, Anna Bay, NSW | 4,000 | - |
| Total assets held for sale | 4,000 | - |

10. INVESTMENT PROPERTIES

(a) Summary of carrying value

| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
|------------------------------|-----------------------|-----------------------|
| Completed properties | 2,027,141 | 1,930,893 |
| Properties under development | 365,104 | 319,794 |
| Total carrying value | 2,392,245 | 2,250,687 |

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

10. INVESTMENT PROPERTIES (CONTINUED)

(b) Movements in carrying value

| | Note | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
|--|------|-----------------------|-----------------------|
| Carrying value at the beginning of the period | | 2,250,687 | 2,045,630 |
| Acquisitions | | 35,815 | 38,569 |
| Expenditure capitalised | | 75,861 | 159,206 |
| Net gain/(loss) on change in fair value of: | | | |
| Investment properties | | 40,117 | 55,890 |
| Acquisition transaction costs | | (6,235) | (4,190) |
| Disposals | | - | (44,418) |
| Transfer to assets held for sale | 9 | (4,000) | - |
| Carrying value at the end of the period | | 2,392,245 | 2,250,687 |

(c) Reconciliation of fair value

| Note | Ingenia Gardens \$'000 | Lifestyle Rental \$'000 | Holidays & Mixed Use \$'000 | Total \$'000 |
|--|------------------------------|-------------------------------|-----------------------------------|------------------|
| Carrying value at the beginning of the period | 134,060 | 1,250,784 | 865,843 | 2,250,687 |
| Acquisitions | - | 35,815 | - | 35,815 |
| Expenditure capitalised | 668 | 62,196 | 12,997 | 75,861 |
| Net gain/(loss) on change in fair value of: | | | | |
| Investment properties | 2,642 | 10,854 | 26,621 | 40,117 |
| Acquisition transaction costs | - | (6,235) | - | (6,235) |
| Transfer to assets held for sale | 9 | (4,000) | - | (4,000) |
| Carrying value at the end of the period | 137,370 | 1,349,414 | 905,461 | 2,392,245 |

(d) Individual property carrying value Completed properties

| | Carrying value | |
|-------------------------------------|-----------------------|-----------------------|
| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
| <i>Ingenia Gardens:</i> | | |
| Brooklyn, Brookfield, VIC | 6,850 | 6,460 |
| Jefferis, Bundaberg North, QLD | 5,660 | 5,560 |
| Oxley, Port Macquarie, NSW | 6,950 | 6,850 |
| Townsend, St Albans Park, VIC | 6,390 | 6,100 |
| Goulburn, Goulburn, NSW | 6,660 | 6,540 |
| Coburns, Brookfield, VIC | 7,000 | 6,720 |
| Hertford, Sebastopol, VIC | 5,950 | 4,990 |
| St Albans Park, St Albans Park, VIC | 7,070 | 6,750 |
| Taloumbi, Coffs Harbour, NSW | 8,130 | 7,850 |
| Wheelers, Dubbo, NSW | 6,900 | 6,960 |
| Taree, Taree, NSW | 6,770 | 6,550 |
| Grovedale, Grovedale, VIC | 6,700 | 6,680 |
| Marsden, Marsden, QLD | 16,340 | 16,470 |
| Dubbo, Dubbo, NSW | 6,600 | 6,600 |
| Sovereign, Ballarat, VIC | 6,180 | 6,140 |
| Wagga, Wagga Wagga, NSW | 6,050 | 5,860 |
| Bathurst, Bathurst, NSW | 6,260 | 6,350 |
| Warrnambool, Warrnambool, VIC | 5,720 | 5,650 |
| Carrum Downs, Carrum Downs, VIC | 9,190 | 8,980 |
| | 137,370 | 134,060 |

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

10. INVESTMENT PROPERTIES (CONTINUED)

Completed properties

| | Carrying value | |
|--|------------------|----------------|
| | 31 Dec 2024 | 30 Jun 2024 |
| | \$'000 | \$'000 |
| <i>Ingenia Lifestyle Rental:</i> | | |
| The Grange, Morisset, NSW | 36,000 | 34,199 |
| Ettalong Beach, Ettalong Beach, NSW ⁽¹⁾ | 1,024 | 1,312 |
| Stoney Creek, Marsden Park, NSW | 28,700 | 28,150 |
| Chambers Pines, Chambers Flat, QLD | 100,250 | 91,646 |
| Bethania, Bethania, QLD | 45,400 | 45,800 |
| Lara, Lara, VIC | 54,752 | 48,725 |
| Latitude One, Port Stephens, NSW ⁽²⁾ | 43,800 | 43,650 |
| Blueys Beach, Blueys Beach, NSW | 674 | 1,221 |
| Durack Gardens, Durack, QLD | 49,700 | 48,500 |
| Eight Mile Plains, QLD | 49,350 | 47,000 |
| Plantations, Woolgoolga, NSW | 32,750 | 31,000 |
| Hervey Bay (Lifestyle), Hervey Bay, QLD | 41,700 | 41,400 |
| Brisbane North, Aspley, QLD | 50,500 | 48,750 |
| Bevington Shores, Halekulani, NSW | 31,097 | 30,410 |
| Taigum, Taigum, QLD | 34,600 | 26,500 |
| Sunnylake Shores, Halekulani, NSW | 16,500 | 15,575 |
| Redlands, Thornlands, QLD | 7,750 | 7,750 |
| Natures Edge, Buderim, QLD | 43,300 | 43,650 |
| Arundel, Arundel, QLD | 71,300 | 70,600 |
| Emerald Lakes, Carrara, QLD | 21,850 | 22,300 |
| Coomera, Upper Coomera, QLD | 21,550 | 21,388 |
| Toowoomba, Harristown, QLD | 22,569 | 19,752 |
| Carrum Downs (Rentals), Carrum Downs, VIC | 26,345 | 26,150 |
| Chelsea, Bonbeach, VIC | 25,600 | 25,250 |
| Frankston, Carrum Downs, VIC | 26,918 | 27,000 |
| Glenroy, Glenroy, VIC | 33,000 | 32,866 |
| Sunshine, Albion, VIC | 23,650 | 23,500 |
| Werribee, Werribee, VIC | 34,750 | 34,735 |
| Parkside, Ballarat, VIC | 18,201 | 8,931 |
| Drift, Bargara, QLD | 1,557 | 424 |
| Sanctuary, Victoria Point, QLD | 9,073 | 4,465 |
| Millers Glen, Beaudesert, QLD | 2,500 | 1,670 |
| Anna Bay, Anna Bay, NSW | - | 1,821 |
| | 1,006,710 | 956,090 |

(1) Includes a land component that is leased from the local municipality and is recognised as investment property with an associated ground lease. The value of the capitalised lease carried within investment property is \$0.6 million (30 June 2024: \$0.8 million).

(2) The carrying value of Latitude One 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 financial liability.

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

10. INVESTMENT PROPERTIES (CONTINUED)

Completed properties

| | Carrying value | |
|---|-----------------------|-----------------------|
| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
| <i>Ingenia Holidays and Mixed Use:</i> | | |
| Nepean River, Emu Plains, NSW | 17,440 | 17,300 |
| Kingscliff, Kingscliff, NSW | 17,500 | 14,647 |
| One Mile Beach, One Mile, NSW ⁽¹⁾ | 50,396 | 48,220 |
| Hunter Valley, Cessnock, NSW | 11,054 | 10,900 |
| White Albatross, Nambucca Heads, NSW | 48,552 | 48,303 |
| Noosa, Tewantin, QLD | 35,500 | 32,804 |
| Lake Macquarie (Holidays), Mannering Park, NSW | 18,500 | 18,000 |
| Sydney Hills, Dural, NSW | 14,500 | 14,500 |
| Conjola Lakeside, Lake Conjola, NSW | 70,600 | 70,000 |
| Soldiers Point, Port Stephens, NSW | 42,500 | 37,416 |
| South West Rocks, South West Rocks NSW ⁽¹⁾ | 37,619 | 36,747 |
| Ocean Lake, Ocean Lake, NSW | 15,870 | 15,300 |
| Avina Van Village, Vineyard, NSW | 21,650 | 21,000 |
| Hervey Bay (Holidays), Hervey Bay, QLD | 18,500 | 13,611 |
| Cairns Coconut, Woree, QLD | 93,000 | 84,761 |
| Bonny Hills, Bonny Hills, NSW | 23,150 | 22,150 |
| Rivershore, Diddillibah, QLD | 24,116 | 23,500 |
| Byron Bay, Byron Bay, NSW ⁽¹⁾ | 32,778 | 31,662 |
| Middle Rock, One Mile, NSW | 29,400 | 29,000 |
| Inverloch, Inverloch, VIC ⁽¹⁾ | 54,556 | 47,155 |
| Townsville, Deeragun, QLD | 12,100 | 10,039 |
| Merry Beach, Kioloa, NSW ⁽¹⁾ | 37,978 | 36,557 |
| Noosa North, Tewantin, QLD ⁽¹⁾ | 15,019 | 15,551 |
| Eden, Eden, NSW ⁽¹⁾ | 9,835 | 9,876 |
| Torquay, Torquay, VIC ⁽¹⁾ | 21,181 | 20,909 |
| Phillip Island, Newhaven, VIC ⁽¹⁾ | 12,616 | 12,033 |
| Cape Paterson, Cape Paterson, VIC ⁽¹⁾ | 8,432 | 8,412 |
| Ulladulla, Ulladulla, NSW | 11,251 | 12,500 |
| Beacon, Queenscliff, VIC | 30,000 | 31,850 |
| Murray Bend, Koonoomoo, VIC | 15,762 | 15,245 |
| Swan Bay, Swan Bay, VIC | 10,064 | 9,590 |
| Big 4 Wagga, Wagga Wagga, NSW | 14,350 | 14,000 |
| Old Bar Beach, Old Bar, NSW ⁽¹⁾ | 7,292 | 7,205 |
| | 883,061 | 840,743 |
| Total completed properties | 2,027,141 | 1,930,893 |

(1) Includes a land component that is leased from the Crown, local municipalities or private lessors and are recognised as investment property with an associated ground lease. The value of the capitalised leases carried within investment property is \$57.3 million (30 June 2024: \$57.4 million).

The figures shown above are the fair values of the operating rental streams associated with each property and exclude any valuation attributed to the development component of the investment property. The values attributed to development properties are separately disclosed in the note below.

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

10. INVESTMENT PROPERTIES (CONTINUED)

Properties under development

| | Carrying value | |
|---|-----------------------|-----------------------|
| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
| <i>Ingenia Lifestyle Rental:</i> | | |
| Lara, Lara, VIC | 18,737 | 14,858 |
| Latitude One (Lot 25), Port Stephens, NSW | 25,054 | 24,000 |
| Blueys Beach, Blueys Beach, NSW | 21,241 | 17,249 |
| Hervey Bay (Lifestyle), Hervey Bay, QLD | 22,524 | 12,677 |
| Parkside, Ballarat, VIC | 31,154 | 36,210 |
| Redlands, Thornlands, QLD | 1,000 | 1,000 |
| Beveridge, Beveridge, VIC | 25,998 | 25,635 |
| Natures Edge, Buderim, QLD | 1,941 | 1,588 |
| Drift, Bargara, QLD | 25,218 | 13,673 |
| Rochedale, Rochedale, QLD | 25,215 | 25,119 |
| Toowoomba, Harristown, QLD | 3,204 | 5,403 |
| Sanctuary, Victoria Point, QLD | 30,415 | 34,115 |
| Millers Glen, Beaudesert, QLD | 24,690 | 18,433 |
| Branyan, Branyan, QLD | 6,759 | 6,551 |
| Sunbury, Sunbury, VIC | 11,681 | 12,280 |
| Gordonvale, Cairns, QLD | 19,271 | 19,504 |
| Plantations, Woolgoolga, NSW | 18,916 | 17,100 |
| Anna Bay, Anna Bay, NSW | - | 2,179 |
| Chambers Pines, Chambers Flat, QLD | - | 4,720 |
| Coomera, Upper Coomera, QLD | - | 2,400 |
| Taroomball, Yeppoon, QLD | 8,580 | - |
| Highfields, Toowoomba, QLD | 21,106 | - |
| | 342,704 | 294,694 |
| <i>Ingenia Holidays and Mixed Use:</i> | | |
| Avina, Vineyard, NSW | 17,550 | 17,850 |
| Rivershore, Diddillibah, QLD | 3,950 | 3,950 |
| White Albatross, Nambucca Heads, NSW | 900 | 900 |
| Cairns Coconut, Woree, QLD | - | 2,400 |
| | 22,400 | 25,100 |
| Total properties under development | 365,104 | 319,794 |
| Total investment properties | 2,392,245 | 2,250,687 |

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

10. INVESTMENT PROPERTIES (CONTINUED)

(e) Description of valuations techniques used and key inputs to valuation on investment properties

Investment properties are carried at fair value in accordance with the Group's accounting policy in the Group's 30 June 2024 Annual Report (Note 1 (q)).

| | Valuation technique | Significant unobservable inputs | Range (weighted average) | | Relationship of unobservable input to fair value |
|---------------------------------|--|--------------------------------------|--|--|---|
| | | | 31 Dec 2024 | 30 Jun 2024 | |
| Ingenia Gardens | Capitalisation method | Stabilised occupancy | 92% - 98% (95.7%) | 92% - 98% (96.0%) | As costs are fixed in nature, occupancy has a direct correlation to valuation (i.e. the higher the occupancy, the greater the value). |
| | | Capitalisation rate | 7.9% - 9.0% (8.4%) | 7.8% - 9.0% (8.4%) | Capitalisation rate has an inverse relationship to valuation. |
| Holidays & Mixed Use | Capitalisation method (for existing rental streams) | Short-term occupancy | 10% - 80% for powered and camp sites; 35% - 85% for tourism and short term rental | 20% - 80% for powered and camp sites; 30% - 80% for tourism and short term rental | The higher the occupancy, the greater the value. |
| | | Residential occupancy | 100% | 100% | |
| | | Operating profit margin | 28% - 59% dependent upon short-term and residential accommodation mix | 22% - 60% dependent upon short-term and residential accommodation mix | The higher the adopted operating margin, the greater the value. |
| | | Capitalisation rate | 6.75% - 11.78% (8.2%) | 6.75% - 11.78% (8.2%) | Capitalisation rate has an inverse relationship to valuation. |
| Lifestyle Rental | Capitalisation method (for existing income streams) | Short-term occupancy | 20% - 80% for powered and camp sites; 30% - 95% for tourism and short term rental | 20% - 80% for powered and camp sites; 30% - 95% for tourism and short term rental | The higher the occupancy, the greater the value. |
| | | Residential occupancy | 100% | 100% | |
| | | Operating profit margin - Stabilised | 25% - 74% dependent upon short-term and residential accommodation mix | 41% - 74% dependent upon short-term and residential accommodation mix | The higher the adopted operating margin, the greater the value. |
| | | Capitalisation rate | 5.04% - 7.08% (5.5%) | 4.99% - 7.74% (5.5%) | Capitalisation rate has an inverse relationship to valuation. |
| Lifestyle Development | Home Sales profit | Profit margin | 29% - 47% (41%) | 23% - 49% (38%) | The higher the margin, the greater the contribution to overall development value. |
| | Discounted cash flow | Discount rate | 13.5% - 20.0% (16.6%) | 13.5% - 20.0% (16.9%) | Discount rate has an inverse relationship to valuation. |

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

10. INVESTMENT PROPERTIES (CONTINUED)

Capitalisation method

Under the capitalisation method, fair value is estimated using assumptions regarding the expectation of future benefits. This method involves estimating a sustainable net operating income profile of a property and applying a capitalisation rate into perpetuity. The capitalisation rate is based on current market evidence. The sustainable net operating income profile of a property takes into account occupancy, rental income and operating expenses.

Discounted cash flow method

Under the discounted cash flow method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield normally reflects the exit value expected to be achieved upon selling the asset and is a function of the risk-adjusted returns of the asset and expected capitalisation rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related re-letting, redevelopment or refurbishment as well as the development of new units. The appropriate duration is typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net underlying cash flows, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

11. INTANGIBLES AND GOODWILL

| | 31 Dec 2024 | 30 Jun 2024 |
|---|--------------------|--------------------|
| | \$'000 | \$'000 |
| (a) Summary of carrying amounts | | |
| Software & development | 5,009 | 4,917 |
| Goodwill | 4,672 | 4,672 |
| Less: accumulated amortisation | (4,170) | (4,023) |
| Total intangibles and goodwill | 5,511 | 5,566 |
| (b) Movements in carrying amount | | |
| Carrying amount at beginning of period | 5,566 | 102,584 |
| Additions | 90 | - |
| Disposals | - | (2) |
| Amortisation expense | (145) | (369) |
| Impairment of goodwill | - | (96,647) |
| Carrying amount at end of period | 5,511 | 5,566 |

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

12. INVESTMENT IN A JOINT VENTURE

The Group holds a 50% interest in a joint venture with Sun Communities for the development of greenfield communities. The Group's interest in the Joint Venture is accounted for using the equity method in the consolidated financial statements. The valuation methodology of the Joint Venture's assets and liabilities are consistent with that of the Group.

The following table illustrates the summarised financial information of the Group's investment in the Joint Venture entities:

| Balance Sheet | 31 Dec 2024 | 30 Jun 2024 |
|---|--------------------|--------------------|
| | \$'000 | \$'000 |
| Cash | 9,078 | 12,610 |
| Trade and other receivables | 1,986 | 1,036 |
| Inventory | 41,946 | 34,412 |
| Current assets | 53,010 | 48,058 |
| Investment property | 196,053 | 162,746 |
| Other non-current assets | 1,356 | 815 |
| Non-current assets | 197,409 | 163,561 |
| Trade and other payables | (20,300) | (17,845) |
| Current liabilities | (20,300) | (17,845) |
| Borrowings | (40,071) | (40,031) |
| Non-current liabilities | (40,071) | (40,031) |
| Net assets/equity | 190,048 | 153,743 |
| Group's share in equity - 50% | 95,024 | 76,872 |
| Group's carrying value in investment | 95,024 | 76,872 |
| | 31 Dec 2024 | 31 Dec 2023 |
| | \$'000 | \$'000 |
| Statement of Comprehensive Income | | |
| Land lease home sales | 44,043 | 20,682 |
| Residential rental income | 1,401 | 804 |
| Cost of sales | (21,514) | (9,569) |
| Operating costs | (5,565) | (3,990) |
| Depreciation | (107) | (68) |
| Operating profit before interest and tax | 18,258 | 7,859 |
| Net finance expense | (1,258) | (977) |
| Net loss on change in fair value of investment property | (3,108) | (14,873) |
| Income tax expense | (1,589) | (681) |
| Net profit/(loss) for the period | 12,303 | (8,672) |
| Total comprehensive profit/(loss) for the period net of income tax | 12,303 | (8,672) |
| Group's share of profit/(loss) for the period | 6,152 | (4,336) |

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

13. DEFERRED TAX ASSETS AND LIABILITIES

| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
|--|-----------------------|-----------------------|
| Deferred tax assets | | |
| Tax losses | 29,052 | 25,346 |
| Accruals | 4,655 | 5,322 |
| Other | 4,707 | 4,591 |
| Deferred tax liabilities | | |
| Investment properties | (134,393) | (119,566) |
| Other | (7,727) | (5,012) |
| Net deferred tax liabilities | (103,706) | (89,319) |
| Tax effected carried forward tax losses for which no deferred tax asset has been recognised | 2,773 | 2,773 |

The tax effected carried forward tax losses for which no deferred tax asset has been recognised in the current period relates to capital losses of \$2.8 million (30 Jun 2024: \$2.8 million).

The availability of carried forward tax losses to the ICMT tax consolidated group is subject to recoupment rules at the time of recoupment. Further, the rate at which certain of the revenue losses can be utilised is determined by reference to market values at the time of tax consolidation and subsequent events. The carried forward capital losses can only be recouped from future capital gains.

The Group offsets tax assets and liabilities, if and only if, it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

14. TRADE AND OTHER PAYABLES

| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
|-----------------------------|-----------------------|-----------------------|
| Current | | |
| Trade payables and accruals | 65,898 | 67,836 |
| Deposits | 27,774 | 23,950 |
| Other | 2,178 | 2,303 |
| Total current | 95,850 | 94,089 |
| Non-Current | | |
| Other | 3,401 | 3,635 |
| Total non-current | 3,401 | 3,635 |

15. BORROWINGS

| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
|---|-----------------------|-----------------------|
| Current | | |
| Bank debt | 74,500 | - |
| Lease liabilities – Right-of-use assets | 1,128 | 1,288 |
| Lease liabilities – Ground leases | 3,382 | 3,292 |
| Total current | 79,010 | 4,580 |
| Non-current | | |
| Bank debt | 703,350 | 695,850 |
| Prepaid borrowing costs | (2,346) | (2,759) |
| Lease liabilities – Right-of-use assets | 1,055 | 1,530 |
| Lease liabilities – Ground leases | 54,560 | 54,952 |
| Total non-current | 756,619 | 749,573 |

The Group's available facilities as at 31 December 2024 was \$905.0 million (30 Jun 2024: \$905.0 million).

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

15. BORROWINGS (CONTINUED)

(a) Bank debt

As at 31 December 2024, the Group's debt balance, drawn from the facilities, was \$777.9 million (30 Jun 2024: \$695.9 million). The carrying value of investment properties and inventories at reporting date pledged as security is \$2,299.8 million (30 Jun 2024: \$2,178.1 million).

| Maturity date | Amount |
|----------------------|-----------------|
| December 2025 | \$74.5 million |
| September 2026 | \$175.4 million |
| January 2027 | \$200.0 million |
| February 2027 | \$100.0 million |
| December 2027 | \$55.0 million |
| February 2028 | \$75.0 million |
| May 2028 | \$100.1 million |
| May 2029 | \$125.0 million |

(b) Bank guarantees

The Group has the ability to utilise its bank facilities to provide bank guarantees, which at 31 December 2024 were \$20.1 million (30 Jun 2024: \$21.7 million).

16. ISSUED SECURITIES

| | 6 months to 31 Dec 2024 \$'000 | 12 months to 30 Jun 2024 \$'000 |
|--|---|--|
| (a) Carrying values | | |
| Balance at beginning of the period | 1,704,188 | 1,704,212 |
| Issued during the period: | | |
| Distribution costs | (6) | (24) |
| Balance at end of the period | 1,704,182 | 1,704,188 |
| The closing balance is attributable to the security holders of: | | |
| Ingenia Communities Holdings Limited | 91,956 | 91,956 |
| Ingenia Communities Fund | 1,473,427 | 1,473,432 |
| Ingenia Communities Management Trust | 138,799 | 138,800 |
| | 1,704,182 | 1,704,188 |
| (b) Number of issued securities | | |
| Balance at beginning of the period | 407,583 | 407,583 |
| Issued during the period: | | |
| Distribution Reinvestment Plan ("DRP") | - | - |
| Balance at end of the period | 407,583 | 407,583 |

(c) Term of securities

All securities are fully paid and rank equally with each other for all purposes. Each security entitles the holder to one vote, in person or by proxy, at a meeting of security holders.

17. COMMITMENTS

There were commitments for capital expenditure on investment properties and inventories contracted but not provided for at reporting date of \$105.8 million (30 Jun 2024: \$77.8 million).

Notes to the Financial Statements (continued)

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

18. CONTINGENT LIABILITIES

The Group has the following contingent liabilities:

- Bank guarantees totalling \$20.1 million provided for under the \$905.0 million bank facility. Bank guarantees primarily relate to the Responsible Entity's AFSL capital requirements (\$10.0 million).

19. SUBSEQUENT EVENTS

Acquisition of Tomakin

On 10 February 2025, the Group completed the acquisition of Tomaga River Holiday Park, located in Tomakin, NSW, for a purchase price of \$9.7 million.

Interim distribution

On 25 February 2025, the Directors declared an interim distribution of 5.2 cps amounting to \$21.2 million, to be paid on 27 March 2025.

Directors' Declaration

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

In accordance with a resolution of the directors of Ingenia Communities Holdings Limited, I state that:

In the opinion of the directors:

- a) The financial statements and notes of Ingenia Communities Holdings Limited for the half-year ended 31 December 2024 are in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of its financial position as at 31 December 2024 and of its performance for the six months ended on that date; and
 - (ii) complying with Accounting Standards (including Australian Accounting Interpretations) and *Corporations Regulations 2001*; and
 - b) The financial statements and notes also comply with International Financial Reporting Standards as disclosed in Note 1(b).
 - c) There are reasonable grounds to believe that Ingenia Communities Holdings Limited will be able to pay its debts as and when they become due and payable.
2. This declaration has been made after receiving the declarations required to be made to the directors from the Chief Executive Officer and Chief Financial Officer in accordance with section 295A of the *Corporations Act 2001* for the half-year ended 31 December 2024.

On-behalf of the Board



Shane Gannon
Chair
Sydney, 25 February 2025



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Ernst & Young
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Sydney NSW 2000 Australia
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Independent auditor's review report to the members of Ingenia Communities Holdings Limited

Conclusion

We have reviewed the accompanying half-year financial report of Ingenia Communities Holdings Limited (the Company) and its subsidiaries (collectively the Group), which comprises the consolidated balance sheet as at 31 December 2024, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated cash flow statement for the half-year ended on that date, explanatory notes and the directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of the Group does not comply with the *Corporations Act 2001*, including:

- a. Giving a true and fair view of the consolidated financial position of the Group as at 31 December 2024 and of its consolidated financial performance for the half-year ended on that date; and
- b. Complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's responsibilities for the review of the half-year financial report* section of our report. We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Directors' responsibilities for the half-year financial report

The directors of the Company are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the review of the half-year financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Group's financial position as at 31 December 2024 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.



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A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Ernst and Young
Ernst & Young

Clirgo

Vida Virgo
Partner
Sydney
25 February 2025

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**INGENIA COMMUNITIES FUND
AND
INGENIA COMMUNITIES MANAGEMENT TRUST**

**HALF-YEAR FINANCIAL REPORT
31 DECEMBER 2024**

www.ingeniacommunities.com.au
Registered Office: Level 3, 88 Cumberland Street, The Rocks NSW 2000

Half-Year Report

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

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Directors' Report

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

Ingenia Communities Fund ("ICF" or the "Fund") (ARSN 107 459 576) and Ingenia Communities Management Trust ("ICMT") (ARSN 122 928 410) (together the "Trusts") are Australian registered schemes. Ingenia Communities RE Limited (ACN 154 464 990; Australian Financial Services Licence number 415862), the Responsible Entity of the Trusts, is incorporated and domiciled in Australia.

The parent company of Ingenia Communities RE Limited ("ICRE" or the "Responsible Entity") is Ingenia Communities Holdings Limited ("ICH" or the "Company"). The shares of the Company are "stapled" with the units of the Trusts and trade on the Australian Securities Exchange ("ASX") as one security (ASX Code: INA). The Company and the Trusts along with their subsidiaries are collectively referred to as the Group in this report.

The Directors' Report is a combined Directors' Report that covers the Trusts for the six months ended 31 December 2024 (the "current period").

DIRECTORS

The Directors of the Responsible Entity at any time during or since the end of the current period were:

Non-Executive Directors (NEDs)

| | |
|--------------------------------|--|
| Shane Gannon (Chair) | Appointed as Chair, effective 14 November 2024 |
| Robert Morrison (Deputy Chair) | |
| Pippa Downes | |
| Lisa Scenna | |
| Simon Shakesheff | |
| Jennifer Fagg | Appointed, effective 2 December 2024 |

Executive Director

| | |
|---|---|
| John Carfi (Managing Director and Chief Executive Officer (MD and CEO)) | Appointed as MD, effective 13 August 2024 |
|---|---|

Former Directors

| | |
|-------------------|--------------------------------------|
| Gregory Hayes | Resigned, effective 1 July 2024 |
| Jim Hazel (Chair) | Resigned, effective 14 November 2024 |
| Sally Evans | Resigned, effective 14 November 2024 |

Company Secretaries

Charisse Nortje
Natalie Kwok (Chief Investment Officer and General Counsel (CIO and GC)) (resigned, effective 30 August 2024)

OPERATING AND FINANCIAL REVIEW

ICF and ICMT overview

ICF and ICMT are two of the entities forming part of ICH, which is a triple staple structure traded on the ASX.

The Group is an active owner, manager and developer of a diversified portfolio of lifestyle, rental and holiday communities along mainland Australia's east coast. The Group's real estate assets at 31 December 2024 were valued at \$2.4 billion, comprising 39 lifestyle all-age rental and 33 holiday communities and 19 seniors rental communities (Ingenia Gardens). The Group also co-invests and provides management and development services to 5 assets through its development joint venture (JV). The Group was first included in the S&P/ASX 200 in December 2019 and had a market capitalisation of approximately \$1.9 billion at 31 December 2024.

The Group's vision is to create Australia's best residential communities and holiday park accommodation, with a focus on the seniors demographic and families. The Board is committed to delivering long-term growth to security holders while providing a supportive community environment for residents and guests and creating communities that have a positive impact on our stakeholders and planet.

Directors' Report (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

Purpose and Values

At Ingenia we build belonging on a foundation of integrity and respect, creating a place where people have a sense of connection. We strive for continuous improvement in our resident and guest service, to ensure that they receive an amazing experience every day. We deliver freedom of choice with a range of industry award winning lifestyle and holiday options.



Strategy

The Group is positioning for scale and long-term land lease sector leadership while enhancing the operational performance of its investment properties and developing new sustainable communities.

The Group's focus is on accelerating the transition from an aggregator of land and assets to an operationally efficient developer and operator. The Group will continue to refine its operating model and development delivery through business simplification, a focus on efficiency and financial performance, a focus on land lease development as a driver of growth and, where needed, accessing strategic capital partnerships to release capital from lower growth assets.

The immediate business priorities of the Group are:

- Continue to deliver the development pipeline across the Group and JV and focus on the sales process to drive growth;
- Enhance performance of existing communities through maintainable rental growth, active cost management and investment in new rental, tourism cabins and amenities;
- Improve resident and guest experience by investing in our people, systems and processes;
- Extend competitive advantage through recruiting, retaining and developing industry-leading talent;
- Build on the Group's sustainability program through environmental, social and governance initiatives which include progressing the construction of five communities targeting a Green Star - Communities rating, delivering emissions reductions and expanding charitable giving;
- Maintain focus on employee, resident and guest health and safety; and
- Engage in partnering discussions as needed to support growth.

Portfolio Refinement, Integration and Development Pipeline Expansion

The Group is well positioned for further expansion through development with 15 land lease communities currently underway and additional communities commencing development over FY25-26. The Group will also look to expand the portfolio where feasible.

During the period, the Group completed the acquisition of greenfield sites at Taroomball (QLD) and Highfields (QLD), adding more than 840 potential land lease sites to the development pipeline.

Directors' Report (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

1H25 financial results

The six months to 31 December 2024 delivered total revenue of \$256.9 million, up 21% on the prior corresponding period. The Group settled 199 turnkey homes (1H24: 143 homes) delivering a gross new home development profit of \$53.5 million (1H24: \$34.6 million). A further 59 homes were settled within the JV (1H24: 31 homes), achieving a combined total of 258 turnkey home settlements during the period (1H24: 174 homes).

Holidays income grew by 4% to \$69.3 million (1H24: \$66.5 million) mainly from tourism rental income which increased by 5% to \$53.9 million (1H24: \$51.1 million). Lifestyle Rental income increased by 10% to \$46.2 million (1H24: \$42.1 million), driven by the growth in residential rental income which grew by 15% to \$38.1 million (1H24: \$33.2 million) and new home settlements.

Earnings before interest and tax ("EBIT") of \$86.2 million, up \$28.0 million on the prior comparative period, is primarily attributable to strong growth in the Lifestyle Development segment and the Joint Venture on account of an increase in home settlements, complemented by continued growth in the Lifestyle Rental and Ingenia Holidays operating segments. These results were partially offset by: a decline in Ingenia Gardens as a consequence of the sale of six communities in Western Australia in the previous year; above inflation rate increases to council rates and utilities; increases in insurance, employment costs, development and holidays marketing, investment in IT infrastructure and support and; net finance expense.

Statutory profit of \$87.6 million was up 106% on the prior corresponding period. The statutory result reflects the combination of growth in underlying earnings from the operating segments, fair value movements on investment properties and lower income tax expense.

Operating cash flow for the period was \$73.4 million, up 236% from the prior corresponding period. This increase was predominantly driven by the increase in the number of land lease home settlements and managing the timing of investments in home inventory. Continuing strong cashflows from the Lifestyle Rental and Ingenia Holidays portfolios complemented these operating cashflows for the period.

The Group's net asset value (NAV) of \$3.86 per security was up by 4% (30 Jun 2024: \$3.70) and net tangible assets per security (NTA) increased 4% to \$3.85 (30 Jun 2024: \$3.69).

Key metrics

- Net profit for the half-year for ICF \$12.3 million (1H24: \$10.6 million)
- Net profit for the half-year for ICMT of \$31.4 million (1H24: \$39.9 million)
- Interim distributions of 5.2 cents per unit by ICF, nil from ICMT.

Segment performance and priorities

Capital Partnerships

The Group's existing capital partnerships, through co-investment and shared funding, enables the Group to leverage the existing business platform and generate fee income.

In 1H25 the Group announced that the funds would be wound down in 2H25.

Development Joint Venture

The JV with Sun Communities (NYSE: SUI) leverages Ingenia's capability and platform to generate fees and expands its development opportunities via co-investment. Once homes are sold, Ingenia provides operational services to the land lease communities. At completion of development and following a holding period of not less than 5 years, Ingenia has the right to acquire the communities at market value. As at 31 December 2024, the JV has invested in five projects with four under active development.

The JV delivered \$44.0 million (1H24: \$20.7 million) revenue from the settlement of 59 (1H24: 31) new homes at four sites in NSW and QLD. Rental income increased by 74% on the prior corresponding period to \$1.4 million in the current period, as a result of new home settlements in the current and prior periods.

Directors' Report (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

Performance

| | 31 Dec 2024 | 31 Dec 2023 | Change % |
|--|-------------|-------------|----------|
| Greenfield properties (#) | 5 | 5 | - |
| Investment carrying value (\$m) | 95.0 | 72.5 | 31% |
| New home settlements (#) | 59 | 31 | 90% |
| Fee income ⁽¹⁾ (\$m) | 0.2 | 0.2 | - |
| Joint venture revenue (\$m) | 45.4 | 21.5 | 111% |
| Joint venture operating profit (\$m) | 18.3 | 7.9 | 132% |
| Share of profit/(loss) from joint venture ⁽²⁾ (\$m) | 6.2 | (4.3) | (244%) |

(1) Asset management and property services to the JV.

(2) Inclusive of the Group's 50% share of changes in the fair value of investment properties \$3.1m (31 Dec 2023: \$14.9 million). Refer to note 10 for further detail.

Strategic priorities

The strategic priority for the JV is to continue delivery of the development pipeline and sales process to drive growth.

Funds Management

The Group managed five funds that invested in six lifestyle and holiday communities situated in NSW and QLD and received fees for the management and development of the assets and management of the funds.

The Group finalised the sale of the assets in February 2025, with the funds to be wound down in 2H25 following the distribution of the net proceeds to fund investors, including the Group.

Performance

| | 31 Dec 2024 | 31 Dec 2023 | Change % |
|---------------------------------|-------------|-------------|----------|
| Investment carrying value (\$m) | 6.4 | 6.4 | - |
| Fee income (\$m) | 0.7 | 0.8 | (13%) |
| Distribution income (\$m) | 0.2 | 0.3 | (33%) |

Capital management of the Group

At 31 December 2024, the Group had facilities with a combined limit of \$905.0 million, with a weighted average term to maturity of 2.5 years, drawn to \$777.9 million. The Group remains well supported by its lenders with negotiations for the extension of maturity for existing facilities and new facilities well advanced.

Interest rate exposure is managed through a combination of fixed rate debt and interest rate derivatives on 48.2% of the drawn debt.

The Group's Loan to Value Ratio ("LVR") was 34.0% (covenant 55%).

During the period, the Group invested \$35.8 million to secure two new sites in Queensland and contributed \$12.0 million to the JV to fund the development of the four projects currently underway.

Distributions

The following distributions were made during or in respect of the half-year:

- On 20 August 2024, the Directors declared a final distribution of 6.1 cps amounting to \$24.9 million, which was paid on 19 September 2024.
- On 25 February 2025, the Directors declared an interim distribution of 5.2 cps, amounting to \$21.2 million, to be paid on 27 March 2025.

Directors' Report (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

FY25 outlook

The Group has developed a 1-, 3- and 5-year plan to transition towards a more efficient operating model and deliver on improved returns through execution in development and growth in scale, by focussing on continued simplification of the business and improving development returns in line with targets.

The Group's residential communities remain well-placed for ongoing expansion with the demand for quality, affordable residential accommodation continuing from an ageing population. Incoming residents are seeking quality community living and affordable rental accommodation in metro, coastal and regional markets which the Group is well placed to deliver. Investment in inventory and new sites will enable the Group to capitalise on this demand and generate long-term sustainable rental cash flows. Investing in new rental homes remains a key priority for the Group.

Ingenia will continue to grow its Lifestyle Rental business, building out its development pipeline, generating attractive returns, stable, resilient cashflows and increased scale.

The strong demand for domestic holiday accommodation is expected to continue with Ingenia to benefit via an extensive portfolio of properties located in attractive holiday destinations. The priority for Ingenia Holidays is to enhance the guest experience by refurbishing existing cabins and investing in new tourism cabins and amenities.

The Group's solid balance sheet and deal flow provides ongoing opportunity for growth. The Group will increase its asset base by accelerating development and select investment in densification to deliver targeted returns.

The Group will regularly assess market opportunities and the performance of existing assets, divesting and acquiring assets where superior longer-term returns are available.

Ingenia will continue to evolve the Group's ESG strategies and initiatives to align with the Group's strategic focus and portfolio growth. Over FY25, key initiatives include refinement of the Group's emissions reduction strategies to target portfolio-specific outcomes, including the delivery of net zero emissions (Scope 1 and 2) for the Group's operations by 2035, the evolution of reporting and data collection in preparation for additional climate-related financial disclosure obligations and finalisation of the Group's first Reconciliation Action Plan.

SIGNIFICANT CHANGES IN THE STATE OF AFFAIRS

Changes in the state of affairs during the financial period are set out in the various notes in this Financial report. Refer to Note 7 for assets held for sale, Note 8 for investment properties acquired or disposed of during the period and Note 13 for details of debt facility.

EVENTS SUBSEQUENT TO REPORTING DATE

Acquisition of Tomakin

On 10 February 2025, ICMT completed the acquisition of Tomaga River Holiday Park, located in Tomakin, NSW, for a purchase price of \$9.7 million.

Interim distribution

On 25 February 2025, the Directors declared an interim distribution of 5.2 cps, amounting to \$21.2 million, to be paid on 27 March 2025.

Directors' Report (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

LIKELY DEVELOPMENTS

The Trusts will continue to pursue strategies aimed at the longer term growth of its cash earnings, profitability and market share within the lifestyle and rental and tourism sectors through:

- Developing greenfield sites in identified growth corridors and expanding existing lifestyle and rental communities;
- Continued transition from an acquirer to an efficient developer and operator in line with the Group strategy;
- Ongoing co-investment through the Group's Joint Venture to fund growth and leverage scale and capability; and
- Divesting non-core assets to further support investment in growth and portfolio refinement.

Detailed information about the operations of the Group is included in the various notes in this financial report.

ENVIRONMENTAL REGULATION

The Trusts have policies and procedures in place to ensure that, where operations are subject to any particular and significant environmental regulation under the laws of Australia, those obligations are identified and appropriately addressed. The Directors have determined that there has not been any material breach of those obligations during the financial period.

GROUP INDEMNITIES

The Group has purchased various insurance policies to cover a range of risks (subject to specified exclusions) for directors, officers and employees of the Group serving in their respective capacities. Key insurance policies include: directors and officers insurance, professional indemnity insurance and management liability insurance.

INDEMNIFICATION OF AUDITORS

To the extent permitted by law, the Group has agreed to indemnify its auditor, Ernst & Young, as part of the terms of its audit engagement agreement against claims by third parties arising from the audit (for an unspecified amount). No payment has been made to indemnify Ernst & Young during or since the reporting period.

AUDITOR'S INDEPENDENCE DECLARATION

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 9.

ROUNDING OF AMOUNTS

The Trusts are of the kind referred to in ASIC Instrument 2016/191, and in accordance with that Class Order, amounts in the financial report and Director's Report have been rounded to the nearest thousand dollars, unless otherwise stated.

Signed in accordance with a resolution of the Directors of the Responsible Entity.



Shane Gannon
Chair
Sydney, 25 February 2025



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with confidence**

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Auditor's Independence Declaration to the Directors of Ingenia Communities RE Limited as Responsible Entity for Ingenia Communities Fund and Ingenia Communities Management Trust

As lead auditor for the review of the half-year financial report of Ingenia Communities Fund and its controlled entities and Ingenia Communities Management Trust and its controlled entities for the half-year ended 31 December 2024, I declare to the best of my knowledge and belief, there have been:

- a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review;
- b. No contraventions of any applicable code of professional conduct in relation to the review; and
- c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the review.

This declaration is in respect of Ingenia Communities Fund and the entities it controlled and Ingenia Communities Management Trust and the entities it controlled during the financial period.

Ernst and Young
Ernst & Young

Clirgo

Vida Virgo
Partner
25 February 2025

Consolidated Statement of Comprehensive Income

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

| Note | ICF | | ICMT | | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|--------------------|
| | 31 Dec 2024 \$'000 | 31 Dec 2023 \$'000 | 31 Dec 2024 \$'000 | 31 Dec 2023 \$'000 | |
| Land lease home sales | - | - | 17,812 | 18,188 | |
| Residential rental income | - | - | 54,209 | 51,146 | |
| Tourism rental income | - | - | 55,903 | 52,685 | |
| Annuals rental income | - | - | 5,621 | 5,547 | |
| Other revenue | 18,985 | 20,511 | 33,380 | 33,241 | |
| Revenue | 18,985 | 20,511 | 166,925 | 160,807 | |
| Cost of land lease homes sold | - | - | (9,598) | (10,078) | |
| Employee expenses | - | - | (46,743) | (45,399) | |
| Property expenses | (551) | (459) | (40,335) | (33,835) | |
| Administrative expenses | (610) | (799) | (9,709) | (10,045) | |
| Operational, marketing and selling expenses | - | - | (10,174) | (10,402) | |
| Service station expenses | - | - | (4,216) | (4,770) | |
| Responsible entity fee and expenses | (4,804) | (4,476) | (3,164) | (2,993) | |
| Depreciation and amortisation expenses | - | - | (10,911) | (16,379) | |
| Operating profit before interest and tax | 13,020 | 14,777 | 32,075 | 26,906 | |
| Interest income | 30,952 | 26,036 | 2,006 | 127 | |
| Finance expense | (16,334) | (12,907) | (27,451) | (22,978) | |
| Operating profit before tax | 27,638 | 27,906 | 6,630 | 4,055 | |
| Share of joint venture (loss)/profit | 10 | (1,743) | (7,807) | (35) | 125 |
| Net (loss)/gain on change in fair value of: | | | | | |
| Investment properties | 8 | (5,042) | (7,891) | 39,607 | 54,938 |
| Acquisition transaction costs | 8 | (6,235) | - | - | (269) |
| Financial liabilities | | (335) | (2,290) | (393) | (302) |
| Investments and other financial instruments | | (2,030) | (3,934) | - | 19 |
| Gain on disposal of investment properties | | - | 4,625 | - | 57 |
| Profit before tax | 12,253 | 10,609 | 45,809 | 58,623 | |
| Income tax expense | 5 | - | - | (14,377) | (18,691) |
| Net profit for the period | 12,253 | 10,609 | 31,432 | 39,932 | |
| Total comprehensive income for the period net of income tax | 12,253 | 10,609 | 31,432 | 39,932 | |
| Profit attributable to unit holders of: | | | | | |
| Ingenia Communities Fund | | 11,792 | 9,986 | - | - |
| Ingenia Communities Management Trust | | 461 | 623 | 31,432 | 39,932 |
| | | 12,253 | 10,609 | 31,432 | 39,932 |
| Total comprehensive income attributable to unit holders of: | | | | | |
| Ingenia Communities Fund | | 11,792 | 9,986 | - | - |
| Ingenia Communities Management Trust | | 461 | 623 | 31,432 | 39,932 |
| | | 12,253 | 10,609 | 31,432 | 39,932 |
| Earnings per unit: | | 31 Dec 2024 | 31 Dec 2023 | 31 Dec 2024 | 31 Dec 2023 |
| | | Cents | Cents | Cents | Cents |
| Basic earnings per unit | 4 | 3.0 | 2.6 | 7.7 | 9.8 |
| Diluted earnings per unit | 4 | 3.0 | 2.6 | 7.6 | 9.7 |

Notes to the Consolidated Financial Statements are included on pages 14 to 26.

Consolidated Balance Sheet

Ingenia Communities Fund and Ingenia Communities Management Trust

As at 31 December 2024

| | Note | ICF | | ICMT | |
|---|------|-----------------------|-----------------------|-----------------------|-----------------------|
| | | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
| Current assets | | | | | |
| Cash and cash equivalents | | 3,807 | 2,726 | 10,944 | 10,489 |
| Trade and other receivables | | 296 | 305 | 7,359 | 7,914 |
| Inventories | 6 | - | - | 6,587 | 13,907 |
| Assets held for sale | 7 | 4,000 | - | - | - |
| Other financial assets | | 1,567 | 3,726 | 6,328 | - |
| Total current assets | | 9,670 | 6,757 | 31,218 | 32,310 |
| Non-current assets | | | | | |
| Other receivables | | 401 | 257 | 651 | 144 |
| Receivable from related party | | 928,784 | 908,693 | - | - |
| Investment properties | 8 | 988,387 | 942,540 | 1,272,095 | 1,205,910 |
| Investment in a joint venture | 10 | 45,392 | 45,635 | 491 | 276 |
| Other financial assets | | 932 | 235 | 10,808 | 17,136 |
| Plant and equipment | | - | - | 10,231 | 9,801 |
| Intangibles | 9 | - | - | 803 | 846 |
| Right-of-use-assets | | - | - | 219,096 | 228,409 |
| Total non-current assets | | 1,963,896 | 1,897,360 | 1,514,175 | 1,462,522 |
| Total assets | | 1,973,566 | 1,904,117 | 1,545,393 | 1,494,832 |
| Current liabilities | | | | | |
| Trade and other payables | 12 | 8,075 | 8,497 | 53,844 | 58,070 |
| Borrowings | 13 | 76,437 | 1,895 | 17,722 | 17,382 |
| Employee liabilities | | - | - | 5,653 | 5,535 |
| Other financial liabilities | | - | - | 883 | 795 |
| Total current liabilities | | 84,512 | 10,392 | 78,102 | 81,782 |
| Non-current liabilities | | | | | |
| Payable to related party | | - | - | 828,062 | 811,545 |
| Borrowings | 13 | 729,651 | 722,114 | 234,235 | 242,275 |
| Other financial liabilities | | 641 | - | 16,637 | 16,665 |
| Employee liabilities | | - | - | 966 | 981 |
| Other payables | 12 | 3,401 | 3,635 | - | - |
| Deferred tax liability | 11 | - | - | 102,946 | 88,570 |
| Total non-current liabilities | | 733,693 | 725,749 | 1,182,846 | 1,160,036 |
| Total liabilities | | 818,205 | 736,141 | 1,260,948 | 1,241,818 |
| Net assets | | 1,155,361 | 1,167,976 | 284,445 | 253,014 |
| Equity | | | | | |
| Issued units | 14 | 1,473,427 | 1,473,432 | 138,799 | 138,800 |
| (Accumulated losses)/Retained earnings | | (333,932) | (320,861) | 145,646 | 114,214 |
| Unit holders interest | | 1,139,495 | 1,152,571 | 284,445 | 253,014 |
| Non-controlling interest | | 15,866 | 15,405 | - | - |
| Total equity | | 1,155,361 | 1,167,976 | 284,445 | 253,014 |
| Attributable to unit holders of: | | | | | |
| Ingenia Communities Fund | | 1,139,495 | 1,152,571 | - | - |
| Ingenia Communities Management Trust | | 15,866 | 15,405 | 284,445 | 253,014 |
| | | 1,155,361 | 1,167,976 | 284,445 | 253,014 |

Notes to the Consolidated Financial Statements are included on pages 14 to 26.

Consolidated Cash Flow Statement

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

| | ICF | | ICMT | |
|---|-----------------|-----------------|-----------------|-----------------|
| | 31 Dec 2024 | 31 Dec 2023 | 31 Dec 2024 | 31 Dec 2023 |
| | \$'000 | \$'000 | \$'000 | \$'000 |
| Cash flows from operating activities | | | | |
| Rental and other property income | - | - | 144,197 | 138,591 |
| Property and other expenses | (240) | (314) | (105,289) | (100,706) |
| Proceeds from sale of lifestyle homes | - | - | 19,236 | 22,530 |
| Purchase of lifestyle homes | - | - | (3,946) | (13,579) |
| Proceeds from sale of service station inventory | - | - | 5,468 | 6,161 |
| Purchase of service station inventory | - | - | (4,728) | (5,311) |
| Interest received | 65 | 215 | 175 | 127 |
| Borrowing costs paid | (22,599) | (17,464) | (20) | (20) |
| | (22,774) | (17,563) | 55,093 | 47,793 |
| Cash flows from investing activities | | | | |
| Payments for investment properties | (36,280) | (338) | (1,552) | (10,342) |
| Additions to investment properties | (7,710) | (7,796) | (23,400) | (24,478) |
| Purchase and additions of plant and equipment | - | - | (1,926) | (1,974) |
| Purchase and additions of intangible assets | - | - | - | - |
| Proceeds from sale of investment properties | - | 56,291 | - | 9,359 |
| Investment in joint venture and associate | (1,500) | (3,000) | (250) | - |
| Distributions from investment in funds | - | - | 180 | 255 |
| | (45,490) | 45,157 | (26,948) | (27,180) |
| Cash flows from financing activities | | | | |
| Payments for security issue costs | (5) | (10) | (1) | (3) |
| Distributions to unit holders | (24,863) | (23,640) | - | - |
| Proceeds from/(repayment of) related party borrowings | 12,150 | (57,743) | (26,151) | (17,660) |
| Proceeds from borrowings | 138,000 | 176,000 | - | - |
| Repayment of borrowings | (56,000) | (158,280) | - | - |
| Payments for debt issue costs | (42) | (15) | - | - |
| Other | 105 | - | (1,538) | (1,311) |
| | 69,345 | (63,688) | (27,690) | (18,974) |
| Net increase/(decrease) in cash and cash equivalents | 1,081 | (36,094) | 455 | 1,639 |
| Cash and cash equivalents at the beginning of the period | 2,726 | 37,374 | 10,489 | 7,163 |
| Cash and cash equivalents at the end of the period | 3,807 | 1,280 | 10,944 | 8,802 |

Notes to the Consolidated Financial Statements are included on pages 14 to 26.

Consolidated Statement of Changes in Equity

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

| Note | Attributable to security holders | | | | |
|-----------------------------------|----------------------------------|--------------------------------|------------------|---|---------------------------|
| | ICF | | | | |
| | Issued Capital \$'000 | Retained Earnings \$'000 | Total \$'000 | Non- controlling interest \$'000 | Total Equity \$'000 |
| Carrying value 1 Jul 2024 | 1,473,432 | (320,861) | 1,152,571 | 15,405 | 1,167,976 |
| Net profit | - | 11,792 | 11,792 | 461 | 12,253 |
| Total comprehensive income | - | 11,792 | 11,792 | 461 | 12,253 |

Transactions with security holders in their capacity as security holders:

| | | | | | | |
|--|-------|------------------|------------------|------------------|---------------|------------------|
| Issue of securities | 14(a) | (5) | - | (5) | - | (5) |
| Payment of distributions to security holders | | - | (24,863) | (24,863) | - | (24,863) |
| Carrying value 31 Dec 2024 | | 1,473,427 | (333,932) | 1,139,495 | 15,866 | 1,155,361 |

| | | | | | | |
|-----------------------------------|--|------------------|------------------|------------------|---------------|------------------|
| Carrying value 1 Jul 2023 | | 1,473,451 | (362,044) | 1,111,407 | 13,275 | 1,124,682 |
| Net profit | | - | 9,986 | 9,986 | 623 | 10,609 |
| Total comprehensive income | | - | 9,986 | 9,986 | 623 | 10,609 |

Transactions with security holders in their capacity as security holders:

| | | | | | | |
|--|--|------------------|------------------|------------------|---------------|------------------|
| Issue of securities | | (10) | - | (10) | - | (10) |
| Payment of distributions to security holders | | - | (23,640) | (23,640) | - | (23,640) |
| Carrying value 31 Dec 2023 | | 1,473,441 | (375,698) | 1,097,743 | 13,898 | 1,111,641 |

| Note | Attributable to security holders | | | | |
|-----------------------------------|----------------------------------|--------------------------------|-----------------|---|---------------------------|
| | ICMT | | | | |
| | Issued Capital \$'000 | Retained Earnings \$'000 | Total \$'000 | Non- controlling interest \$'000 | Total Equity \$'000 |
| Carrying value 1 Jul 2024 | 138,800 | 114,214 | 253,014 | - | 253,014 |
| Net profit | - | 31,432 | 31,432 | - | 31,432 |
| Total comprehensive income | - | 31,432 | 31,432 | - | 31,432 |

Transactions with security holders in their capacity as security holders:

| | | | | | | |
|-----------------------------------|-------|----------------|----------------|----------------|----------|----------------|
| Issue of securities | 14(a) | (1) | - | (1) | - | (1) |
| Carrying value 31 Dec 2024 | | 138,799 | 145,646 | 284,445 | - | 284,445 |

| | | | | | | |
|-----------------------------------|--|----------------|----------------|----------------|--------------|----------------|
| Carrying value 1 Jul 2023 | | 138,803 | 146,074 | 284,877 | (700) | 284,177 |
| Net profit | | - | 39,932 | 39,932 | - | 39,932 |
| Total comprehensive income | | - | 39,932 | 39,932 | - | 39,932 |

Transactions with security holders in their capacity as security holders:

| | | | | | | |
|-----------------------------------|--|----------------|----------------|----------------|--------------|----------------|
| Issue of securities | | (3) | - | (3) | - | (3) |
| Carrying value 31 Dec 2023 | | 138,800 | 186,006 | 324,806 | (700) | 324,106 |

Notes to the Consolidated Financial Statements are included on pages 14 to 26.

Notes to the Financial Statements

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) The Trusts

Ingenia Communities Fund ("ICF" or the "Fund") (ARSN 107 459 576) and Ingenia Communities Management Trust ("ICMT") (ARSN 122 928 410) (together the Trusts) are Australian registered schemes. Ingenia Communities RE Limited (ACN 154 464 990; Australian Financial Services Licence number 415862), the Responsible Entity of the Trusts, is incorporated and domiciled in Australia.

The parent company of Ingenia Communities RE Limited is Ingenia Communities Holdings Limited (the Company). The shares of the Company are stapled with the units of the Trusts and trade on the Australian Securities Exchange ("ASX") effectively as one security. In this report, the Company and the Trusts are referred to collectively as the Group.

The stapling structure will cease to operate on the first to occur of:

- the Company or either of the Trusts resolving by special resolution in accordance with its constitution to terminate the stapling provisions; or
- the commencement of the winding up of the Company or either of the Trusts.

The half-year financial report as at and for the half-year ended 31 December 2024 was authorised for issue by the Directors on 25 February 2025.

(b) Basis of preparation

The half-year financial report is a general purpose financial report, which has been prepared in accordance with AASB 134 *Interim Financial Reporting* and the Corporations Act 2001.

The half-year financial report does not include all of the information required for a full-year financial report and should be read in conjunction with both the Ingenia Communities Fund and Ingenia Communities Management Trust annual reports for the year ended 30 June 2024 and any ASX announcements issued during the period.

As permitted by Instrument 2015/838, issued by the Australian Securities and Investments Commission, the financial statements and accompanying notes of the Trusts have been presented in the attached combined financial report.

The financial report is presented in Australian dollars and all values are rounded to the nearest thousand dollars (\$'000), unless otherwise stated, as permitted by Instrument 2016/191.

The financial report is prepared on a historical cost basis, except for investment properties, residents' loans, derivative financial instruments, other financial assets and other financial liabilities, which are measured at fair value.

At 31 December 2024, ICF recorded a net current asset deficiency of \$74.8 million, primarily due to the classification of certain debt facilities as a current liability as at 31 December 2024. There are reasonable grounds to believe that ICF will be able to refinance the maturing facilities and pay its debts as and when they become due and payable through the remaining undrawn facilities. As such, the financial report of ICF has been prepared on a going concern basis.

At 31 December 2024, ICMT recorded a net current asset deficiency of \$46.9 million. This deficiency will be satisfied by the forecast operating cashflows of ICMT, related party transactions and available undrawn debt facilities of the Group. Accordingly, there are reasonable grounds to believe that ICMT will be able to pay its debts as and when they become due and payable; and the financial report of the ICMT has been prepared on a going concern basis.

Where appropriate, comparative amounts have been restated to ensure consistency of disclosure throughout the financial report.

(c) Adoption of new and revised accounting standards

In the current period, the Trusts have adopted all the new and revised accounting standards, amendments to accounting standards, and interpretations that are relevant to its operations and effective for the current annual reporting period.

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(c) Adoption of new and revised accounting standards (continued)

New accounting standards and interpretations have been issued or amended but are not yet effective and have not been adopted by the Trusts for the half-year ended 31 December 2024. The Trusts are in the process of assessing the impact of the following:

| Summary | Application date of standard | Application date for Trusts |
|--|------------------------------|-----------------------------|
| <i>AASB 2020-1 Amendment to Australian Accounting Standards - Classification of Liabilities as Current or Non-current and AASB 2022-6 Amendments to Australian Accounting standards - Non-current Liabilities with Covenants</i> | 1 January 2024 | 1 July 2024 |
| <i>AASB 18 Presentation and Disclosure in Financial Statements</i> | 1 January 2027 | 1 July 2027 |

2. ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires the Trusts to exercise judgement in the process of applying its accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed below.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical accounting estimates and assumptions

The Trusts make estimates and assumptions concerning the future. The resulting accounting estimates, by definition, may not equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying value of assets and liabilities within the next financial year are discussed below.

i. Valuation of investment property, other financial assets and other financial liabilities

The Trusts have investment properties and assets held for sale which together represent the estimated fair value of the Trusts investment property. Other financial assets include the Trusts investment in a number of unlisted property funds. A profit share arrangement is in place with a third-party, of which the liability is carried at fair value and, is included in other financial liabilities.

The carrying value of these assets and liabilities reflect certain assumptions about expected future rentals, rent-free periods, operating costs and appropriate discount and capitalisation rates.

For investment properties under development, the Trusts assess fair value based on the expected net development cashflows discounted to their present value using market determined risk-adjusted discount rates and other available market data such as recent comparable transactions. There are three primary cashflow components that determine the fair value: Present Value of Unsold Homes' net operating income ("NOI"); Present Value of future Home Sales Profits; and, Present Value of Remaining Underground CAPEX. The fair value of an investment property under development will vary depending on the movements of these three components, which are influenced by various factors including, but not limited to, the number of settlements realised, home sale profit margins and the status of the overall development.

ii. Valuation of inventories

The Trusts have inventory primarily in the form of land lease homes, which it carries at the lower of cost or net realisable value. Estimates of net realisable value are based on the most reliable evidence available at the time of estimation, the amount the inventories are expected to realise, and the estimated costs of completion. Key assumptions require the use of management judgement and are continually reviewed.

iii. Fair value of derivatives

The fair value of derivative assets and liabilities is based on assumptions of future events and involves significant estimates. Given the complex nature of these instruments, and various assumptions that are used in calculating mark-to-market values, ICF relies on counterparty valuations for derivative values. The counterparty valuations are usually based on mid-market rates and calculates using the main variables including the interest rate forward curve, time and volatility.

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

2. ACCOUNTING ESTIMATES AND JUDGEMENTS (CONTINUED)

(b) Critical judgements in applying the entity's accounting policies

There were no judgements, apart from those involving estimations, that management has made in the process of applying the entity's accounting policies that had a significant effect on the amounts recognised in the financial report.

3. SEGMENT INFORMATION

(a) Description of segments

The Trusts invest predominantly in rental properties located in Australia with five reportable segments:

- Lifestyle Development – comprising the development and sale of land lease homes and fees from the management of development and sales in the joint venture;
- Lifestyle Rental – comprising long-term accommodation within land lease and all age rental communities;
- Ingenia Gardens – seniors rental villages;
- Holidays & Mixed Use – comprising tourism and rental accommodation within holiday parks;
- Fuel, Food & Beverage Services – consisting of service station and food & beverage operations adjoined to Ingenia Holiday communities.

Corporate & Other is comprised of the Trusts support and corporate office functions including funds and joint venture management and the Trusts share of operating profit from the JV.

In 2H24, a review of operating segment results was conducted. As a result, indirect costs were reallocated from the reportable operating segments and included in the Corporate & Other result. Comparatives figures have been updated to be consistent with the current methodology. Refer to the Group's 30 June 2024 Annual Report for further details.

(b) ICF – 31 Dec 2024

| | Residential | | | | Total \$'000 |
|--|-------------------------------|---|--|---|------------------|
| | Lifestyle Rental \$'000 | Gardens Ingenia Gardens \$'000 | Tourism Holidays & Mixed use \$'000 | Other Corporate & Other \$'000 | |
| Segment revenue | | | | | |
| Rental income | 9,337 | 5,266 | 4,382 | - | 18,985 |
| Total revenue | 9,337 | 5,266 | 4,382 | - | 18,985 |
| Segment underlying profit | | | | | |
| Property expenses | - | - | (510) | (545) | (1,055) |
| Administrative expenses | - | - | - | (610) | (610) |
| Share of joint venture loss ⁽¹⁾ | - | - | - | (189) | (189) |
| Earnings before interest and tax | 9,337 | 5,266 | 3,872 | (1,344) | 17,131 |
| Interest income | | | | | 30,952 |
| Finance expense | | | | | (16,334) |
| Total underlying profit | | | | | 31,749 |
| Net loss on change in fair value of: | | | | | |
| Investment properties | | | | | (4,538) |
| Acquisition transaction costs | | | | | (6,235) |
| Financial liabilities | | | | | (335) |
| Other financial instruments | | | | | (2,030) |
| Share of joint venture loss | | | | | (1,554) |
| Gain on disposal of investment properties | | | | | - |
| Responsible entity fees | | | | | (4,804) |
| Profit after tax | | | | | 12,253 |
| Segment assets | 710,554 | 137,370 | 178,516 | 943,126 | 1,969,566 |
| Assets held for sale | 4,000 | - | - | - | 4,000 |
| Total assets | 714,554 | 137,370 | 178,516 | 943,126 | 1,973,566 |

(1) Inclusive of joint venture interest income.

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

3. SEGMENT INFORMATION (CONTINUED)

(c) ICF - 31 Dec 2023

| | Residential | | | | Total \$'000 |
|---|-------------------------------|---|--|---|------------------|
| | Lifestyle Rental \$'000 | Gardens Ingenia Gardens \$'000 | Tourism Holidays & Mixed use \$'000 | Other Corporate & Other \$'000 | |
| Segment revenue | | | | | |
| Rental income | 9,942 | 6,536 | 4,033 | - | 20,511 |
| Total revenue | 9,942 | 6,536 | 4,033 | - | 20,511 |
| Segment underlying profit | | | | | |
| Property expenses | - | - | (449) | (459) | (908) |
| Administrative expenses | - | - | - | (799) | (799) |
| Share of joint venture loss ⁽¹⁾ | - | - | - | (371) | (371) |
| Earnings before interest and tax | 9,942 | 6,536 | 3,584 | (1,629) | 18,433 |
| Interest income | | | | | 26,036 |
| Finance expense | | | | | (12,907) |
| Total underlying profit | | | | | 31,562 |
| Net (loss)/gain on change in fair value of: | | | | | |
| Investment properties | | | | | (7,442) |
| Financial liabilities | | | | | (2,290) |
| Investments and other financial instruments | | | | | (3,934) |
| Share of joint venture loss | | | | | (7,436) |
| Gain on disposal of investment properties | | | | | 4,625 |
| Responsible entity fees | | | | | (4,476) |
| Profit after tax | | | | | 10,609 |
| Segment assets | 631,555 | 127,730 | 171,571 | 847,256 | 1,778,112 |
| Total assets | 631,555 | 127,730 | 171,571 | 847,256 | 1,778,112 |

(1) Inclusive of joint venture interest income.

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

3. SEGMENT INFORMATION (CONTINUED)

(d) ICMT - 31 Dec 2024

| | Residential | | | | | | Total \$'000 |
|--|------------------------------------|-------------------------------|------------------------------|-------------------------------|------------------------------------|--------------------------------|------------------|
| | Lifestyle | | Gardens | Tourism | Other | | |
| | Lifestyle Development \$'000 | Lifestyle Rental \$'000 | Ingenia Gardens \$'000 | Ingenia Holidays \$'000 | Fuel, Food & Beverage \$'000 | Corporate & Other \$'000 | |
| Segment revenue | | | | | | | |
| Lifestyle home sales | 17,812 | - | - | - | - | - | 17,812 |
| Residential rental income | - | 38,065 | 9,982 | 6,162 | - | - | 54,209 |
| Tourism rental income | - | 1,965 | - | 53,938 | - | - | 55,903 |
| Annuals rental income | - | 20 | - | 5,601 | - | - | 5,621 |
| Other revenue | 12,085 | 6,192 | 839 | 3,577 | 10,307 | 380 | 33,380 |
| Total revenue | 29,897 | 46,242 | 10,821 | 69,278 | 10,307 | 380 | 166,925 |
| Segment underlying profit | | | | | | | |
| Cost of lifestyle homes sold | (9,598) | - | - | - | - | - | (9,598) |
| Employee expenses | (7,816) | (7,898) | (2,385) | (18,738) | (2,546) | (7,360) | (46,743) |
| Property expenses | (1,064) | (11,145) | (2,216) | (15,541) | (580) | (10,408) | (40,954) |
| Administrative expenses | (851) | (2,189) | (641) | (2,411) | (128) | (3,489) | (9,709) |
| Operational, marketing and selling expenses | (3,326) | (533) | (173) | (3,070) | (2,101) | (971) | (10,174) |
| Service station expenses | - | - | - | (40) | (4,176) | - | (4,216) |
| Depreciation and amortisation expenses | (84) | (244) | (3) | (414) | (25) | (10,141) | (10,911) |
| Share of joint venture loss ⁽¹⁾ | - | - | - | - | - | (35) | (35) |
| Earnings before interest and tax | 7,158 | 24,233 | 5,403 | 29,064 | 751 | (32,024) | 34,585 |
| Interest income | | | | | | | 2,006 |
| Finance expense | | | | | | | (27,451) |
| Income tax expense | | | | | | | (2,427) |
| Total underlying profit | | | | | | | 6,713 |
| Net gain/(loss) on change in fair value of: | | | | | | | |
| Investment properties | | | | | | | 39,893 |
| Acquisition transaction costs | | | | | | | - |
| Financial liabilities | | | | | | | (60) |
| Investments and other financial instruments | | | | | | | - |
| Gain on disposal of investment properties | | | | | | | - |
| Income tax expense | | | | | | | (11,950) |
| Responsible entity fees | | | | | | | (3,164) |
| Profit after tax | | | | | | | 31,432 |
| Segment assets | | | | | | | |
| Segment assets | 45,777 | 509,841 | 3,723 | 736,479 | 451 | 249,122 | 1,545,393 |
| Assets held for sale | - | - | - | - | - | - | - |
| Total assets | 45,777 | 509,841 | 3,723 | 736,479 | 451 | 249,122 | 1,545,393 |

(1) Inclusive of joint venture interest income.

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

3. SEGMENT INFORMATION (CONTINUED)

(e) ICMT - 31 Dec 2023

| | Residential | | | | | | Total \$'000 |
|--|------------------------------------|-------------------------------|------------------------------|-------------------------------|------------------------------------|--------------------------------|------------------|
| | Lifestyle | | Gardens | Tourism | Other | | |
| | Lifestyle Development \$'000 | Lifestyle Rental \$'000 | Ingenia Gardens \$'000 | Ingenia Holidays \$'000 | Fuel, Food & Beverage \$'000 | Corporate & Other \$'000 | |
| Segment revenue | | | | | | | |
| Lifestyle home sales | 18,188 | - | - | - | - | - | 18,188 |
| Residential rental income | - | 33,211 | 12,172 | 5,763 | - | - | 51,146 |
| Tourism rental income | - | 1,536 | - | 51,149 | - | - | 52,685 |
| Annuals rental income | - | 22 | - | 5,525 | - | - | 5,547 |
| Other revenue | 10,156 | 7,333 | 1,174 | 4,068 | 10,074 | 436 | 33,241 |
| Total revenue | 28,344 | 42,102 | 13,346 | 66,505 | 10,074 | 436 | 160,807 |
| Segment underlying profit | | | | | | | |
| Cost of lifestyle homes sold | (10,078) | - | - | - | - | - | (10,078) |
| Employee expenses | (8,548) | (7,212) | (3,002) | (18,526) | (2,158) | (5,953) | (45,399) |
| Property expenses | (491) | (10,135) | (2,948) | (13,724) | (471) | (6,818) | (34,587) |
| Administrative expenses | (642) | (1,831) | (807) | (2,294) | (81) | (4,390) | (10,045) |
| Operational, marketing and selling expenses | (3,706) | (1,478) | (65) | (3,193) | (1,738) | (222) | (10,402) |
| Service station expenses | - | - | - | (76) | (4,694) | - | (4,770) |
| Depreciation and amortisation expenses | (85) | (178) | - | (395) | (24) | (15,697) | (16,379) |
| Share of joint venture profit ⁽¹⁾ | - | - | - | - | - | 125 | 125 |
| Earnings before interest and tax | 4,794 | 21,268 | 6,524 | 28,297 | 908 | (32,519) | 29,272 |
| Interest income | | | | | | | 127 |
| Finance expense | | | | | | | (22,978) |
| Income tax expense | | | | | | | (2,133) |
| Total underlying profit | | | | | | | 4,288 |
| Net gain/(loss) on change in fair value of: | | | | | | | |
| Investment properties | | | | | | | 55,188 |
| Acquisition transaction costs | | | | | | | (269) |
| Financial liabilities | | | | | | | 200 |
| Investments and other financial instruments | | | | | | | 19 |
| Gain on disposal of investment properties | | | | | | | 57 |
| Income tax expense | | | | | | | (16,558) |
| Responsible entity fees | | | | | | | (2,993) |
| Profit after tax | | | | | | | 39,932 |
| Segment assets | | | | | | | |
| Segment assets | 52,007 | 541,712 | 4,912 | 627,240 | 380 | 268,210 | 1,494,461 |
| Assets held for sale | - | - | - | 11,115 | - | - | 11,115 |
| Total assets | 52,007 | 541,712 | 4,912 | 638,355 | 380 | 268,210 | 1,505,576 |

(1) Inclusive of joint venture interest income.

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

4. EARNINGS PER UNIT

| | ICF | | ICMT | |
|---|----------------|----------------|----------------|----------------|
| | 31 Dec 2024 | 31 Dec 2023 | 31 Dec 2024 | 31 Dec 2023 |
| Profit attributable to security holders (\$'000) | 12,253 | 10,609 | 31,432 | 39,932 |
| Weighted average number of securities outstanding (thousands) | | | | |
| Issued securities (thousands) | 407,583 | 407,583 | 407,583 | 407,583 |
| Dilutive securities (thousands) | | | | |
| Long-term incentives | 2,772 | 2,310 | 2,772 | 2,310 |
| Short-term incentives | 623 | 492 | 623 | 492 |
| Talent Rights Grant | 1,038 | 762 | 1,038 | 762 |
| Fixed Remuneration Rights | 159 | 116 | 159 | 116 |
| Weighted average number of issued and dilutive potential units outstanding (thousands) | 412,175 | 411,263 | 412,175 | 411,263 |
| Basic earnings per unit (cents) | 3.0 | 2.6 | 7.7 | 9.8 |
| Dilutive earnings per unit (cents) | 3.0 | 2.6 | 7.6 | 9.7 |

5. INCOME TAX EXPENSE

| | ICF | | ICMT | |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| | 31 Dec 2024 \$'000 | 31 Dec 2023 \$'000 | 31 Dec 2024 \$'000 | 31 Dec 2023 \$'000 |
| (a) Income tax expense | | | | |
| Current tax expense | - | - | - | - |
| Increase in deferred tax liability | - | - | 14,377 | 18,691 |
| Income tax expense | - | - | 14,377 | 18,691 |
| (b) Reconciliation between tax expense and pre-tax net profit | | | | |
| Profit before income tax | 12,253 | 10,609 | 45,809 | 58,623 |
| Less: Trust earnings not subject to tax | (12,253) | (10,609) | - | - |
| | - | - | 45,809 | 58,623 |
| Income tax at the Australian tax rate of 30% (31 Dec 2023: 30%) | - | - | 13,743 | 17,587 |
| Tax effect of amounts which are not deductible in calculating taxable income: | | | | |
| Other | - | - | 634 | 1,104 |
| Income tax expense | - | - | 14,377 | 18,691 |

(c) Tax consolidation

Effective from 1 July 2012, ICMT and its Australian domiciled owned subsidiaries formed a tax consolidation group with ICMT being the head entity. Under the tax funding agreement the funding of tax within the tax group is based on taxable income as if that entity was not a member of the tax group.

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

6. INVENTORIES

| | ICF | | ICMT | |
|--------------------------|-------------|-------------|--------------|---------------|
| | 31 Dec 2024 | 30 Jun 2024 | 31 Dec 2024 | 30 Jun 2024 |
| | \$'000 | \$'000 | \$'000 | \$'000 |
| Land lease homes | | | | |
| Completed | - | - | 2,123 | 5,500 |
| Display homes | - | - | - | 295 |
| Under construction | - | - | 3,993 | 7,723 |
| Fuel, food and beverage | - | - | 471 | 389 |
| Total inventories | - | - | 6,587 | 13,907 |

The lifestyle home balance includes:

- 7 new completed homes (30 Jun 2024: 21)
- Nil display homes (30 Jun 2024: 1)
- Land lease homes under construction includes 18 partially completed homes at different stages of construction (30 Jun 2024: 42). It also includes demolition, site preparation costs buybacks, on future development sites and refurbished/renovated/annuals completed homes.

7. ASSETS HELD FOR SALE

The following are the carrying values of assets held for sale:

| | ICF | | ICMT | |
|--------------------------------------|--------------|-------------|-------------|-------------|
| | 31 Dec 2024 | 30 Jun 2024 | 31 Dec 2024 | 30 Jun 2024 |
| | \$'000 | \$'000 | \$'000 | \$'000 |
| Investment properties held for sale: | | | | |
| Anna Bay, Anna Bay, NSW | 4,000 | - | - | - |
| Total assets held for sale | 4,000 | - | - | - |

8. INVESTMENT PROPERTIES

(a) Summary of carrying value

| | ICF | | ICMT | |
|------------------------------|----------------|----------------|------------------|------------------|
| | 31 Dec 2024 | 30 Jun 2024 | 31 Dec 2024 | 30 Jun 2024 |
| | \$'000 | \$'000 | \$'000 | \$'000 |
| Completed properties | 839,477 | 812,975 | 1,228,383 | 1,158,803 |
| Properties under development | 148,910 | 129,565 | 43,712 | 47,107 |
| Total carrying value | 988,387 | 942,540 | 1,272,095 | 1,205,910 |

(b) Movements in carrying value

| | Note | ICF | | ICMT | |
|--|------|----------------|----------------|------------------|------------------|
| | | 31 Dec 2024 | 30 Jun 2024 | 31 Dec 2024 | 30 Jun 2024 |
| | | \$'000 | \$'000 | \$'000 | \$'000 |
| Carrying value at beginning of the period | | 942,540 | 930,184 | 1,205,910 | 1,026,680 |
| Acquisitions | | 35,815 | 10,805 | - | 27,764 |
| Expenditure capitalised | | 25,309 | 7,447 | 26,578 | 67,508 |
| Net gain/(loss) on change in fair value: | | | | | |
| Investment properties | | (5,042) | 33,484 | 39,607 | 93,186 |
| Acquisition transaction costs | | (6,235) | (805) | - | (3,385) |
| Transfer to assets held for sale | 7 | (4,000) | - | - | - |
| Disposals | | - | (38,575) | - | (5,843) |
| Carrying value at the end of the period | | 988,387 | 942,540 | 1,272,095 | 1,205,910 |

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

8. INVESTMENT PROPERTIES (CONTINUED)

(c) Description of valuation techniques used and key inputs to valuation of investment properties

Capitalisation method

Under the capitalisation method, fair value is estimated using assumptions regarding the expectation of future benefits. This method involves estimating a sustainable net operating income profile of a property and applying a capitalisation rate into perpetuity. The capitalisation rate is based on current market evidence. The sustainable net operating income profile of a property takes into account occupancy, rental income and operating expenses.

Discounted cash flow method

Under the discounted cash flow method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield normally reflects the exit value expected to be achieved upon selling the asset and is a function of the risk-adjusted returns of the asset and expected capitalisation rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related re-letting, redevelopment or refurbishment as well as the development of new units. The appropriate duration is typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net underlying cash flows, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

9. INTANGIBLES AND GOODWILL

| | ICF | | ICMT | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
| (a) Summary of carrying value | | | | |
| Software and development | - | - | 4,858 | 4,767 |
| Less: accumulated amortisation | - | - | (4,055) | (3,921) |
| Total intangibles | - | - | 803 | 846 |
| (b) Movements in carrying value | | | | |
| Carrying value at beginning of the period | - | - | 846 | 93,009 |
| Additions | - | - | 90 | - |
| Disposals | - | - | - | (1) |
| Impairment | - | - | - | (91,815) |
| Amortisation expense | - | - | (133) | (347) |
| Carrying value at end of the period | - | - | 803 | 846 |

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

10. INVESTMENT IN A JOINT VENTURE

Together, ICF and ICMT hold a 50% interest in a joint venture with Sun Communities for the development of greenfield communities. The Trusts' interest in the Joint Venture is accounted for using the equity method in the consolidated financial statements. The following table illustrates the summarised financial information of the Trusts investment in the joint venture entities:

| Balance Sheet | ICF | | ICMT | |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
| Cash | 1,570 | 271 | 629 | 241 |
| Trade and other receivables | 468 | 675 | 435 | 274 |
| Current assets | 2,038 | 946 | 1,064 | 515 |
| Investment property | 92,507 | 93,001 | - | - |
| Other non-current assets | - | - | 250 | 480 |
| Non-current assets | 92,507 | 93,001 | 250 | 480 |
| Trade and other payables | (450) | (1,134) | (714) | (327) |
| Current liabilities | (450) | (1,134) | (714) | (327) |
| Intercompany loans | (3,311) | (1,544) | 381 | (117) |
| Non-current liabilities | (3,311) | (1,544) | 381 | (117) |
| Net assets/equity | 90,784 | 91,269 | 981 | 551 |
| Trusts' share in equity - 50% | 45,392 | 45,635 | 491 | 276 |
| Group's carrying value in investment | 45,392 | 45,635 | 491 | 276 |

| Statement of Comprehensive Income | ICF | | ICMT | |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| | 31 Dec 2024 \$'000 | 31 Dec 2023 \$'000 | 31 Dec 2024 \$'000 | 31 Dec 2023 \$'000 |
| Residential rental income | - | - | 1,259 | 739 |
| Other income | - | - | 141 | 620 |
| Cost of sales | - | - | - | (545) |
| Expenses | (399) | (805) | (1,460) | (552) |
| Depreciation | - | - | (22) | (18) |
| (Loss)/profit before interest and tax | (399) | (805) | (82) | 244 |
| Interest income | 21 | 64 | 12 | 6 |
| Net loss on change in fair value of investment property | (3,108) | (14,873) | - | - |
| (Loss)/profit before income tax | (3,486) | (15,614) | (70) | 250 |
| Income tax expense | - | - | - | - |
| Total comprehensive (loss)/profit for the period | (3,486) | (15,614) | (70) | 250 |
| Group's share of (loss)/profit for the period | (1,743) | (7,807) | (35) | 125 |

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

11. DEFERRED TAX ASSETS AND LIABILITIES

| | ICF | | ICMT | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
| Deferred tax assets | | | | |
| Tax losses | - | - | 26,748 | 25,346 |
| Accruals | - | - | 3,484 | 4,263 |
| Other | - | - | 4,018 | 3,821 |
| Deferred tax liabilities | | | | |
| Investment properties | - | - | (134,407) | (119,505) |
| Other | - | - | (2,789) | (2,495) |
| Net deferred tax liabilities | - | - | (102,946) | (88,570) |
| Tax effected carried forward tax losses for which no deferred tax asset has been recognised | - | - | 2,544 | 2,544 |

12. TRADE AND OTHER PAYABLES

| | ICF | | ICMT | |
|-----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
| Current | | | | |
| Trade payables and accruals | 7,182 | 7,694 | 25,781 | 35,576 |
| Deposits | - | - | 26,778 | 20,994 |
| Other unearned income | 893 | 803 | 1,285 | 1,500 |
| | 8,075 | 8,497 | 53,844 | 58,070 |
| Non-current | | | | |
| Other | 3,401 | 3,635 | - | - |

13. BORROWINGS

| | ICF | | ICMT | |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 | 31 Dec 2024 \$'000 | 30 Jun 2024 \$'000 |
| Current | | | | |
| Bank debt | 74,500 | - | - | - |
| Lease liabilities – Right-of-use assets | - | - | 16,277 | 15,985 |
| Lease liabilities – Ground leases | 1,937 | 1,895 | 1,445 | 1,397 |
| | 76,437 | 1,895 | 17,722 | 17,382 |
| Non-current | | | | |
| Bank debt | 703,350 | 695,850 | - | - |
| Prepaid borrowing costs | (2,346) | (2,759) | - | - |
| Lease liabilities – Right-of-use assets | - | - | 208,322 | 216,346 |
| Lease liabilities – Ground leases | 28,647 | 29,023 | 25,913 | 25,929 |
| | 729,651 | 722,114 | 234,235 | 242,275 |

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

13. BORROWINGS (CONTINUED)

(a) Bank debt

As at 31 December 2024, the Group's debt balance, drawn from the facilities, was \$777.9 million (30 Jun 2024: \$695.9 million). The carrying value of investment properties and inventories at reporting date pledged as security is \$2,299.8 million (30 Jun 2024: \$2,178.1 million).

| Maturity date | Amount |
|----------------------|-----------------|
| December 2025 | \$74.5 million |
| September 2026 | \$175.4 million |
| January 2027 | \$200.0 million |
| February 2027 | \$100.0 million |
| December 2027 | \$55.0 million |
| February 2028 | \$75.0 million |
| May 2028 | \$100.1 million |
| May 2029 | \$125.0 million |

(b) Bank guarantees

The Group has the ability to utilise its bank facilities to provide bank guarantees, which at 31 December 2024 were \$20.1 million (30 Jun 2024: \$21.7 million).

14. ISSUED UNITS

| | ICF | | ICMT | |
|--|----------------------------|-----------------------------|----------------------------|-----------------------------|
| | 6 months to 31 Dec 2024 | 12 months to 30 Jun 2024 | 6 months to 31 Dec 2024 | 12 months to 30 Jun 2024 |
| | \$'000 | \$'000 | \$'000 | \$'000 |
| (a) Carrying values | | | | |
| Balance at beginning of the period | 1,473,432 | 1,473,451 | 138,800 | 138,803 |
| Issued during the period: | | | | |
| Dividend Reinvestment Plan ("DRP") | - | - | - | - |
| Distribution costs | (5) | (19) | (1) | (3) |
| Balance at end of the period | 1,473,427 | 1,473,432 | 138,799 | 138,800 |
| The closing balance is attributable to the security holders of: | | | | |
| Ingenia Communities Fund | 1,473,427 | 1,473,432 | - | - |
| Ingenia Communities Management Trust | - | - | 138,799 | 138,800 |
| | 1,473,427 | 1,473,432 | 138,799 | 138,800 |

| | ICF | | ICMT | |
|---|----------------------------|-----------------------------|----------------------------|-----------------------------|
| | 6 months to 31 Dec 2024 | 12 months to 30 Jun 2024 | 6 months to 31 Dec 2024 | 12 months to 30 Jun 2024 |
| | '000 | '000 | '000 | '000 |
| (b) Number of issued securities | | | | |
| Balance at beginning of the period | 407,583 | 407,583 | 407,583 | 407,583 |
| Issued during the period: | | | | |
| Dividend Reinvestment Plan ("DRP") | - | - | - | - |
| Balance at end of the period | 407,583 | 407,583 | 407,583 | 407,583 |

(c) Term of securities

All securities are fully paid and rank equally with each other for all purposes. Each security entitles the holder to one vote, in person or by proxy, at a meeting of security holders.

Notes to the Financial Statements (continued)

Ingenia Communities Fund and Ingenia Communities Management Trust

For the six months ended 31 December 2024

15. COMMITMENTS

ICF has commitments for capital expenditure on investment properties and inventories contracted but not provided for at reporting date of \$1.3 million (30 Jun 2024: \$3.4 million). ICMT has commitments for capital expenditure on investment properties and inventories contracted but not provided for at reporting date of \$6.2 million (30 Jun 2024: \$10.0 million).

16. SUBSEQUENT EVENTS

Acquisition of Tomakin

On 10 February 2025, ICMT completed the acquisition of Tomaga River Holiday Park, located in Tomakin, NSW, for a purchase price of \$9.7 million.

Interim distribution

On 25 February 2025, the Directors declared an interim distribution of 5.2 cps amounting to \$21.2 million, to be paid on 27 March 2025.

Directors' Declaration

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

In accordance with a resolution of the directors of Ingenia Communities Fund and of Ingenia Communities Management Trust, I state that:

1. In the opinion of the directors:
 - (a) the financial statements and notes of Ingenia Communities Fund and of Ingenia Communities Management Trust for the half-year ended 31 December 2024 are in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of each Trust's financial position as at 31 December 2024 and of their performance for the six months ended on that date; and
 - (ii) complying with Accounting Standards and Corporations Regulations 2001; and
 - (b) The financial statements and notes also comply with international Financial Reporting Standards as disclosed in Note1(b).
 - (c) There are reasonable grounds to believe that Ingenia Communities Fund and Ingenia Communities Management Trust will be able to pay their debts as and when they become due and payable.
2. This declaration has been made after receiving the declarations required to be made to the directors from the Chief Executive Officer and Chief Financial Officer in accordance with section 295A of the Corporations Act 2001 for the half-year ended 31 December 2024.

On behalf of the Board



Shane Gannon
Chair
Sydney, 25 February 2025



**Shape the future
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Independent auditor's review report to the Unitholders of Ingenia Communities Fund and Ingenia Communities Management Trust ("the Trusts")

Conclusion

We have reviewed the accompanying half-year financial report of Ingenia Communities Fund and Ingenia Communities Management Trust (collectively "the Trusts") which comprise:

- the consolidated balance sheet as at 31 December 2024, the consolidated statement of comprehensive income, the consolidated cash flow statement and the consolidated statement of changes in equity for the half-year ended on that date, explanatory notes, and the directors' declaration of Ingenia Communities Fund, comprising Ingenia Communities Fund and its subsidiaries.
- the consolidated balance sheet as at 31 December 2024, the consolidated statement of comprehensive income, the consolidated cash flow statement and the consolidated statement of changes in equity for the half-year ended on that date, explanatory notes, and the directors' declaration of Ingenia Communities Management Trust, comprising Ingenia Communities Management Trust and its subsidiaries.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of the Trusts do not comply with the *Corporations Act 2001*, including:

- a. Giving a true and fair view of the consolidated financial position of the Trusts as at 31 December 2024 and of their consolidated financial performance for the half-year ended on that date; and
- b. Complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's responsibilities for the review of the half-year financial report* section of our report. We are independent of the Trusts in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Directors' responsibilities for the half-year financial report

The Directors of Ingenia Communities RE Limited as Responsible Entity of the Trusts are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.



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with confidence**

Auditor's responsibilities for the review of the half-year financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Trusts' financial position as at 31 December 2024 and their performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Ernst and Young
Ernst & Young

Vida Virgo

Vida Virgo
Partner
Sydney
25 February 2025