

25 February 2025

HY25 Property Portfolio

Ingenia Communities Group (ASX:INA) provides its HY25 Property Portfolio.

Authorised for lodgement by the Board.

ENDS

For further information please contact:

Donna Byrne

General Manager Investor Relations & Sustainability

P 02 8263 0507

M 0401 711 542

About Ingenia Communities Group

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

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



PROPERTY PORTFOLIO

1H25







Image: Ingenia Lifestyle Element, Fullerton Cove, NSW

Table of contents

About Ingenia	4
Portfolio Overview	5
Residential Communities	9
Lifestyle Rental	10
Lifestyle Development	16
Ingenia Gardens	22
Ingenia Holiday Parks	26

Information as at 31 December 2024 unless otherwise stated.

Cover image: Ingenia Holidays White Albatross, NSW



100
PROPERTIES*



10,600
RESIDENTS
PAYING RENT*



1.7M
TOURISM
'ROOM NIGHTS'

ABOUT US

- Established in 2004 – internalised as Ingenia in 2012 and now part of the ASX 200 Index
- Leading provider of lifestyle living and affordable rental and holiday accommodation
- Resident rent payments supported by Commonwealth pension and rent assistance
- Focus on growing rental base via development and enhancing the sustainability of the Group's communities

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

* Includes assets held through the Joint Venture with Sun Communities and acquisitions settled post 31 December. Excludes developments not on balance sheet, and assets held for sale.

PROPERTY PORTFOLIO

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

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

Combined, Ingenia has an interest in and manages a \$2.6 billion¹ property portfolio dominated by cash yielding assets



\$2.6b
PORTFOLIO¹



15,300
INCOME
PRODUCING
SITES¹



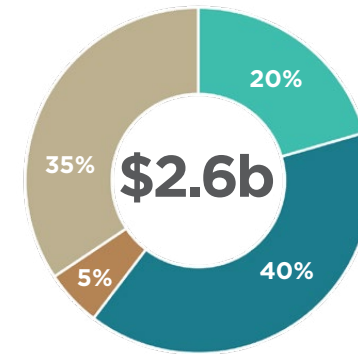
5,225
DEVELOPMENT
SITES²

1. Includes assets held through the Joint Venture with Sun Communities and acquisitions settled post 31 December. Excludes development sites optioned or secured and assets held for sale.
2. Development sites include sites in planning and optioned or secured (Ingenia and Joint Venture with Sun Communities).



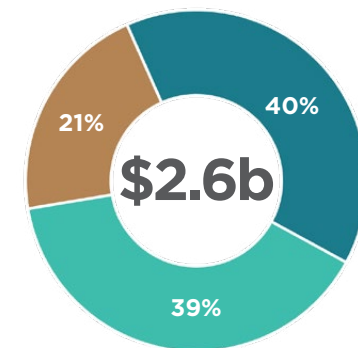


Investment Property
(by Value)¹



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

Portfolio Location
(by Value)¹



- Queensland
- New South Wales
- Victoria

1. Includes Ingenia, Joint Venture and acquisitions settled post 31 December. Excludes assets held for sale.

OUR COMMUNITIES

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

	Land lease homes/sites	Rental homes	Annual sites	Cabins	Sites	Total	
Residential	Ingenia Lifestyle	4,656	19	-	-	4,675	
	Lifestyle - Joint Venture	286	-	-	-	286	
	Ingenia Rental	317	1,411	-	78	1,919	
	Ingenia Gardens	-	1,020	-	-	1,020	
	Ingenia Holidays	1,100	175	1,637	1,455	3,079	
	Total income generating sites¹	6,359	2,625	1,637	1,533	3,192	15,346
	Total development sites²	5,225	120		>400		>5,745

1. Includes Ingenia, Joint Venture and acquisition settled post 31 December. Excludes Funds and assets held for sale.

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

Image: Artist's impression, Ingenia Lifestyle Millers Glen, QLD



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

>2,600
RENTAL
HOMES¹

>1,600
ANNUAL
SITES¹

>4,700
TOURISM CABINS
AND SITES¹

1. Includes Ingenia, Joint Venture and acquisition settled post 31 December. Excludes fund assets and asset held for sale.
2. Includes Ingenia and Joint Venture development sites secured or under option.

RESIDENTIAL COMMUNITIES

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

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



Image: Clubhouse Ingenia Lifestyle Chambers Pines, QLD

LIFESTYLE RENTAL

(LAND LEASE AND ALL-AGE RENTAL)

Ingenia's Lifestyle Rental portfolio is concentrated in metropolitan and coastal areas and comprises 37 established Ingenia Lifestyle (land lease) communities and rental communities catering to all ages (Ingenia Rental)

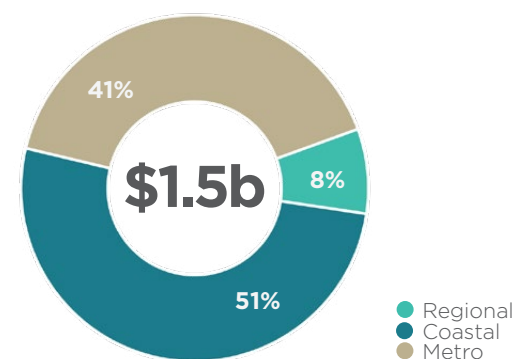
The Group also operates four communities on behalf of the development Joint Venture with Sun Communities

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

Ingenia and Joint Venture owned*	31 December 2024	31 December 2023
Total properties	47	46
Land lease homes	5,259	4,741
Rental homes	1,430	1,439
Tourism sites	191	169
Potential development sites	5,225	5,935
New home settled (FY)	258	174

* Excludes asset held for sale. Development pipeline includes Joint Venture sites, and optioned and secured sites. Settlements include homes in mixed use communities.

Location (by Value)¹



Average rent - permanent homes²

	Lifestyle	Rental
31 December 2024	\$205 per week	\$332 per week
31 December 2023	\$195 per week	\$302 per week

Average occupancy - Ingenia Rental communities

31 December 2024	99%
31 December 2023	99%

Average home sale price³

	Ingenia	Joint Venture
31 December 2024	\$647k	\$825k
31 December 2023	\$594k	\$721k

1. Excludes land lease sites and rental homes in mixed use communities and development sites optioned or settled. Includes Joint Venture.
2. Includes homes in mixed-use communities.
3. Inclusive of GST.



Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites	Potential Dev. Sites ¹
			Development	Complete			Cabins	Sites		
INGENIA LIFESTYLE										
The Grange, NSW	Mar 2013	36.0	0.2	35.8	208	-	-	-	208	-
Ettalong Beach, NSW ²	Apr 2013	1.0	-	1.0	116	-	-	-	116	-
Stoney Creek, NSW	May 2014	28.7	-	28.7	228	-	-	-	228	30
Latitude One ³ , NSW	Dec 2016	43.8	-	43.8	270	-	-	-	270	-
Blueys Beach, NSW	Jan 2017	21.9	21.2	0.7	21	-	-	-	21	133
Plantations, NSW	Aug 2017	32.8	-	32.8	191	-	-	-	191	-
Bevington Shores, NSW	Dec 2019	31.1	-	31.1	190	-	-	-	190	-
Sunnylake Shores, NSW	Jul 2020	16.5	-	16.5	128	-	-	-	128	-
Chambers Pines, QLD ⁴	Mar 2015	100.3	-	100.3	667	-	-	-	667	-
Bethania, QLD	Jul 2015	45.4	-	45.4	321	-	-	-	321	-
Nature's Edge, QLD	Mar 2021	45.2	1.9	43.3	290	-	-	-	290	5
Seachange Coomera, QLD	Nov 2021	21.6	-	21.6	125	-	-	-	125	-
Seachange Toowoomba, QLD	Nov 2021	25.8	3.2	22.6	154	-	-	-	154	13
Seachange Emerald Lakes, QLD	Nov 2021	21.8	-	21.8	127	-	-	-	127	-
Seachange Arundel, QLD	Nov 2021	71.3	-	71.3	415	-	-	-	415	-
Lakeside Lara, VIC	Oct 2015	73.5	18.7	54.8	317	-	-	-	317	84
Federation Glenroy, VIC	Mar 2022	33.0	-	33.0	182	-	-	-	182	-
Federation Sunshine, VIC	Mar 2022	23.6	-	23.6	142	-	-	-	142	-
Federation Werribee, VIC	Mar 2022	34.7	-	34.7	179	-	-	-	179	-
TOTAL		708.0	45.2	662.8	4,271	-	-	-	4,271	265

Note. Totals may not add due to rounding.

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

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

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

Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites	Potential Dev. Sites ¹
			Development	Complete			Cabins	Sites		
GREENFIELD PROJECTS - INGENIA LIFESTYLE*										
Latitude One (expansion), NSW	Aug 2017	25.1	25.1	-	-	-	-	-	-	183
Plantations (expansion), NSW	Aug 2017	18.9	18.9	-	-	-	-	-	-	178
Hervey Bay, QLD	Apr 2018	64.2	22.5	41.7	333	-	-	-	333	110
Drift, Bargara, QLD	May 2021	26.8	25.2	1.6	29	-	-	-	29	280
Sanctuary, Victoria Point, QLD	Nov 2021	39.5	30.4	9.1	83	-	-	-	83	135
Rochedale, QLD	Nov 2021	25.2	25.2	-	-	-	-	-	-	168
Millers Glen, Beaudesert, QLD	Feb 2022	27.2	24.7	2.5	46	-	-	-	46	322
Branyan, QLD	Apr 2022	6.8	6.8	-	-	-	-	-	-	220
Gordonvale, QLD	Mar 2023	19.3	19.3	-	-	-	-	-	-	372
Parkside, Ballarat, VIC	Jul 2020	49.4	31.2	18.2	95	-	-	-	95	124
Springside, Beveridge, VIC	May 2021	26.0	26.0	-	-	-	-	-	-	262
Sunbury, VIC	Sep 2022	11.7	11.7	-	-	-	-	-	-	160
Taroomball, Yeppoon, QLD	Oct 2024	8.6	8.6	-	-	-	-	-	-	286
Highfields, Toowoomba, QLD	Nov 2024	21.1	21.1	-	-	-	-	-	-	560
Archer's Run, Morisset, NSW (JV)	Oct 2020	73.1	72.6	0.5	10	-	-	-	10	593
Fullerton Cove, NSW (JV)	Jun 2019	39.1	38.0	1.1	22	-	-	-	22	86
Natura, Bobs Farm, NSW (JV)	Nov 2021	26.9	24.0	2.9	47	-	-	-	47	44
Freshwater, Burpengary, QLD (JV)	May 2019	41.9	18.4	23.5	207	-	-	-	207	60
Nambour, QLD (JV)	Sep 2021	15.0	15.0	-	-	-	-	-	-	230
TOTAL		565.8	464.7	101.1	872	-	-	-	872	4,373

Note. Totals may not add due to rounding.

Continues over page.

Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites	Potential Dev. Sites ¹
			Development	Complete			Cabins	Sites		
INGENIA RENTAL										
Durack Gardens, QLD	Jun 2017	49.7	-	49.7	298	-	-	-	298	
Eight Mile Plains, QLD	Aug 2017	49.4	-	49.4	298	-	-	-	298	
Brisbane North, QLD	Feb 2019	50.5	-	50.5	278	-	-	59	337	
Taigum, QLD	Nov 2019	34.6	-	34.6	126	-	36	-	162	
Redlands, QLD	Nov 2020	8.8	1.0	7.8	104	-	-	-	104	
Chelsea, VIC	Nov 2021	25.6	-	25.6	175	-	-	12	187	
Frankston, VIC	Nov 2021	26.9	-	26.9	149	-	12	28	189	
Carrum Downs, VIC	Nov 2021	26.3	-	26.3	118	-	30	14	162	
TOTAL RENTAL		271.8	1.0	270.8	1,546	-	78	113	1,737	120
TOTAL LIFESTYLE RENTAL*		1,545.6	510.9	1,034.7	6,689	-	78	113	6,880	4,758

* Inclusive of Joint Venture

Image: Clubhouse Ingénia Lifestyle Nature's Edge, QLD



LIFESTYLE DEVELOPMENT

(LAND LEASE)

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

The Group has 15 projects underway, with further projects in planning, optioned or secured and additional sites under review

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

A total of 5,225 sites are available for future development¹



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



5,225
TOTAL
DEVELOPMENT
SITES^{1,2}

258
SETTLEMENTS²
1H25

3,624
APPROVED
DEVELOPMENT
SITES²

15
ACTIVE
PROJECTS²

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

Image: Ingenia Lifestyle Chambers Pines, QLD

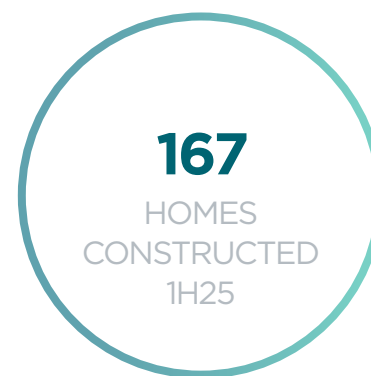
INGENIA CURRENT PROJECTS

Cluster/Community	Remaining Potential Dev. Sites	Current Home Prices (\$'000)	Dec 24	Dec 25	Dec 26	Dec 27	Project status (see key)
Chambers Pines (Logan), QLD	-		COMPLETE 1H25				
Seachange (Coomera), QLD			COMPLETE 1H25				
Sanctuary (Victoria Point), QLD	135	\$729k-\$1m+	[Progress bar]				[Community formation]
Nature's Edge (Buderim), QLD	5	\$969k-1m+	[Progress bar]				[Early phase]
Millers Glen (Beaudesert), QLD	322	\$510k-\$610k	[Progress bar]				[Early phase]
Seachange (Toowoomba), QLD	13	\$515k-\$820k	[Progress bar]				[Stable]
Hervey Bay, QLD	110	\$563k-\$709k	[Progress bar]				[Stable]
Parkside (Ballarat), VIC	124	\$530k-\$745k	[Progress bar]				[Stable]
Lakeside Lara (Geelong), VIC	84	\$564k-\$729k	[Progress bar]				[Stable]
Drift (Bargara), QLD	280	\$625k-\$890k	[Progress bar]				[Community formation]
Springside (Beveridge), VIC	262	\$475k+	[Progress bar]				[Early phase]
Blueys Beach, NSW	133	-	[Progress bar]				[Early phase]
Latitude One expansion (Anna Bay), NSW	183	-	[Progress bar]				[Early phase]
TOTAL	1,651						
Joint Venture projects	1,013		See page 19 for further details				

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

KEY

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



1. Ingénia only. Represents average home price (incl GST) for homes settled 1H25.

JOINT VENTURE CURRENT PROJECTS

Cluster/Community	Remaining Potential Dev. Sites	Current Home Prices (\$'000)	Dec 24	Dec 25	Dec 26	Dec 27	Settlements (see key)
Freshwater (Burpengary), QLD	60	\$675k-\$759k	[Progress bar]				[Blue bar]
Natura (Bobs Farm), NSW	44	\$855k-\$990k	[Progress bar]				[Gold bar]
Element (Fullerton Cove), NSW	86	\$770k-\$1m+	[Progress bar]				[Dark Blue bar]
Archer's Run (Morisset), NSW	593	\$815k-\$999k	[Progress bar]				[Dark Blue bar]
Nambour, QLD	230						
TOTAL	1,013						

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

Investment carrying value (\$m) (INA 50% interest)	\$95.0
Operating profit (\$m)	\$18.3
Share of profit from Joint Venture (\$m)	\$6.2
Ingenia Fee Income	
Development and sales (\$m)	\$2.7
Other fees (\$m) ¹	\$0.2
Revenue comprised:	
• Revenue from home sales - \$44m	
• Rents from 286 occupied homes at Ingenia Lifestyle Freshwater, Element Fullerton Cove, Natura and Archer's Run	

KEY

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

- Excludes potential performance fee at project completion.
- Represents average home price (incl GST) for homes settled 1H25.

286
RENT
GENERATING
SITES

4
PROJECTS
UNDERWAY

\$825k
AVE. HOME
SALES PRICE²
1H25



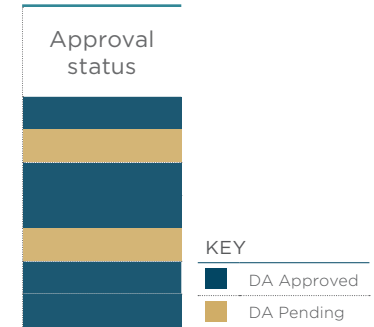
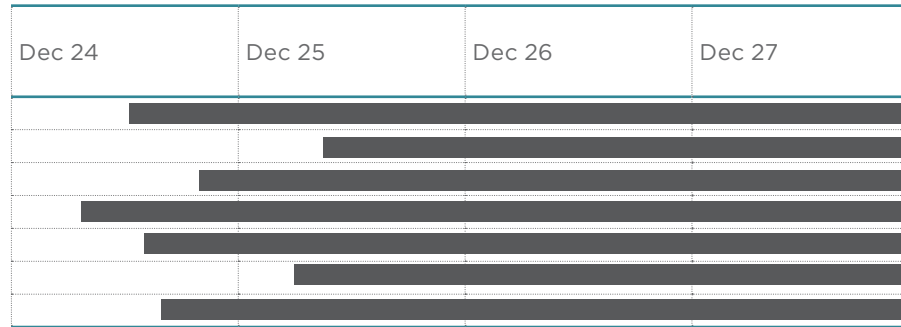
Image: Ingenia Lifestyle Natura, NSW

Image: Ingenia Lifestyle Archer's Run, NSW



DEVELOPMENT PIPELINE: FUTURE PROJECTS

Cluster/Community	Total Potential Dev. Sites
Plantations, NSW (expansion)	178
Rochedale, QLD	168
Branyan, QLD	220
Gordonvale, QLD	372
Highfields, Toowoomba, QLD	561
Taroomball, Yeppoon, QLD	286
Sunbury, VIC	160
	1,945
Secured/ Optioned ¹	616
TOTAL PIPELINE²	5,225



1. Includes Ingenia and Joint Venture.

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

INGENIA GARDENS

(SENIORS RENTAL)

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

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

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

The Portfolio comprises 19 communities with a value of \$137.4 million

Image: Ingénia Gardens Bundaberg, QLD



Image: Ingenia Gardens Bundaberg, QLD



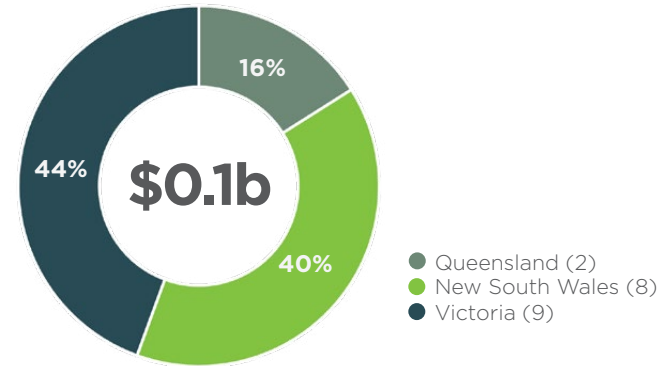
GARDENS PORTFOLIO: OVERVIEW

Ingenia Gardens snapshot

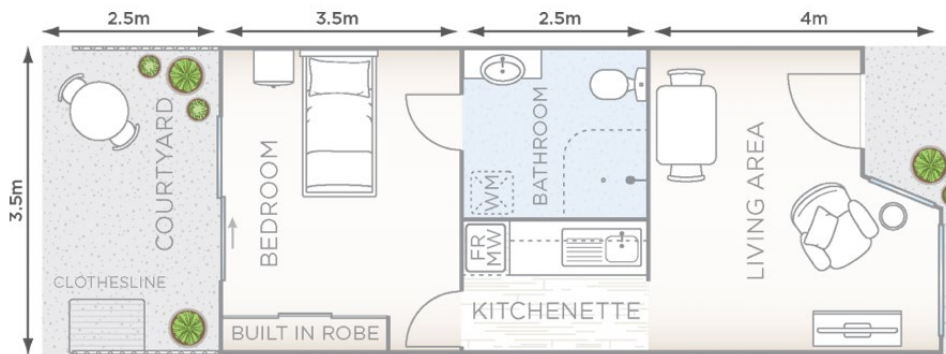
Ingenia owned	31 December 2024	31 December 2023
Total properties	19	19
Total units	1,020	1,019
Av. weekly rent	\$394	\$373
Occupancy	95.4%	95.4%

731	Daily resident meals served
3.9 years	Average resident tenure
95.4%	Occupancy

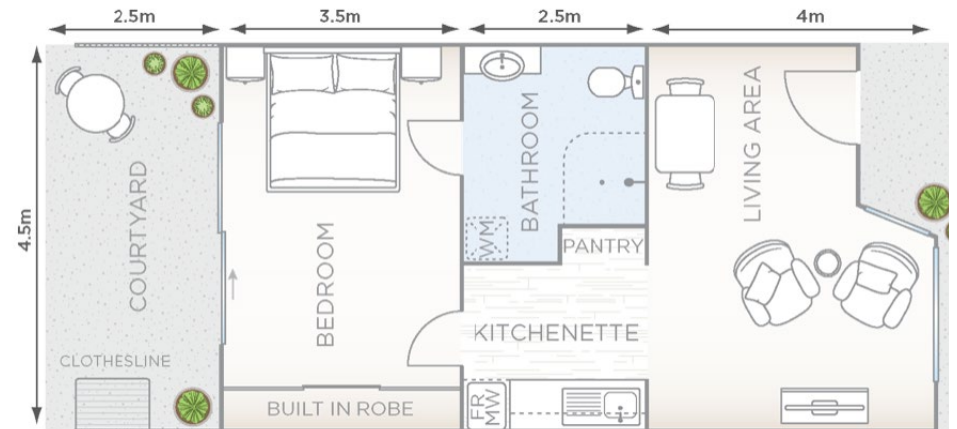
Portfolio Location
(by value)



Single unit floorplan



Couples unit floorplan



Property	Location	Acquired	Asset Value (\$m)	Total Units	Occupancy (%)
INGENIA GARDENS					
Wagga	Wagga Wagga, NSW	Jun 2013	6.1	50	94.0%
Wheelers	Dubbo, NSW	Jun 2004	6.6	52	96.2%
Dubbo	Dubbo, NSW	Dec 2012	6.9	55	94.5%
Taloumbi	Coffs Harbour, NSW	Jun 2004	8.1	51	98.0%
Goulburn	Goulburn, NSW	Jun 2004	6.7	49	100.0%
Oxley	Port Macquarie, NSW	Jun 2004	7.0	45	100.0%
Taree	Taree, NSW	Dec 2004	6.8	51	98.0%
Bathurst	Bathurst, NSW	Jan 2014	6.3	54	85.2%
Carrum Downs	Carrum Downs, VIC	Oct 2021	9.2	61	95.1%
Grovedale	Grovedale, VIC	Jun 2004	6.7	51	90.2%
St Albans Park	St Albans Park, VIC	Jun 2004	7.1	53	98.1%
Townsend	St Albans Park, VIC	Jun 2004	6.4	50	90.0%
Sovereign	Ballarat, VIC	Jun 2013	6.2	51	88.2%
Hertford	Sebastopol, VIC	Jun 2004	6.0	48	89.6%
Coburns	Brookfield, VIC	Jun 2004	7.0	51	98.0%
Brooklyn	Brookfield, VIC	Jun 2004	6.9	51	98.0%
Warrnambool	Warrnambool, VIC	Jan 2014	5.7	49	100.0%
Marsden	Marsden, QLD	Jun 2005	16.3	97	97.9%
Jefferis	Bundaberg North, QLD	Jun 2004	5.7	51	100.0%
TOTAL/AVERAGE			137.4	1,020	95.4%

Note. Totals may not add due to rounding.

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

INGENIA HOLIDAY PARKS

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

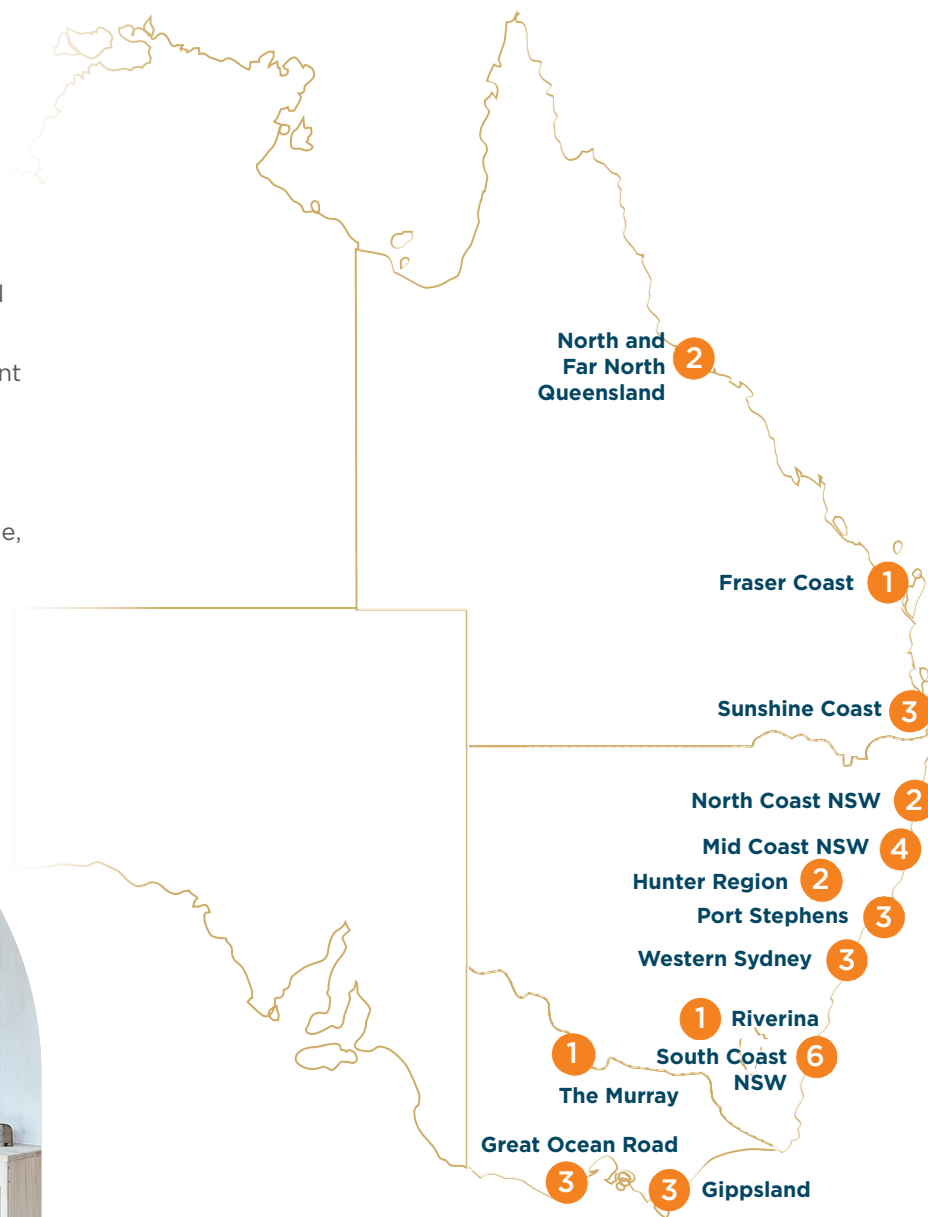
With a focus on the family and seniors markets, the portfolio includes a range of accommodation, from cabins and glamping tents to caravan and camp sites, located in pristine locations

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

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

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

The Ingenia portfolio has a value of \$915.1 million



Note. Includes post 31 December acquisition.

34
HOLIDAY PARKS

1,275
HOMES

4,534
CABINS & SITES

1,637
ANNUAL
HOME SITES



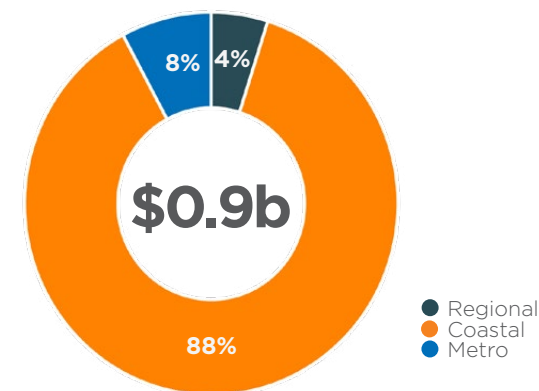
HOLIDAYS PORTFOLIO: OVERVIEW

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

Portfolio Location (by Value)

Ingenia owned	31 December 2024*	31 December 2023
Total properties	34	33
Total residential homes	1,275	1,239
Total annual sites	1,637	1,593
Total tourism sites	4,534	4,397

* Includes acquisition settled February 2025.



Average rent - annual sites

31 December 2024	\$148 per week
31 December 2023	\$135 per week

Tourism cabins¹

31 December 2024	66% average occupancy \$209 RevPOR
31 December 2023	64% average occupancy \$205 RevPOR

Tourism sites¹

31 December 2024	49% average occupancy \$66 RevPOR
31 December 2023	48% average occupancy \$64 RevPOR

1. Represents revenue per occupied room night (RevPOR) for full year to 31 December 2024.



Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites
			Development	Complete			Cabins	Sites	
MIXED USE COMMUNITIES									
Nepean River, NSW	Aug 2013	17.4	-	17.4	99	-	38	13	150
Kingscliff, NSW	Nov 2013	17.5	-	17.5	108	-	19	61	188
Hunter Valley, NSW	Feb 2014	11.1	-	11.1	63	-	18	34	115
White Albatross, NSW	Dec 2014	49.5	0.9	48.6	136	-	61	106	303
Sydney Hills, NSW	Apr 2015	14.5	-	14.5	61	-	31	45	137
Lake Conjola, NSW	Sep 2015	70.6	-	70.6	116	242	56	74	488
South West Rocks, NSW ¹	Feb 2016	37.6	-	37.6	112	-	43	124	279
Ocean Lake, NSW	Aug 2016	15.9	-	15.9	44	119	25	59	247
Avina, NSW	Oct 2016	39.2	17.6	21.6	74	-	54	68	196
Middle Rock, NSW	Dec 2020	29.4	-	29.4	76	56	44	107	283
Ulladulla, NSW	Aug 2021	11.3	-	11.3	55	-	27	67	149
Old Bar Beach, NSW ¹	Dec 2023	7.3	-	7.3	2	15	30	145	192
Noosa, QLD	Feb 2015	35.5	-	35.5	48	-	36	103	187
Noosa North, QLD ¹	Jul 2021	15.0	-	15.0	6	-	26	84	116
Townsville, QLD	Mar 2021	12.1	-	12.1	53	-	30	79	162
Beacon, VIC	Nov 2021	30.0	-	30.0	2	18	71	33	124
Murray Bend, VIC	Nov 2021	15.8	-	15.8	7	270	21	84	382
Swan Bay, VIC	Nov 2021	10.1	-	10.1	44	132	2	10	188
Tomakin, NSW	Feb 2025	9.7	-	9.7	26	119	2	42	189
TOTAL		449.5	18.5	431.0	1,132	971	634	1,338	4,075

Note. Totals may not add due to rounding.

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

1. Includes land component that is leased.

Continues over page.

Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites
			Development	Complete			Cabins	Sites	
HOLIDAY PARKS									
One Mile Beach, NSW ¹	Dec 2013	50.4	-	50.4	3	-	96	136	235
Lake Macquarie, NSW	Apr 2015	18.5	-	18.5	16	31	45	68	160
Soldiers Point, NSW	Oct 2015	42.5	-	42.5	22	-	49	51	122
Bonny Hills, NSW	May 2017	23.2	-	23.2	1	-	48	52	101
Byron Bay, NSW ¹	Apr 2019	32.8	-	32.8	40	-	74	151	265
Merry Beach, NSW ¹	May 2021	38.0	-	38.0	4	363	32	128	527
Eden Beachfront, NSW ¹	Jul 2021	9.8	-	9.8	3	21	41	105	170
Wagga Wagga, NSW	Aug 2022	14.3	-	14.3	1	-	52	76	129
Hervey Bay, QLD	Oct 2016	18.5	-	18.5	9	-	30	115	154
Cairns Coconut, QLD	Mar 2017	93.0	-	93.0	40	-	145	195	380
Rivershore Resort, QLD	Nov 2018	28.1	4.0	24.1	1	-	19	106	126
Inverloch, VIC ¹	Dec 2020	54.6	-	54.6	-	50	66	316	432
Cape Paterson, VIC ¹	Jul 2021	8.4	-	8.4	-	102	7	110	219
Phillip Island, VIC ¹	Jul 2021	12.6	-	12.6	-	47	51	67	165
Torquay, VIC ¹	Jul 2021	21.2	-	21.2	3	52	66	65	186
TOTAL		465.9	4.0	461.9	143	666	821	1,741	3,371
TOTAL PORTFOLIO²		915.1	22.5	892.9	1,275	1,637	1,455	3,079	7,446

Note. Totals may not add due to rounding.

1. Includes land component that is leased.
2. Includes assets acquired post 31 December.



Disclaimer

This presentation was prepared by Ingenia Communities Holdings Limited (ACN 154 444 925) and Ingenia Communities RE Limited (ACN 154 464 990) as responsible entity for Ingenia Communities Fund (ARSN 107 459 576) and Ingenia Communities Management Trust (ARSN 122 928 410) (together Ingenia Communities Group, INA or the Group). Information contained in this presentation is current as at 31 December 2024 unless otherwise stated.

This presentation is provided for information purposes only and has been prepared without taking account of any particular reader's financial situation, objectives or needs. Nothing contained in this presentation constitutes investment, legal, tax or other advice. Accordingly, readers should, before acting on any information in this presentation, consider its appropriateness, having regard to their objectives, financial situation and needs, and seek the assistance of their financial or other licensed professional adviser before making any investment decision. This presentation does not constitute an offer, invitation, solicitation or recommendation with respect to the subscription for, purchase or sale of any security, nor does it form the basis of any contract or commitment.

Except as required by law, no representation or warranty, express or implied, is made as to the fairness, accuracy or completeness of the information, opinions and conclusions, or as to the reasonableness of any assumption, contained in this presentation. By reading this presentation and to the extent permitted by law, the reader releases each entity in the Group and its affiliates, and any of their respective directors, officers, employees, representatives or advisers from any liability (including, without limitation, in respect of direct, indirect or consequential loss or damage or loss or damage arising by negligence) arising in relation to any reader relying on anything contained in or omitted from this presentation.

The forward looking statements included in this presentation involve subjective judgment and analysis and are subject to significant uncertainties, risks and contingencies, many of which are outside the control of, and are unknown to, the Group. In particular, they speak only as of the date of these materials, they assume the success of the Group's business strategies, and they are subject to significant regulatory, business, competitive and economic uncertainties and risks. Actual future events may vary materially from forward looking statements and the assumptions on which those statements are based. Given these uncertainties, readers are cautioned not to place undue reliance on such forward looking statements.

The Group, or persons associated with it, may have an interest in the securities mentioned in this presentation, and may earn fees as a result of transactions described in this presentation or transactions in securities in INA.

This document is not an offer to sell or a solicitation of an offer to subscribe or purchase or a recommendation of any securities, including in the United States or any other jurisdiction in which such an offer would be illegal.

Approved for lodgement by the Chairman.