

26 August 2025

FY25 Property Portfolio

Ingenia Communities Group (ASX:INA) provides its FY25 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. Listed on the Australian Securities Exchange, the Group is included in the S&P/ASX 200 and has a market capitalisation of over \$2 billion.

The Group has over 100 communities across Australia and is included in the S&P/ASX 200.

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



PROPERTY PORTFOLIO FY25







Image: Ingenia Lifestyle Latitude One, NSW

TABLE OF CONTENTS

About Ingenia	04
---------------	----

Portfolio Overview	05
--------------------	----

Residential Communities	09
-------------------------	----

Lifestyle Rental	10
------------------	----

Lifestyle Development	16
-----------------------	----

Ingenia Gardens	22
-----------------	----

Ingenia Holiday Parks	26
-----------------------	----

Information as at 30 June 2025 unless otherwise stated.

Figures throughout are rounded and totals may not add due to rounding.

Cover image: Ingenia Lifestyle Chambers Pines, QLD



100
PROPERTIES*



10,800
RESIDENTS
PAYING RENT*



1.8M
TOURISM
'ROOM NIGHTS'

ABOUT US

- Established in 2004 – internalised as Ingenia in 2012 and now part of the ASX 200 Index
- Leading provider of land lease 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 acquisition settled post 30 June. 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 land lease, 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 \$2.7 billion¹ property portfolio dominated by cash yielding assets



\$2.7b
PORTFOLIO¹



15,700
INCOME
PRODUCING
SITES¹



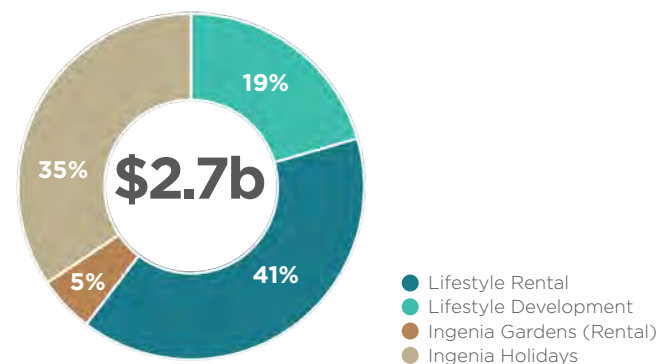
5,024
DEVELOPMENT
SITES²

1. Includes assets held through the Joint Venture with Sun Communities and acquisition settled post 30 June. 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).

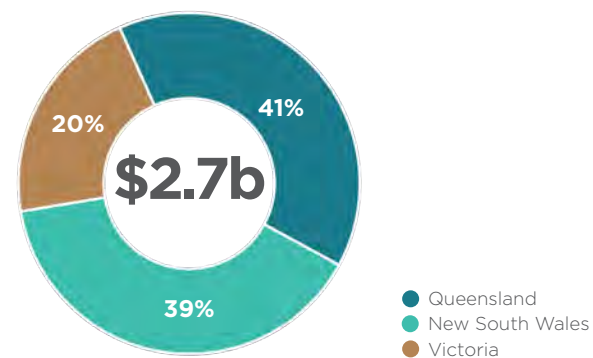


Image: Ingenia Lifestyle Chambers Pines, QLD

Investment Property
(by Value)¹



Portfolio Location
(by Value)¹



1. Includes Ingenia, Joint Venture and acquisition settled post 30 June. 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	4,834	21	-	-	4,855
	Lifestyle - Joint Venture	373	-	-	-	373
	Ingenia Rental	314	1,399	78	114	1,905
	Ingenia Gardens	-	1,020	-	-	1,020
	Ingenia Holidays	1,123	157	1,626	3,167	7,556
	Total income generating sites¹	6,644	2,597	1,626	3,281	15,709
	Total development sites²	5,024	108	>400		>5,532

1. Includes Ingenia, Joint Venture and acquisition settled post 30 June 2025. Excludes assets held for sale.

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



>11,000

LAND LEASE
HOMES
AND SITES^{1,2}

~2,600

RENTAL
HOMES¹

>1,600

ANNUAL
SITES¹

>4,800

TOURISM
CABINS AND
SITES¹

1. Includes Ingenia, Joint Venture and acquisition settled post 30 June. Excludes assets 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: Ingenia Lifestyle Bethania, 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)

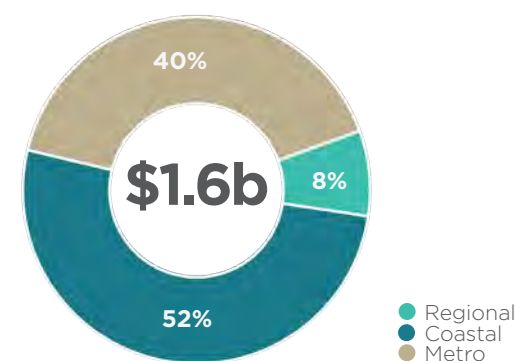
The Group operates four communities on behalf of the development Joint Venture with Sun Communities

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

Ingenia and Joint Venture owned*	30 June 2025	30 June 2024
Total properties	46	44
Land lease homes	5,521	5,017
Rental homes	1,420	1,443
Tourism sites	192	180
Potential development sites	5,024	5,311
New homes settled (FY)	520	458

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

Location (by Value)¹



Average rent - permanent homes²

	Lifestyle	Rental
30 June 2025	\$210 per week	\$339 per week
30 June 2024	\$200 per week	\$318 per week

Average home sale price³

	Ingenia	Joint Venture
30 June 2025	\$671k	\$829k
30 June 2024	\$606k	\$741k

Average occupancy - Ingenia Rental communities

30 June 2025	98%
30 June 2024	99%

1. Includes Ingenia and Joint Venture. Excludes assets held for sale.
2. Includes homes in mixed-use communities.
3. Ingenia includes homes in mixed-use communities, excludes Joint Venture. Price inclusive of GST.



Image: Ingenia Lifestyle Element, NSW

Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites	Potential Dev. Sites¹
			Development	Complete			Cabins	Sites		
INGENIA LIFESTYLE										
The Grange, NSW	Mar 2013	35.3	-	35.3	209	-	-	-	209	
Ettalong Beach, NSW²	Apr 2013	0.8	-	0.8	116	-	-	-	116	
Stoney Creek, NSW	May 2014	33.1	-	33.1	228	-	-	-	228	
Latitude One³, NSW	Dec 2016	45.5	-	45.5	270	-	-	-	270	
Kokomo, (Blueys Beach), NSW	Jan 2017	25.6	25.0	0.6	22	-	-	-	22	133
Plantations, NSW	Aug 2017	32.9	-	32.9	191	-	-	-	191	
Bevington Shores, NSW	Dec 2019	30.9	-	30.9	193	-	-	-	193	
Sunnylake Shores, NSW	Jul 2020	16.4	-	16.4	128	-	-	-	128	
Chambers Pines, QLD⁴	Mar 2015	102.5	-	102.5	667	-	-	-	667	
Bethania, QLD	Jul 2015	44.9	-	44.9	321	-	-	-	321	
Nature’s Edge, QLD	Mar 2021	43.1	-	43.1	299	-	-	-	299	
Seachange Coomera, QLD	Nov 2021	22.6	-	22.6	125	-	-	-	125	
Seachange Toowoomba, QLD	Nov 2021	26.3	-	26.3	167	-	-	-	167	
Seachange Emerald Lakes, QLD	Nov 2021	22.0	-	22.0	127	-	-	-	127	
Seachange Arundel, QLD	Nov 2021	76.7	-	76.7	415	-	-	-	415	
Lakeside Lara, VIC	Oct 2015	71.4	17.3	54.1	335	-	-	-	335	62
Federation Glenroy, VIC	Mar 2022	24.9	-	24.9	182	-	-	-	182	
Federation Sunshine, VIC	Mar 2022	18.0	-	18.0	142	-	-	-	142	
Federation Werribee, VIC	Mar 2022	25.8	-	25.8	179	-	-	-	179	
TOTAL		698.7	42.3	656.4	4,316	-	-	-	4,316	195

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

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.
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. Sites¹
			Development	Complete			Cabins	Sites		
GREENFIELD PROJECTS - INGENIA LIFESTYLE*										
Latitude One (expansion), NSW	Jul 2017	41.6	41.6	-	-	-	-	-	-	183
Plantations (expansion), NSW	Jun 2024	21.6	21.6	-	-	-	-	-	-	178
Hervey Bay, QLD	Apr 2018	68.4	20.6	47.8	376	-	-	-	376	66
Drift, Bargara, QLD	May 2021	34.5	31.3	3.2	51	-	-	-	51	257
Sanctuary, Victoria Point, QLD	Nov 2021	48.2	29.7	18.5	119	-	-	-	119	90
Rochedale, QLD	Nov 2021	25.2	25.2	-	-	-	-	-	-	168
Millers Glen, Beaudesert, QLD	Feb 2022	30.9	21.3	9.6	60	-	-	-	60	253
Branyan, QLD	Apr 2022	6.9	6.9	-	-	-	-	-	-	237
Gordonvale, QLD	Mar 2023	19.6	19.6	-	-	-	-	-	-	372
Parkside, Ballarat, VIC	Jul 2020	50.6	32.5	18.1	115	-	-	-	115	105
Springside, Beveridge, VIC	May 2021	31.2	31.2	-	-	-	-	-	-	252
Sunbury, VIC	Sep 2022	13.0	13.0	-	-	-	-	-	-	160
Taroomball, Yeppoon, QLD	Oct 2024	8.1	8.1	-	-	-	-	-	-	286
Highfields, Toowoomba, QLD	Nov 2024	23.6	23.6	-	-	-	-	-	-	561
Archer’s Run, Morisset, NSW (JV)	Oct 2020	74.8	73.2	1.6	33	-	-	-	33	558
Fullerton Cove, NSW (JV)	Jun 2019	38.0	35.5	2.5	41	-	-	-	41	73
Natura, Bobs Farm, NSW (JV)	Nov 2021	28.4	24.2	4.2	59	-	-	-	59	33
Freshwater, Burpengary, QLD (JV)	May 2019	44.0	9.3	34.7	240	-	-	-	240	27
TOTAL		608.6	468.4	140.2	1,094	-	-	-	1,094	3,859

Joint Venture represents 100% of asset value (Ingenia ownership is 50%).

* Inclusive of Joint Venture.

Continues over page.

Property	Acquired	Total Asset Value (\$m)	Asset Value (\$m)		Perm Sites	Annuals	Tourism		Total Sites	Potential Dev. Sites¹
			Development	Complete			Cabins	Sites		
INGENIA RENTAL										
Durack Gardens, QLD	Jun 2017	51.1	-	51.1	296	-	-	-	296	
Eight Mile Plains, QLD	Aug 2017	54.5	-	54.5	286	-	-	-	286	
Brisbane North, QLD	Feb 2019	53.8	-	53.8	279	-	-	59	338	
Taigum, QLD	Nov 2019	35.8	-	35.8	126	-	36	-	162	
Redlands, QLD	Nov 2020	8.4	-	8.4	104	-	-	-	104	
Chelsea, VIC	Nov 2021	28.0	-	28.0	175	-	-	13	188	
Frankston, VIC	Nov 2021	30.8	-	30.8	147	-	12	28	187	
Carrum Downs, VIC	Nov 2021	26.5	-	26.5	118	-	30	14	162	
TOTAL RENTAL		288.9	-	288.9	1,531	-	78	114	1,723	108
TOTAL LIFESTYLE RENTAL*		1,596.2	510.7	1,085.5	6,941	-	78	114	7,133	4,162

* Inclusive of Joint Venture.



LIFESTYLE DEVELOPMENT

(LAND LEASE)

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

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

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

A total of 5,024 sites are available for future development¹



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

Image: Ingenia Lifestyle Latitude One, NSW



5,024

TOTAL
DEVELOPMENT
SITES¹

520

SETTLEMENTS²
FY25

3,663

APPROVED
DEVELOPMENT
SITES

16

ACTIVE
PROJECTS

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

2. Includes Joint Venture and mixed-use assets.

INGENIA CURRENT PROJECTS

Cluster/Community	Remaining Potential Dev. Sites	Current Home Prices (\$'000)	Jun 25	Jun 26	Jun 27	Jun 28	Project status (see key)
Chambers Pines (Logan), QLD	-	-	COMPLETE 1H25				
Seachange (Coomera), QLD	-	-	COMPLETE 1H25				
Seachange (Toowoomba), QLD	-	-	COMPLETE 2H25				
Nature's Edge (Buderim), QLD	-	-	COMPLETE OCT 25				
Sanctuary (Victoria Point), QLD	90						
Millers Glen (Beaudesert), QLD	253	510-665					
Hervey Bay, QLD	66	479-630					
Drift (Bargara), QLD	257	589-925					
Gordonvale, QLD	372	-					
Parkside (Ballarat), VIC	105	530-745					
Lakeside Lara (Geelong), VIC	62	529-739					
Springside (Beveridge), VIC	252	475-699					
Sunbury, VIC	160	-					
Kokomo (Blueys Beach), NSW	133	865-1,250					
Latitude One expansion (Anna Bay), NSW	183	-					
Plantations expansion (Woolgoolga), NSW	178	-					
TOTAL	2,111						
Joint Venture Projects	691						

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

\$671k

AVE. HOME
SALES PRICE
FY25¹

374

SETTLEMENTS
FY25¹

511

HOMES
CONSTRUCTED
FY25

1. Ingenia only. Represents average home price (incl GST) for homes settled FY25.

JOINT VENTURE CURRENT PROJECTS

Cluster/Community	Remaining Potential Dev. Sites	Current Home Prices (\$'000)	Jun 25	Jun 26	Jun 27	Jun 28	Settlements (see key)
Freshwater (Burpengary), QLD	27	618-795					
Natura (Bobs Farm), NSW	33	775-1,600					
Element (Fullerton Cove), NSW	73	795-975					
Archer's Run (Morisset), NSW	558	820-1,400					
TOTAL	691						

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

Investment carrying value (\$m) (INA 50% interest)	\$100.3m
EBIT (\$m)	\$46.0m
Share of profit from Joint Venture (\$m) (INA 50% interest)	\$11.7m
Ingenia Fee Income	
Development and sales (\$m)	\$5.1m
Other fees (\$m)	\$0.4m
Revenue comprised:	
<ul style="list-style-type: none"> Revenue from home sales - \$109.2 million Rents from 373 occupied homes at Ingenia Lifestyle Freshwater, Element Fullerton Cove, Natura and Archer's Run 	

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

373
RENT
GENERATING
SITES

4
PROJECTS
UNDERWAY

\$829k
AVE. HOME
SALES PRICE¹
FY25



Image: Ingenia Lifestyle Natura, NSW

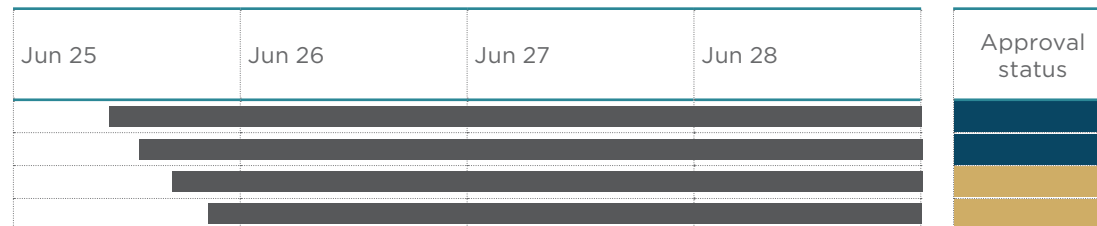
1. Represents average home price (incl GST) for homes settled FY25.



Image: Expansion, Ingenia Lifestyle, Latitude One, NSW

DEVELOPMENT PIPELINE: FUTURE PROJECTS

Cluster/Community	Total Potential Dev. Sites
Highfields, Toowoomba, QLD	561
Taroomball, Yeppoon, QLD	286
Rochedale, QLD	168
Branyan, QLD	237
TOTAL	1,252
Secured/Optioned ¹	970
TOTAL PIPELINE²	5,024



KEY	
	DA Approved
	DA Pending

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

1. Includes Ingenia and Joint Venture.
2. Excludes sites approved for tourism and rental cabins.

INGENIA GARDENS

(SENIORS RENTAL)

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

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

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

The Portfolio comprises 19 communities with a value of \$140 million

Image: Ingenia Gardens Dubbo, NSW





Image: Ingenia Gardens Jeferis, Bundaberg North, QLD

Image: Ingenia Gardens Bundaberg, QLD

GARDENS PORTFOLIO: OVERVIEW

Ingenia Gardens snapshot

Ingenia owned	30 June 2025	30 June 2024
Total properties	19	19
Total units	1,020	1,020
Av. weekly rent	\$401	\$383
Occupancy	97.7% ¹	95.9%

1. Occupancy excludes eight units at Taree unable to be occupied at 30 June.

730	Daily resident meals served
4 years	Average resident tenure

Portfolio Location
(by value)

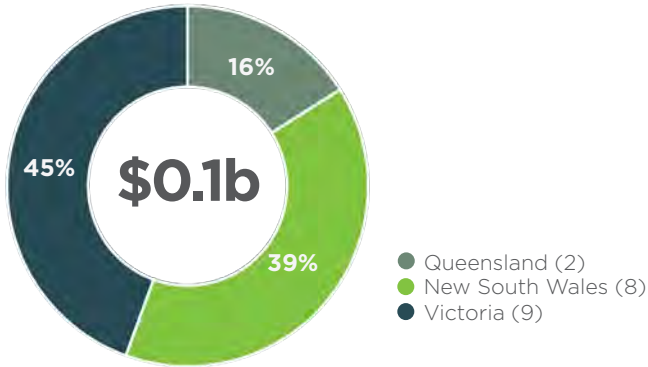


Image: Ingenia Gardens Marsden, QLD



Property	Location	Acquired	Asset Value (\$m)	Total Units	Occupancy (%)
INGENIA GARDENS					
Wagga	Wagga Wagga, NSW	Jun 2013	6.0	50	90.0%
Wheelers	Dubbo, NSW	Jun 2004	6.6	52	100.0%
Dubbo	Dubbo, NSW	Dec 2012	7.1	55	100.0%
Taloumbi	Coffs Harbour, NSW	Jun 2004	8.3	51	98.0%
Goulburn	Goulburn, NSW	Jun 2004	6.9	49	98.0%
Oxley	Port Macquarie, NSW	Jun 2004	6.9	45	100.0%
Taree	Taree, NSW	Dec 2004	6.8	51	100.0%
Bathurst	Bathurst, NSW	Jan 2014	6.3	54	94.4%
Carrum Downs	Carrum Downs, VIC	Oct 2021	9.3	61	98.4%
Grovedale	Grovedale, VIC	Jun 2005	6.8	51	100.0%
St Albans Park	St Albans Park, VIC	Jun 2004	7.4	53	98.1%
Townsend	St Albans Park, VIC	Jun 2004	6.6	50	94.0%
Sovereign	Ballarat, VIC	Jun 2013	6.3	51	100.0%
Hertford	Sebastopol, VIC	Jun 2004	6.0	48	95.8%
Coburns	Brookfield, VIC	Jun 2004	7.0	51	94.1%
Brooklyn	Brookfield, VIC	Jun 2004	7.1	51	98.0%
Warrnambool	Warrnambool, VIC	Jan 2014	6.0	49	100.0%
Marsden	Marsden, QLD	Jun 2005	17.0	97	100.0%
Jefferis	Bundaberg North, QLD	Jun 2004	6.1	51	96.1%
TOTAL/AVERAGE			140.5	1,020	97.7%¹

1. Occupancy excludes eight units at Taree unable to be occupied at 30 June.

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

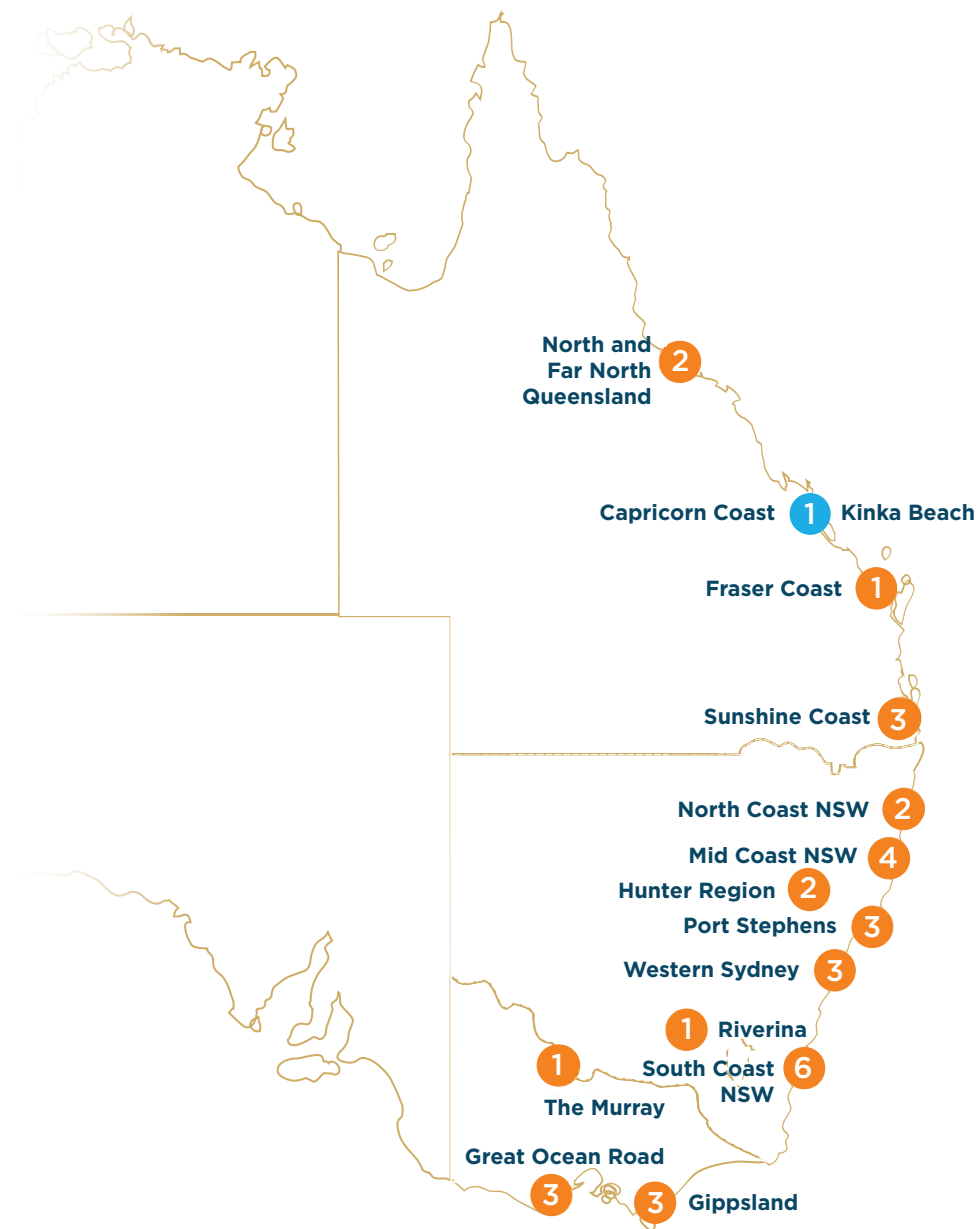
Revenue is underpinned by high levels of repeat visitation and 'annual' and permanent homes

'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 Holidays portfolio has a value of \$947 million

Image: Ingenia Holidays, Queenscliff Beacon, VIC



Note. Includes Kinka Beach (post 30 June acquisition).

35

HOLIDAY PARKS

1,280
HOMES

4,650
CABINS & SITES

1,626
ANNUAL
HOME SITES

HOLIDAYS PORTFOLIO: OVERVIEW

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

Ingenia owned	30 June 2025*	30 June 2024
Total properties	35	33
Total residential homes	1,280	1,251
Total annual sites	1,626	1,576
Total tourism sites	4,650	4,404

* Includes acquisition settled July 2025.

Average rent - annual sites

30 June 2025	\$148 per week
30 June 2024	\$140 per week

Tourism cabins¹

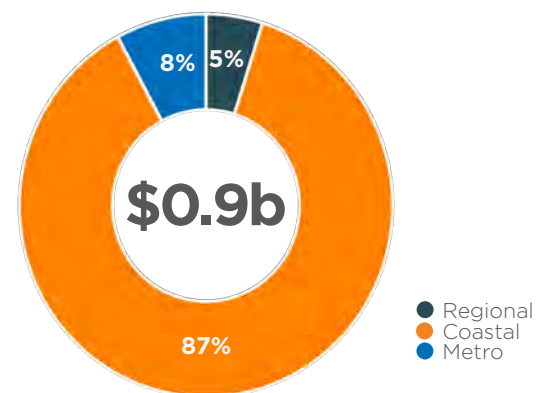
30 June 2025	66% average occupancy \$216 RevPOR
30 June 2024	64% average occupancy \$214 RevPOR

Tourism sites¹

30 June 2025	49% average occupancy \$67 RevPOR
30 June 2024	47% average occupancy \$66 RevPOR

1. Represents revenue per occupied room night (RevPOR) for full year to 30 June 2025.

Portfolio Location (by Value)





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	17.8	-	17.8	107	-	19	61	187
Hunter Valley, NSW	Feb 2014	11.0	-	11.0	63	-	18	34	115
Nambucca Heads, NSW	Dec 2014	53.3	0.9	52.4	136	-	61	106	303
Sydney Hills, NSW	Apr 2015	15.1	-	15.1	61	-	31	44	136
Lake Conjola, NSW	Sep 2015	74.0	-	74.0	116	240	55	78	489
South West Rocks, NSW ¹	Feb 2016	37.6	-	37.6	112	-	43	124	279
Ocean Lake, NSW	Aug 2016	16.7	-	16.7	44	119	25	59	247
Avina, NSW	Oct 2016	39.2	17.6	21.6	58	-	67	68	193
Middle Rock, NSW	Dec 2020	29.8	-	29.8	76	56	44	107	283
Ulladulla, NSW	Aug 2021	11.5	-	11.5	55	-	27	67	149
Old Bar Beach, NSW ¹	Dec 2023	7.6	-	7.6	2	15	30	144	191
Noosa, QLD	Feb 2015	35.8	-	35.8	48	-	36	103	187
Noosa North, QLD ¹	Jul 2021	14.9	-	14.9	6	-	26	84	116
Townsville, QLD	Mar 2021	12.1	-	12.1	31	-	30	101	162
Beacon, VIC	Nov 2021	30.0	-	30.0	2	18	71	33	124
Murray Bend, VIC	Nov 2021	17.3	-	17.3	7	270	21	84	382
Swan Bay, VIC	Nov 2021	11.4	-	11.4	44	135	2	11	192
Tomakin, NSW	Feb 2025	9.7	-	9.7	32	108	10	42	192
Kinka Beach, QLD	Jul 2025	9.0	-	9.0	42	-	8	77	127
TOTAL		471.2	18.5	452.7	1,141	961	662	1,440	4,204

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	18.9	-	18.9	15	30	45	62	152
Soldiers Point, NSW	Oct 2015	43.3	-	43.3	22	-	49	51	122
Bonny Hills, NSW	May 2017	24.6	-	24.6	1	-	48	52	101
Byron Bay, NSW ¹	Apr 2019	32.6	-	32.6	40	-	74	151	265
Merry Beach, NSW ¹	May 2021	39.9	-	39.9	4	363	32	126	525
Eden Beachfront, NSW ¹	Jul 2021	10.1	-	10.1	3	21	41	105	170
Wagga Wagga, NSW	Aug 2022	14.9	-	14.9	1	-	52	76	129
Hervey Bay, QLD	Oct 2016	18.6	-	18.6	8	-	30	115	153
Cairns Coconut, QLD	Mar 2017	95.3	-	95.3	38	-	145	195	378
Rivershore Resort, QLD	Nov 2018	28.9	4.0	24.9	1	-	19	106	126
Inverloch, VIC ¹	Dec 2020	54.5	-	54.5	-	50	66	316	432
Cape Paterson, VIC ¹	Jul 2021	8.6	-	8.6	-	102	7	110	219
Phillip Island, VIC ¹	Jul 2021	13.9	-	13.9	-	47	51	61	159
Torquay, VIC ¹	Jul 2021	21.1	-	21.1	3	52	66	65	186
TOTAL		475.6	4.0	471.6	139	665	821	1,727	3,352
TOTAL PORTFOLIO ²		946.8	22.5	924.3	1,280	1,626	1,483	3,167	7,556

1. Includes land component that is leased.

2. Includes asset acquired post 30 June.



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 26 August 2025 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 Board.