

ASX / Media Release

29 September 2015

Ingenia expands Hunter/Newcastle cluster with premier mixed use park

Highlights

- Acquisition of high quality freehold park at Soldiers Point, in the Port Stephens local government area (LGA)
- Well established mixed use park, with DA approved vacant sites providing immediate opportunity for enhanced yield
- Immediately earnings accretive – passing yield in excess of 8% and forecast unlevered IRR of over 12% on acquisition price of \$10.5 million

Ingenia Communities Group (ASX: INA) today announced that it has exchanged contracts to acquire BIG4 Soldiers Point, at Soldiers Point, NSW. The 2.8 hectare freehold Park is located in a prime tourism location approximately two and a half hours north of Sydney. The Park is situated within the Group's established Hunter/Newcastle cluster which will expand to nine communities on completion of the acquisition, offering a mix of permanent sites and tourism accommodation.

Ingenia is acquiring the Park for \$10.5 million, on an initial yield of over 8% and a quick pathway to a stabilised yield of at least 9.5% via nine vacant DA approved sites. The purchase price of \$10.5 million consists of an initial payment of \$9 million and deferred consideration of \$1.5 million to be paid in three years time.

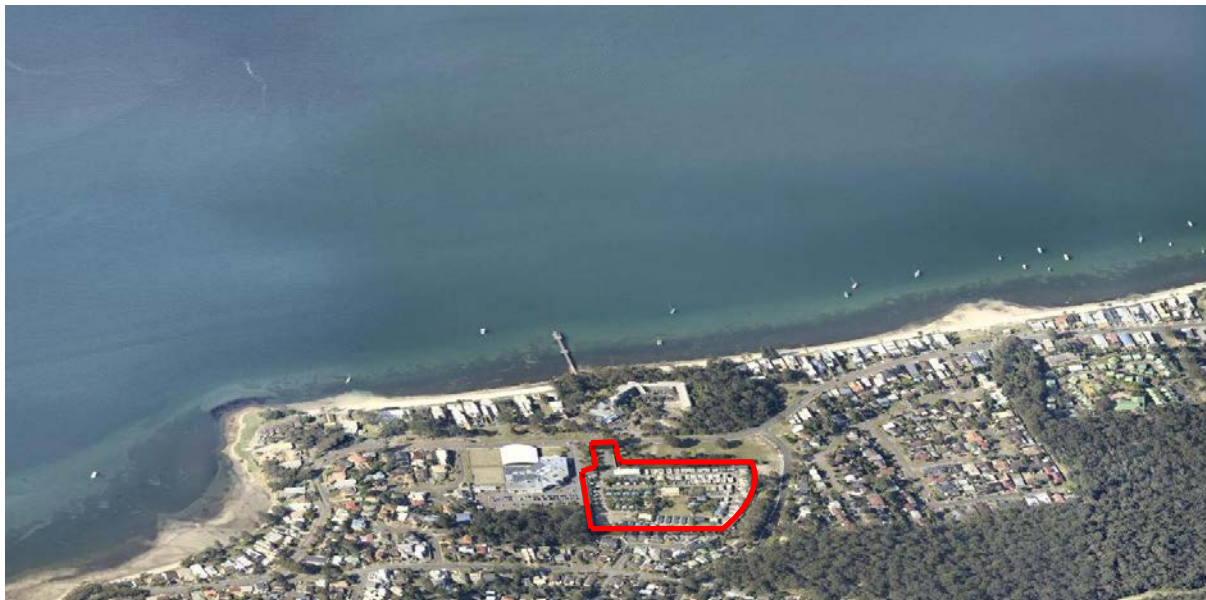
Soldiers Point is licensed for 136 sites, including 113 short term and 23 permanent sites, with only 113 of the approved sites currently utilised. The Park is adjacent to the Soldiers Point Bowling Club, providing access to a range of facilities, entertainment and dining options.

Simon Owen, Chief Executive Officer of Ingenia Communities said BIG4 Soldiers Point represents a high quality addition to the Group's Hunter/Newcastle cluster.

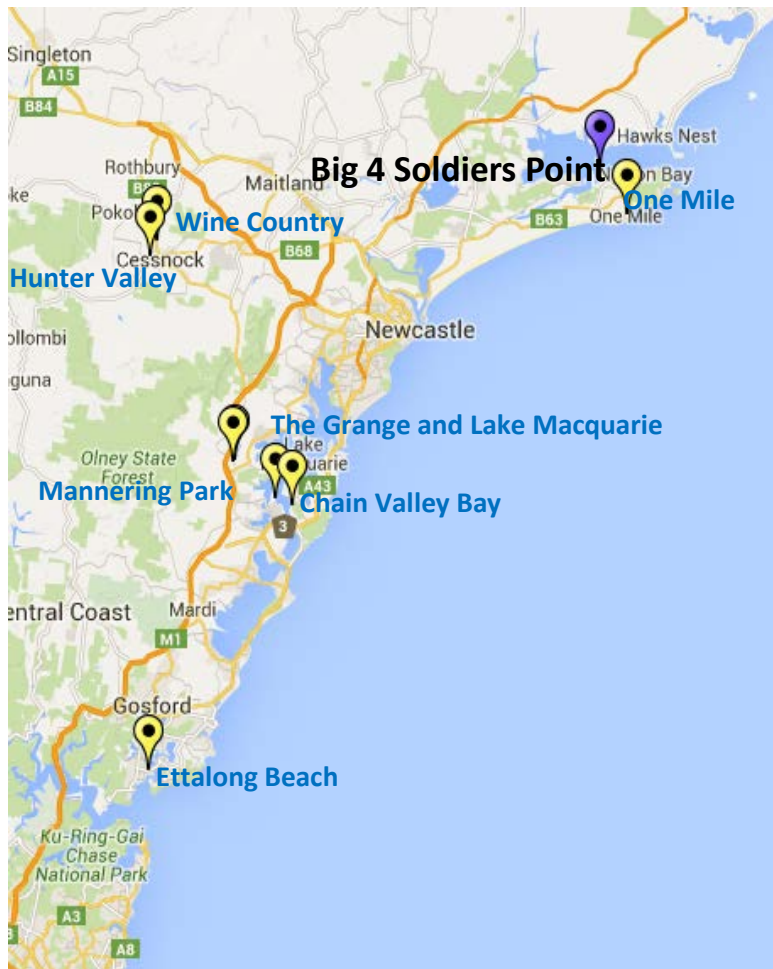
“Since our initial acquisition with the purchase of The Grange in March 2013, we have built a market leading position as we have acquired and developed assets in this attractive market.

“Soldiers Point is a well located, immediately accretive mixed use park with significant redevelopment opportunities and further strengthens Ingenia's footprint in the attractive Hunter/Newcastle market,” Mr Owen said.

Soldiers Point



Ingenia's Hunter/Newcastle Cluster



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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).