ASX / MEDIA RELEASE

25 August 2026

FY26 Property Portfolio

Ingenia Communities Group (ASX:INA) provides its FY26 Property Portfolio.

Authorised for lodgement by the Board.

ENDS

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About Ingenia Communities Group

Ingenia Communities Group (ASX: INA) is a leading operator, owner and developer of communities offering quality affordable rental and holiday accommodation focussed on the growing seniors' market in Australia. Listed on the Australian Securities Exchange, the Group is included in the S&P/ASX 200 and has a market capitalisation of $1.7 billion.

Across Ingenia Lifestyle, Ingenia Gardens, Ingenia Holidays and Ingenia Rental, the Group has 104 communities and development sites and is continuing to grow through acquisition and development.

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) (AFSL 415862).

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FY26 Property Portfolio

25 August 2026

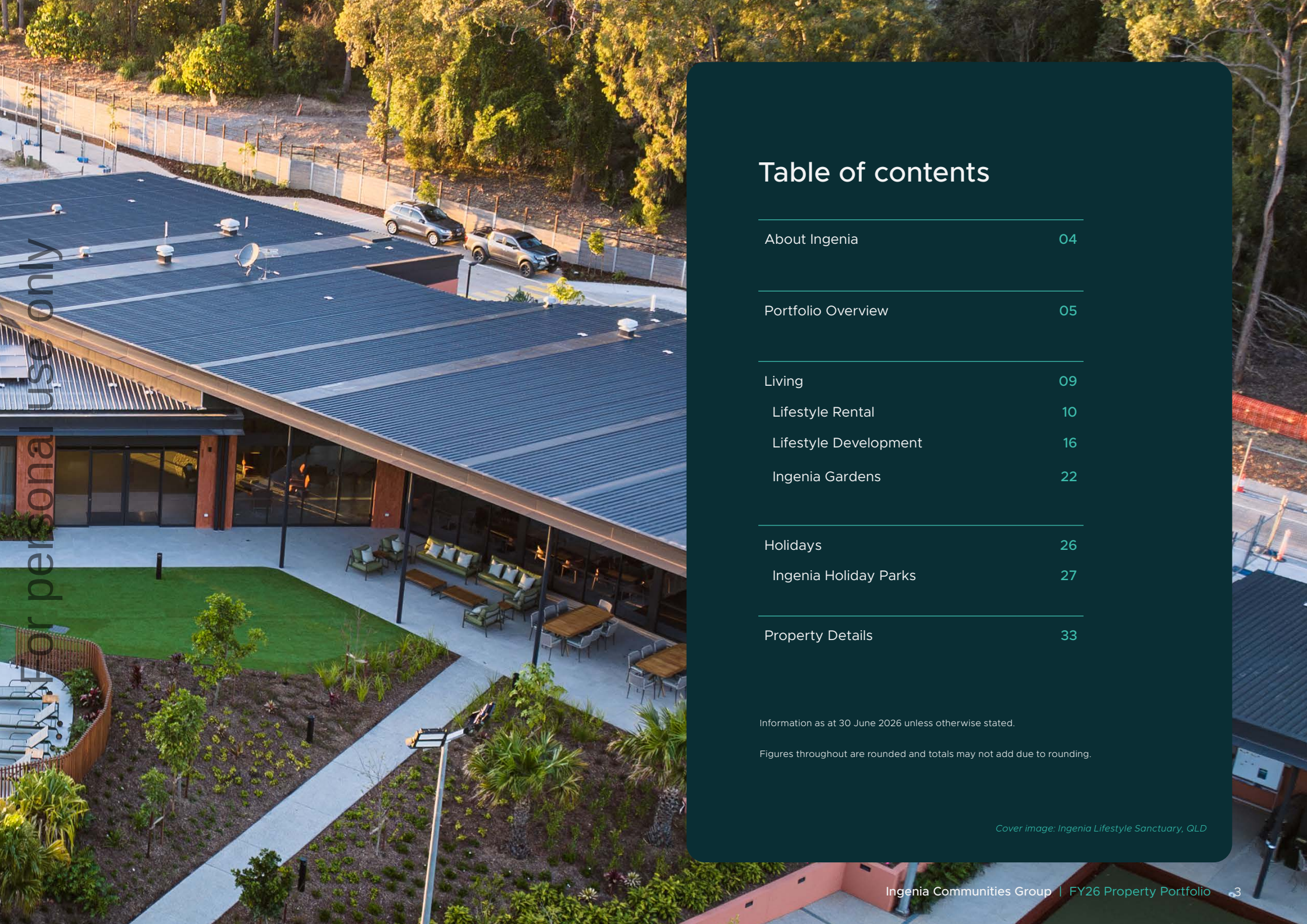
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Image: Ingenia Lifestyle Sanctuary, QLD

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Information as at 30 June 2026 unless otherwise stated.

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

Cover image: Ingenia Lifestyle Sanctuary, QLD



Image: Ingenia Lifestyle Chambers Pines, QLD

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104
Properties*

>11,300
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. Excludes developments not on balance sheet.

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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 $3 billion[1] property portfolio dominated by cash yielding assets

$3.0b
Portfolio[1]

~16,400
Income Producing Sites[1]

8,800
Development Sites[2]

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

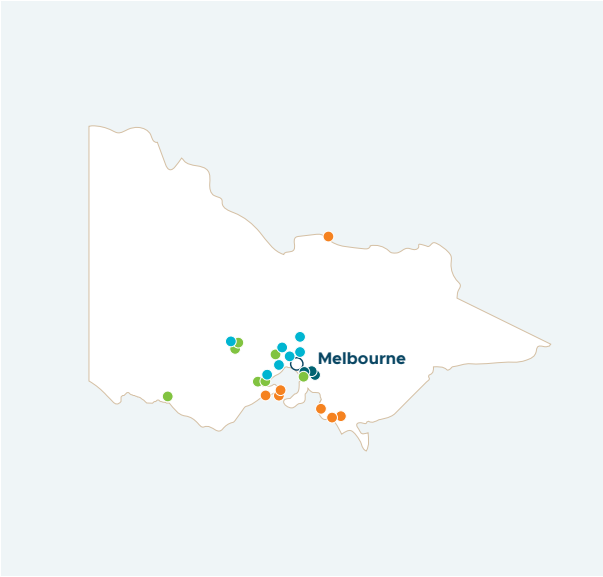
Queensland 34



New South Wales 44



Victoria 26

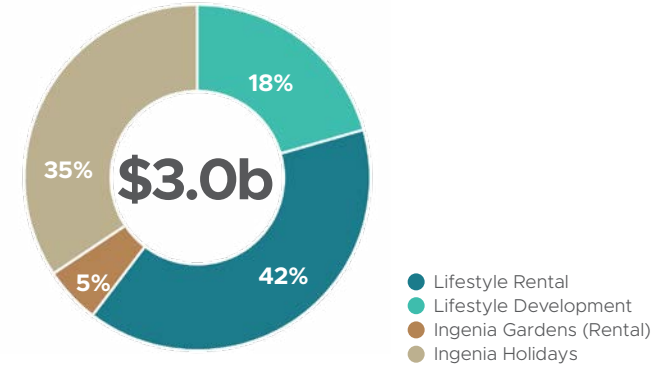


Key
39 Land Lease Communities
36 Holidays and Mixed Use
19 Gardens
10 Rental

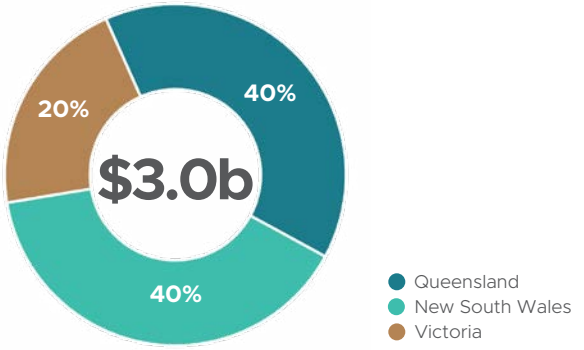
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Image: Ingenia Lifestyle Natura, NSW

Investment Property (by Value)[1]



Portfolio Location (by Value)[1]



1. Includes Ingenia and Joint Venture.

Our Portfolio

Ingenia's portfolio generates diverse revenue streams and provides further diversification through a range of locations and price points

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	Land lease homes/sites	Rental homes	Annual sites	Cabins	Sites	Total
Residential						
Ingenia Lifestyle	5,220	23	-	-	-	5,243
Lifestyle - Joint Venture	550	-	-	-	-	550
Ingenia Rental	322	1,386	-	79	116	1,903
Ingenia Gardens	-	1,020	-	-	-	1,020
Ingenia Holidays	1,133	154	1,572	1,540	3,263	7,662
Total income generating sites[1]	7,225	2,583	1,572	1,619	3,379	16,378
Total development sites[2]	8,800	70		485		9,355

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



Image: Ingenia Lifestyle Natura, NSW

~16,000
Land Lease Homes and Sites[1,2]

>2,500
Rental Homes

>1,500
Annual Sites[1]

~5,000
Tourism Cabins and Sites[1]

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

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Living

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 Sanctuary, QLD



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Lifestyle Rental

(Land Lease and All-Age Rental)

Ingenia's Lifestyle Rental portfolio is concentrated in metropolitan and coastal areas and comprises 39 Ingenia Lifestyle (land lease) communities and 10 rental communities catering to all ages (Ingenia Rental)

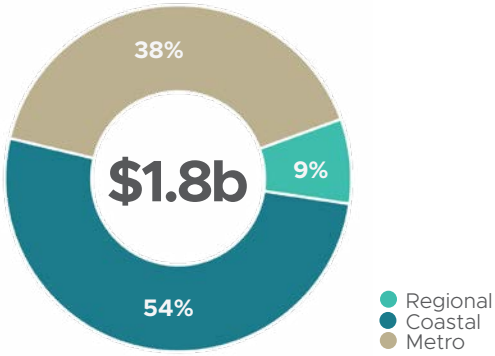
The Group operates four communities on behalf of the development Joint Venture with Sun Communities

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 Jun 2026	30 Jun 2025
Total properties	49	46
Land lease homes	6,092	5,521
Rental homes	1,409	1,420
Tourism sites	195	192
Potential development sites	8,800	5,024
New homes settled (FY)	573	520

* Development pipeline includes optioned and secured sites. Settlements include Joint Venture and homes in mixed use communities.

Location (by Value)[1]



Average rent - permanent homes[2]

	Lifestyle	Rental
30 June 2026	$221 per week	$368 per week
30 June 2025	$214 per week	$343 per week

Average occupancy - Ingenia Rental communities

30 June 2026	98%
30 June 2025	98%

Average home sale price[3]

	Ingenia	Joint Venture
30 June 2026	$681k	$914k
30 June 2025	$671k	$829k

1. Includes Ingenia and Joint Venture.
2. Includes homes in mixed-use communities. Rent exclusive of GST.
3. Ingenia includes homes in mixed-use communities. Price inclusive of GST.

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Image: Ingenia Lifestyle Latitude One, NSW

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Property	Acquired	Total Asset Value ($m)	Asset Value ($m)		Perm Sites	Annuals	Tourism		Total Sites	Potential Dev. Sites[1]
			Development	Complete			Cabins	Sites		
Ingenia Lifestyle										
The Grange, NSW	Mar 2013	34.8	-	34.8	209	-	-	-	209	-
Ettalong Beach, NSW[2]	Apr 2013	3.0	-	3.0	116	-	-	-	116	-
Stoney Creek, NSW	May 2014	34.7	-	34.7	228	-	-	-	228	-
Latitude One[3], NSW	Dec 2016	48.2	-	48.2	270	-	-	-	270	-
Kokomo, (Blueys Beach), NSW	Jan 2017	47.9	47.5	0.4	22	-	-	-	22	130
Plantations, NSW	Aug 2017	36.7	-	36.7	191	-	-	-	191	-
Bevington Shores, NSW	Dec 2019	30.1	-	30.1	193	-	-	-	193	-
Sunnylake Shores, NSW	Jul 2020	16.7	-	16.7	127	-	-	-	127	-
Chambers Pines, QLD[4]	Mar 2015	114.0	-	114.0	667	-	-	-	667	-
Bethania, QLD	Jul 2015	44.1	-	44.1	321	-	-	-	321	-
Nature's Edge, QLD	Mar 2021	48.8	-	48.8	300	-	-	-	300	-
Seachange Coomera, QLD	Nov 2021	22.0	-	22.0	125	-	-	-	125	-
Seachange Toowoomba, QLD	Nov 2021	25.3	-	25.3	167	-	-	-	167	-
Seachange Emerald Lakes, QLD	Nov 2021	22.4	-	22.4	127	-	-	-	127	-
Seachange Arundel, QLD	Nov 2021	78.4	-	78.4	415	-	-	-	415	-
Lakeside Lara, VIC	Oct 2015	70.0	4.4	65.6	392	-	-	-	392	-
Federation Glenroy, VIC	Mar 2022	28.8	-	28.8	182	-	-	-	182	-
Federation Sunshine, VIC	Mar 2022	20.6	-	20.6	142	-	-	-	142	-
Federation Werribee, VIC	Mar 2022	28.0	-	28.0	179	-	-	-	179	-
TOTAL		**754.5**	**51.9**	**702.6**	**4,373**	**-**	**-**	**-**	**4,373**	**130**

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 and classified as a non-current liability.
4. Includes Chambers Flat rental community - 182 homes.

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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	66.4	65.4	1.0	23	-	-	-	23	140
Plantations (expansion), NSW	Aug 2017	28.3	28.3	-	-	-	-	-	-	178
Hervey Bay, QLD	Apr 2018	65.8	-	65.8	457	-	-	-	457	-
Drift, Bargara, QLD	May 2021	43.0	27.8	15.2	101	-	-	-	101	219
Sanctuary, Victoria Point, QLD	Nov 2021	47.0	20.0	27.0	172	-	-	-	172	52
Rochedale, QLD	Nov 2021	26.4	26.4	-	-	-	-	-	-	166
Millers Glen, Beaudesert, QLD	Feb 2022	28.6	12.3	16.3	110	-	-	-	110	211
Branyan, QLD	Apr 2022	8.8	8.8	-	-	-	-	-	-	233
Gordonvale, QLD	Mar 2023	25.9	25.9	-	-	-	-	-	-	372
Parkside, Ballarat, VIC	Jul 2020	53.2	24.7	28.5	170	-	-	-	170	67
Springside, Beveridge, VIC	May 2021	42.0	41.2	0.8	19	-	-	-	19	211
Sunbury, VIC	Sep 2022	14.2	14.2	-	-	-	-	-	-	166
Taroomball, Yeppoon, QLD	Oct 2024	13.7	13.7	-	-	-	-	-	-	322
Highfields, Toowoomba, QLD	Nov 2024	24.1	24.1	-	-	-	-	-	-	561
Burdell, Townsville, QLD	Nov 2025	15.3	15.3	-	-	-	-	-	-	303
Hallidays, Hallidays Point, NSW	May 2026	9.8	9.8	-	-	-	-	-	-	178
Archer's Run, Morisset, NSW (JV)	Oct 2020	95.2	79.0	16.2	89	-	-	-	89	513
Element, Fullerton Cove, NSW (JV)	Jun 2019	27.9	15.9	12.0	94	-	-	-	94	20
Natura, Bobs Farm, NSW (JV)	Nov 2021	24.5	11.4	13.1	91	-	-	-	91	9
Freshwater, Burpengary, QLD (JV)	May 2019	43.0	-	43.0	276	-	-	-	276	-
TOTAL		**703.1**	**464.2**	**238.9**	**1,602**	**-**	**-**	**-**	**1,602**	**3,921**

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

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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	64.2	-	64.2	302	-	-	-	302	-
Eight Mile Plains, QLD	Aug 2017	60.5	-	60.5	279	-	-	-	279	-
Brisbane North, QLD	Feb 2019	57.2	-	57.2	263	-	-	61	324	-
Taigum, QLD	Nov 2019	38.6	-	38.6	126	-	36	-	162	-
Redlands, QLD	Nov 2020	8.8	-	8.8	104	-	-	-	104	-
Anna Bay, Anna Bay, NSW	Oct 2021	4.4	4.4	-	7	-	-	-	7	63
Chelsea, VIC	Nov 2021	29.4	-	29.4	176	-	-	13	189	-
Frankston, VIC	Nov 2021	32.4	-	32.4	149	-	12	28	189	-
Carrum Downs, VIC	Nov 2021	29.7	0.2	29.5	120	-	31	14	165	-
TOTAL RENTAL		**325.2**	**4.6**	**320.6**	**1,526**	**-**	**79**	**116**	**1,721**	**63**
TOTAL LIFESTYLE RENTAL*		**1,782.8**	**520.7**	**1,262.1**	**7,501**	**-**	**79**	**116**	**7,696**	**4,114**

* Inclusive of Joint Venture.

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Image: Ingenia Lifestyle Springside, VIC

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Image: Ingenia Lifestyle Archer's Run, NSW

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 land lease portfolio and expand the Group's stable rental cashflows

The Group has 18 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 fees for development services provided to the Joint Venture with Sun Communities

A total of 8,800 sites are available for future development[1]

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

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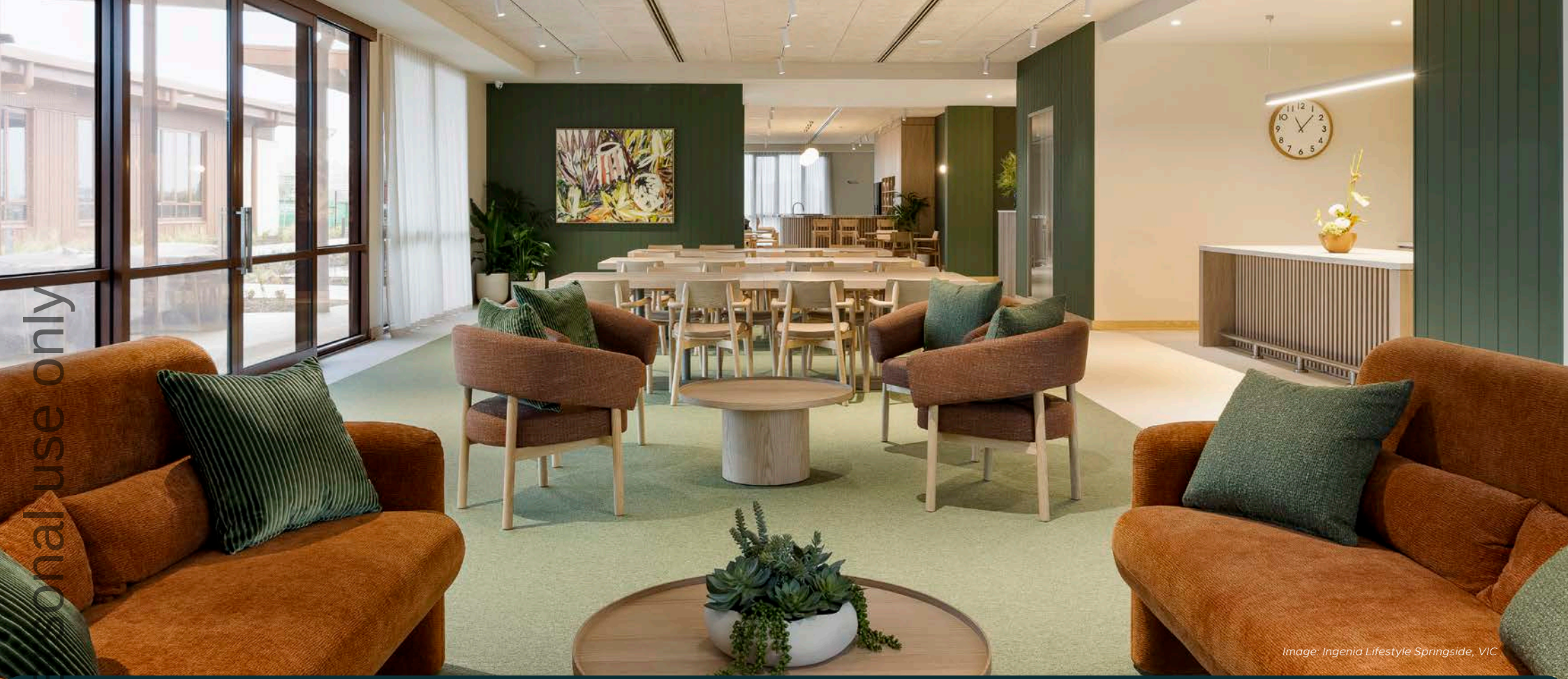


Image: Ingenia Lifestyle Springside, VIC

8,800
Total Development Sites[1]

573
Settlements[2] FY26

3,570
Approved Development Sites

18
Active Projects

1. Includes Joint Venture and Ingenia owned sites, secured or optioned.
2. Includes Joint Venture and mixed-use assets.

Ingenia Current Projects

Cluster/Community	Remaining Potential Dev. Sites	Current Home Prices ($'000)
Nature's Edge (Buderim), QLD		
Hervey Bay, QLD		
Lakeside Lara (Geelong), VIC		520 - 700
Sanctuary (Victoria Point), QLD	52	800 - 1,000
Parkside (Ballarat), VIC	67	570 - 760
Drift (Bargara), QLD	219	600 - 960
Springside (Beveridge), VIC	211	480 - 710
Latitude One expansion (Anna Bay), NSW	140	730 - 960
Kokomo (Blueys Beach), NSW	130	740 - 1,000
Sunbury, VIC	166	500 - 580
Plantations expansion (Woolgoolga), NSW	178	700 - 960
Ko (Gordonvale), QLD	372	480 - 730
Millers Glen (Beaudesert), QLD (Stage 2)	211	550 - 700
Highfields (Toowoomba), QLD	561	
Taroomball (Yeppoon), QLD	322	
TOTAL	2,629	
Joint Venture Projects	542	



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

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$681k
Avg. Home Sales Price FY26[1]

396
Settlements FY26[1]

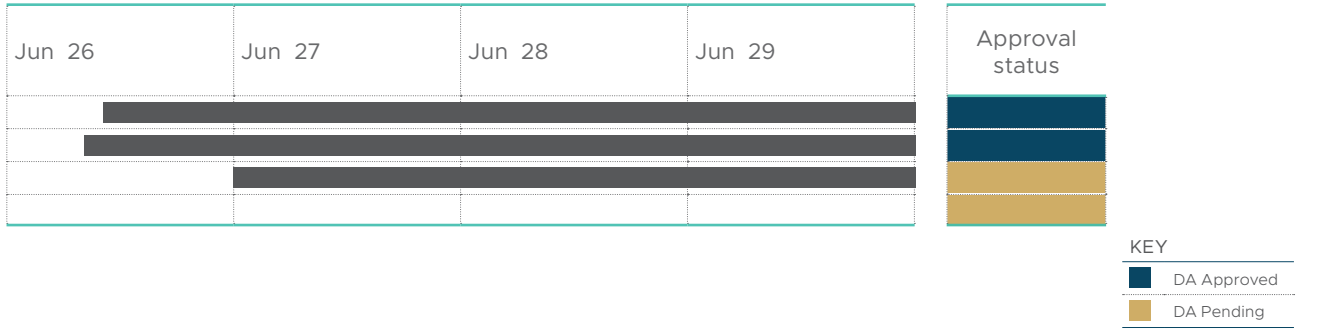
527
Homes Constructed FY26


Image: Ingenia Lifestyle Sanctuary, QLD

1. Ingenia only. Represents average home price (incl GST) for homes settled FY26.

Development Pipeline: Future Projects

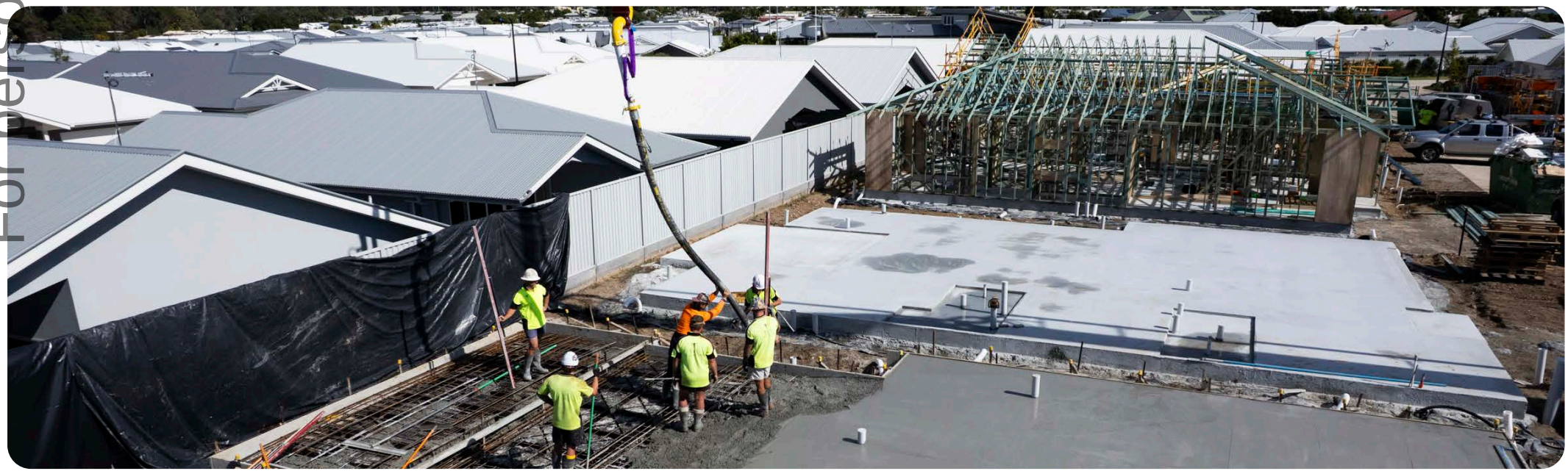
Cluster/Community	Total Potential Dev. Sites
Rochedale, QLD	166
Branyan, QLD	233
Townsville, QLD	303
Hallidays Point, NSW	178
TOTAL	**880**
Secured/Optioned[1]	4,626
TOTAL PIPELINE[2]	8,802



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. Includes conversion and expansion of existing communities.

Image: Ingenia Lifestyle Freshwater, QLD



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Joint Venture with Sun Communities

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Ingenia's Joint Venture with Sun Communities was established in November 2018 as a means to deliver capital light acceleration of land lease development growth through a capital partnership to undertake new greenfield developments. The partnership leverages Ingenia's platform and delivers fees to the Group for services provided.

The partnership was extended in August 2023, for a further 7 years, with expiry in November 2030.

Since commencement the Joint Venture has acquired five greenfield sites, with four communities currently under construction.

Across these communities 550 established homes are now generating rent, and ongoing development activity is generating revenue from home sales and providing fee streams to the Group.

The Joint Venture generated increased sales and revenue in FY26 as it delivered its first stabilised community (Freshwater at Burpengary, QLD).

Key terms of the Joint Venture, which provides each partner with a 50% interest in the development and completed community, include:

- Sun has a right to elect to participate in all greenfield land lease developments identified by the Group with both parties contributing equal capital to acquire and develop assets
- Assets will be held in the Joint Venture for a period of 5 years post stabilisation (i.e. once 95% of homes are settled)
- Ingenia has the right to acquire Sun's interest in a community for the 12 month period following the 5 years of stabilised JV ownership, with Sun having a right of first and last refusal to acquire Ingenia's interest in a community should Ingenia not exercise its right
- Ingenia receives fees for services to the Joint Venture:
  - Development fee – 5% of estate major works
  - Sales fee – 4% of cost of the home (paid on settlement); an additional sales fee of 1% is paid a performance fee is payable
  - Performance fee – tested at asset stabilisation
  - Asset Management fee
  - Property Services fee – payable once each project has reached positive NOI

$190 million
book value

542
development sites



Image: Ingenia Lifestyle Element, Fullerton Cove, NSW

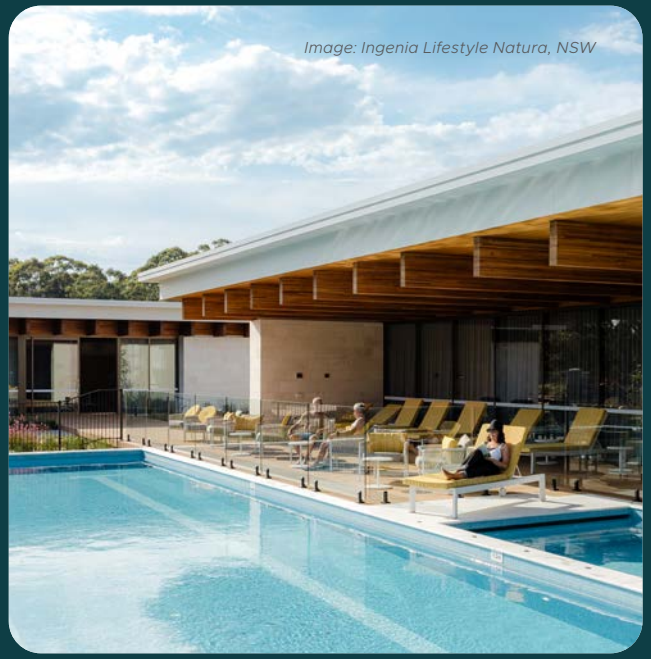


Image: Ingenia Lifestyle Natura, NSW

Joint Venture Current Projects

Cluster/Community	Remaining Potential Dev. Sites	Current Home Prices ($'000)	Jun 26	Jun 27	Jun 28	Jun 29	Settlements (see key)
Freshwater (Burpengary), QLD	-	-	**COMPLETE 2H26**				
Natura (Bobs Farm), NSW	9	780 - 1,800					
Element (Fullerton Cove), NSW	20	860 - 1,350					
Archer's Run (Morisset), NSW	513	675 - 1,175					
TOTAL	542						

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

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

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Investment carrying value ($m) (INA 50% interest)	$104.3m
EBIT ($m)	$67.0m
Share of profit from Joint Venture ($m) (INA 50% interest)	$16.3m
Ingenia Fee Income	
Development and sales ($m)	$4.8m
Other fees ($m)[1]	$5.0m

1. Other fees include a performance fee of $4.6m.

Revenue comprised:

- Revenue from home sales - $146.0 million
- Rents from 550 occupied homes at Ingenia Lifestyle Freshwater, Element Fullerton Cove, Natura and Archer's Run - $4.9 million

550 Rent Generating Sites

4 Projects Underway[1]

$914k Avg. Home Sales Price[2] FY26

177 Settlements FY26

1. Ingenia Lifestyle Freshwater delivered final settlements in FY26.
2. Represents average home price (incl GST) for homes settled FY26.



Image: Ingenia Lifestyle Sanctuary, QLD

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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 $147 million



Image: Ingenia Gardens Dubbo, NSW

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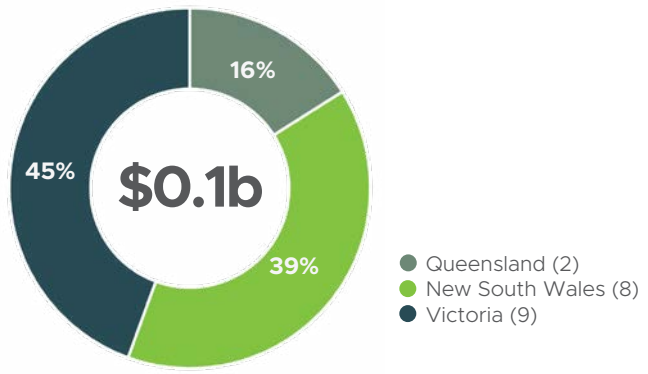
Image: Ingenia Gardens Bundaberg, QLD

Gardens Portfolio: Overview

Ingenia owned	30 Jun 2026	30 Jun 2025
Total properties	19	19
Total units	1,020	1,020
Av. weekly rent	$416	$401
Occupancy	95.9%	97.7%

622	Daily resident meals served
4.2 years	Average resident tenure

Portfolio Location
(by value)



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Image: Ingenia Gardens Marsden, QLD

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Property	Location	Acquired	Asset Value ($m)	Total Units	Occupancy (%)
Ingenia Gardens					
Wagga	Wagga Wagga, NSW	Jun 2013	5.7	50	88.0%
Wheelers	Dubbo, NSW	Jun 2004	6.7	52	96.2%
Dubbo	Dubbo, NSW	Dec 2012	7.3	55	94.5%
Taloumbi	Coffs Harbour, NSW	Jun 2004	8.6	51	98.0%
Goulburn	Goulburn, NSW	Jun 2004	6.8	49	93.9%
Oxley	Port Macquarie, NSW	Jun 2004	7.1	45	97.8%
Taree	Taree, NSW	Dec 2004	7.3	51	96.1%
Bathurst	Bathurst, NSW	Jan 2014	7.2	54	98.1%
Carrum Downs	Carrum Downs, VIC	Oct 2021	9.6	61	93.4%
Grovedale	Grovedale, VIC	Jun 2004	7.6	51	94.1%
St Albans Park	St Albans Park, VIC	Jun 2004	7.9	53	96.2%
Townsend	St Albans Park, VIC	Jun 2004	7.3	50	100.0%
Sovereign	Ballarat, VIC	Jun 2013	7.0	51	100.0%
Hertford	Sebastopol, VIC	Jun 2004	6.0	48	91.7%
Coburns	Brookfield, VIC	Jun 2004	7.7	51	96.1%
Brooklyn	Brookfield, VIC	Jun 2004	7.6	51	100.0%
Warrnambool	Warrnambool, VIC	Jan 2014	6.5	49	93.9%
Marsden	Marsden, QLD	Jun 2005	17.6	97	99.0%
Jefferis	Bundaberg North, QLD	Jun 2004	5.9	51	92.2%
TOTAL/AVERAGE			**147.4**	**1,020**	**95.9%**

Holidays

For personal use only



Image: Ingenia Holidays, Nambucca Heads, NSW

For personal use only

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

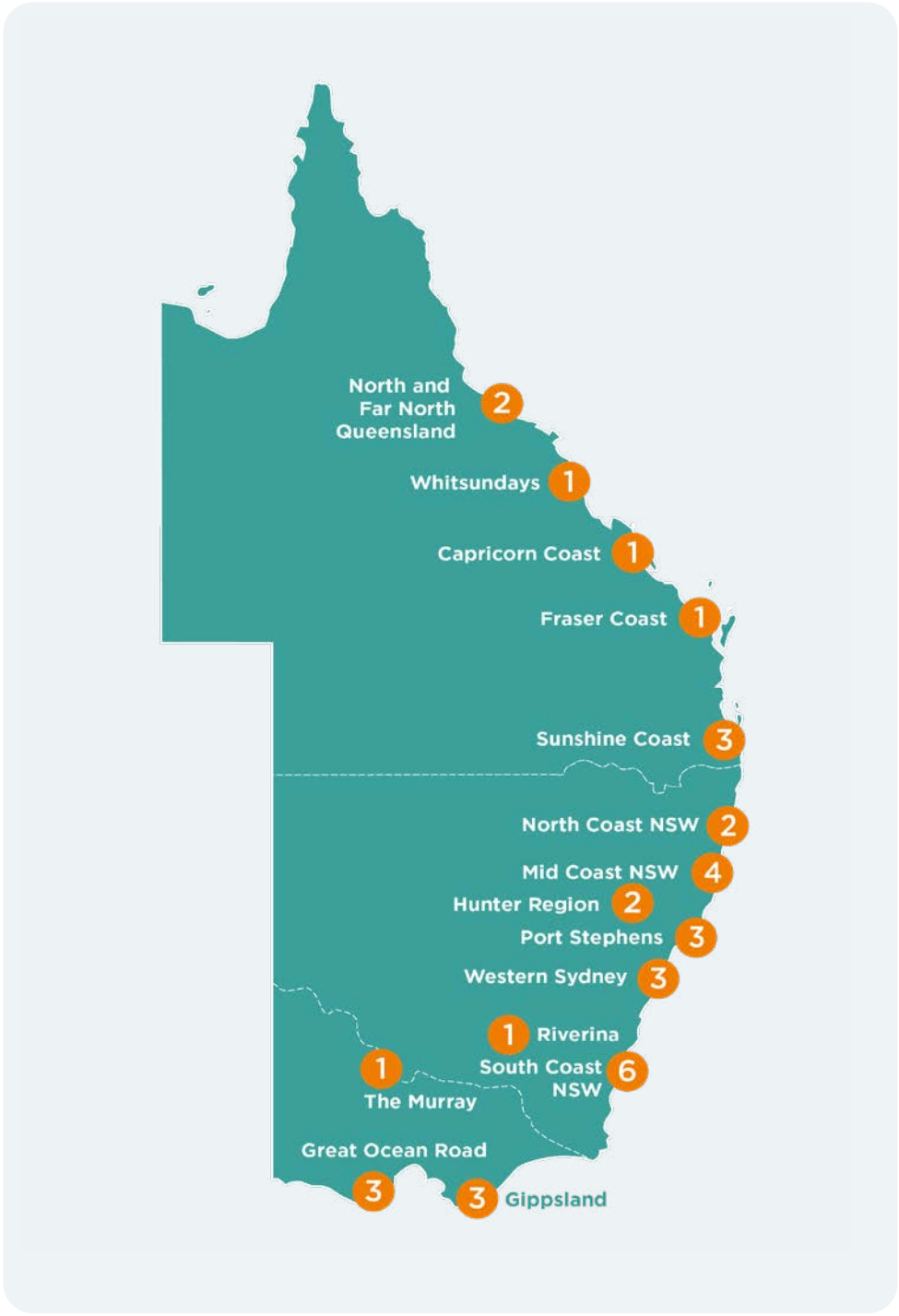
'Annual' sites and land lease homes are offered at a number of mixed use communities, providing stable rental cashflows

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 $1 billion



Image: Ingenia Holidays, Bonny Hills, NSW



For personal use only



Image: Ingenia Holidays Tomakin, NSW

36	1,287	4,803	1,572
Holiday Parks	Homes	Cabins and Sites	Annual Home Sites

Holidays Portfolio: Overview

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

Ingenia owned	30 June 2026	30 June 2025
Total properties	36	35
Total residential homes	1,287	1,280
Total annual sites	1,572	1,626
Total tourism sites	4,803	4,650

Average rent - annual sites

30 June 2026	$162 per week
30 June 2025	$148 per week

Tourism cabins[1]

30 June 2026	69% average occupancy $223 RevPOR/ADR
30 June 2025	66% average occupancy $216 RevPOR/ADR

Tourism sites[1]

30 June 2026	49% average occupancy $71 RevPOR/ADR
30 June 2025	49% average occupancy $67 RevPOR/ADR

1. Represents revenue per occupied room night (RevPOR) for full year to 30 June 2026.

Portfolio Location (by Value)

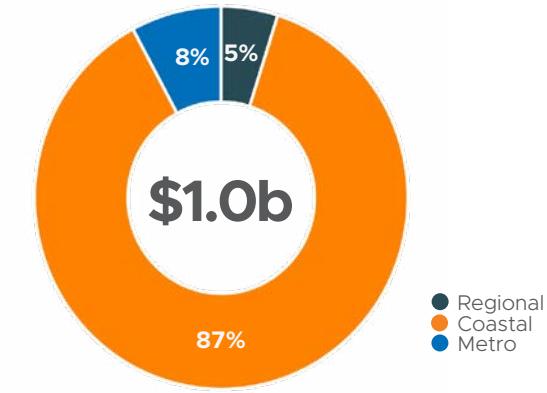



Image: Ingenia Holidays Noosa, QLD

For personal use only



Image: New splash park, Ingenia Holidays Cairns Coconut, QLD

For personal use only

For personal use only

Property	Acquired	Total Asset Value ($m)	Asset Value ($m)		Perm Sites	Annuals	Tourism		Total Sites
			Development	Complete			Cabins	Sites	
Mixed Use Communities									
Nepean River, NSW	Aug 2013	18.3	-	18.3	99	-	38	13	150
Kingscliff, NSW	Nov 2013	20.4	-	20.4	107	-	20	59	186
Hunter Valley, NSW	Feb 2014	12.2	-	12.2	63	-	18	34	115
Nambucca Heads, NSW	Dec 2014	59.0	-	59.0	135	-	62	106	303
Sydney Hills, NSW	Apr 2015	16.7	-	16.7	61	-	31	46	138
Lake Conjola, NSW	Sep 2015	74.9	-	74.9	116	213	55	108	492
South West Rocks, NSW[1]	Feb 2016	37.9	-	37.9	112	-	43	123	278
Bermagui, NSW	Aug 2016	18.0	-	18.0	44	120	25	59	248
Avina, NSW	Oct 2016	47.0	25.0	22.0	53	-	75	69	197
Middle Rock, NSW	Dec 2020	29.4	-	29.4	76	41	50	116	283
Ulladulla, NSW	Aug 2021	11.6	-	11.6	55	-	27	67	149
Old Bar Beach, NSW[1]	Dec 2023	9.8	-	9.8	2	15	30	144	191
Noosa, QLD	Feb 2015	40.2	-	40.2	48	-	36	103	187
Noosa North, QLD[1]	Jul 2021	14.3	-	14.3	6	-	24	86	116
Townsville, QLD	Mar 2021	12.2	-	12.2	38	-	30	94	162
Beacon, VIC	Nov 2021	31.6	-	31.6	2	18	71	33	124
Murray Bend, VIC	Nov 2021	20.5	-	20.5	7	270	21	84	382
Swan Bay, VIC	Nov 2021	14.6	-	14.6	43	135	3	18	199
Tomakin, NSW	Feb 2025	13.2	-	13.2	33	103	10	45	191
Kinka Beach, QLD	Jul 2025	13.0	-	13.0	46	-	20	102	168
Conway Beach, QLD	Mar 2026	4.5	-	4.5	1	-	17	52	70
TOTAL		**519.3**	**25.0**	**494.3**	**1,147**	**915**	**706**	**1,561**	**4,329**

1. Includes land component that is leased.

Continues over page.

For personal use only

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	50.8	-	50.8	4	-	96	137	237
Lake Macquarie, NSW	Apr 2015	21.8	-	21.8	14	26	48	64	152
Soldiers Point, NSW	Oct 2015	47.5	-	47.5	22	-	53	47	122
Bonny Hills, NSW	May 2017	26.0	-	26.0	1	-	48	52	101
Byron Bay, NSW[1]	Apr 2019	34.5	-	34.5	40	-	74	151	265
Merry Beach, NSW[1]	May 2021	44.5	-	44.5	4	363	32	126	525
Eden Beachfront, NSW[1]	Jul 2021	9.9	-	9.9	3	23	41	105	172
Wagga Wagga, NSW	Aug 2022	16.9	0.9	16.0	1	-	52	79	132
Hervey Bay, QLD	Oct 2016	18.4	-	18.4	8	-	32	115	155
Cairns Coconut, QLD	Mar 2017	99.1	-	99.1	38	-	145	195	378
Rivershore Resort, QLD	Nov 2018	44.6	15.6	29.0	1	-	19	78	98
Inverloch, VIC[1]	Dec 2020	61.2	-	61.2	1	50	70	310	431
Cape Paterson, VIC[1]	Jul 2021	9.4	-	9.4	-	102	7	110	219
Phillip Island, VIC[1]	Jul 2021	14.8	-	14.8	-	48	51	61	160
Torquay, VIC[1]	Jul 2021	22.7	-	22.7	3	45	66	72	186
TOTAL		**522.1**	**16.5**	**505.6**	**140**	**657**	**834**	**1,702**	**3,333**
TOTAL PORTFOLIO		**1,041.4**	**41.5**	**999.9**	**1,287**	**1,572**	**1,540**	**3,263**	**7,662**

1. Includes land component that is leased.

Property Details

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Image: Ingenia Lifestyle Freshwater, QLD



Image: Ingenia Lifestyle Chambers Pines, QLD

For personal use only

Land Lease Communities

For personal use only

Bethania, QLD



Ingenia Lifestyle Bethania is located approximately 30 kilometres from the Brisbane CBD in the suburb of Logan.

Asset Overview

Bethania is a modern community which has been expanded across multiple stages. The community includes a bowling green, library, games room, BBQ, garden areas, pool and heated spa. Acquired with 77 homes in place, the completed community includes 321 homes and additional facilities.

Asset Details

Acquired	Jul - 15
Title	Freehold
Site area (Ha)	19.1
No. homes	321
No. dev sites	-

Bevington Shores, NSW



Ingenia Lifestyle Bevington Shores is located on the shores of Lake Munmorah in Halekulani, a suburb in the Central Coast region of NSW.

Asset Overview

The established community includes 193 homes. The community facility has recently been redeveloped, enhancing the amenity for residents.

Asset Details

Acquired	Dec - 19
Title	Freehold
Site area (Ha)	5.9
No. sites homes	193
No. dev sites	-

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Burdell, QLD



Ingenia acquired this 13 hectare greenfield site located within a broader master-planned community development in the suburb of Burdell, approximately 12 kilometres west of Townsville city centre and the main beach.

Asset Overview

The site recently received development approval to develop the site into a new land lease community with approximately 300 homes and associated facilities.

Asset Details

Acquired	Nov - 25
Title	Freehold
Site area (Ha)	13
No. homes	-
No. dev sites (proposed)	303
Development Status	DA Approved

Chambers Pines, QLD



Ingenia Lifestyle Chambers Pines is located at Chambers Flat, a rural locality in the city of Logan, approximately 39 kilometres south of the Brisbane CBD.

Asset Overview

The site comprises a large land lease community with an adjacent rental community, offering 667 sites combined. The community was acquired with vacant home sites and an adjacent golf course, which was subsequently developed. Further land parcels contributed to expansion of the community, which includes three separate clubhouses with resort style facilities. Information about the rental village is contained on page 51.

Asset Details

Acquired	Mar - 15
Title	Freehold
Site area (Ha)	20.1
No. homes (land lease only)	485
No. dev sites	-

Ettalong Beach, NSW



Ingenia Lifestyle Ettalong Beach is located within the Gosford region of NSW and is one hour's drive from Sydney.

Asset Overview

The site was originally acquired as a mixed-use community which Ingenia converted to a pure land lease community, adding new homes and facilities, including a swimming pool and community centre. The community is located just 300 metres from the beach.

Asset Details

Acquired	Apr - 13
Title	Leasehold
Site area (Ha)	3.1
No. homes	116
No. dev sites	-

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Federation Glenroy, VIC



Ingenia Federation Glenroy is located in Glenroy Victoria, approximately 15 kilometres north of Melbourne.

Asset Overview

The community is well established and includes a community centre (with lounge area, kiosk, billiards room and administration offices), bowling green, resident's workshop and swimming pool.

Asset Details

Acquired	Mar - 22
Title	Freehold
Site area (Ha)	6.3
No. homes	182
No. dev sites	-

Federation Sunshine, VIC



Ingenia Federation Sunshine is located in Albion Victoria, approximately 15 kilometres west of Melbourne.

Asset Overview

This community contains 142 sites and facilities, including a manager's residence, community centre (with lounge area, kiosk, billiards room, licensed bar and administration offices), BBQ area, bowling green, children's playground, gym, resident's workshop and swimming pool.

Asset Details

Acquired	Mar - 22
Title	Freehold
Site area (Ha)	5.9
No. homes	142
No. dev sites	-

Federation Werribee, VIC



Ingenia Federation Werribee is located in Werribee Victoria, approximately 32 kilometres south west of Melbourne.

Asset Overview

This 179 home community has a range of facilities, including a manager's residence, community centre (with lounge area, kiosk, billiards room, licensed bar and administration offices), BBQ area, bowling green, children's playground, gym, resident's workshop and swimming pool.

Asset Details

Acquired	Mar - 22
Title	Freehold
Site area (Ha)	6.3
No. homes	179
No. dev sites	-

For personal use only

Hallidays Point, NSW



In May 2026, Ingenia acquired land in the coastal township of Halliday's Point, approximately 20 km north of Forster–Tuncurry and around 300 km north-east of Sydney. The land is currently approved for residential development.

Asset Overview

The Group has plans to develop the land (which comprises two adjacent parcels) into a new land lease community of approximately 178 lots with associated facilities, while retaining a small number of freehold residential lots. The development is subject to approval.

Asset Details

Acquired	May - 26
Title	Freehold
Site area (Ha)	20.6
No. homes	-
No. dev sites	178
Development Status	DA Pending

Lakeside Lara, VIC



Representing Ingenia's first land lease community in Victoria, Ingenia Lifestyle Lakeside Lara is located in Lara, part of the Greater Geelong Government Area. The site is approximately 60 kilometres south-west of Melbourne.

Asset Overview

On acquisition, Ingenia's focus was repositioning the community, which included resident facilities and the first homes. The acquisition of adjacent land in May 2019 provided the opportunity for a large expansion, with the addition of complementary facilities and 173 homes to complete in FY27.

Asset Details

Acquired	Oct - 15
Title	Freehold
Site area (Ha)	15.2
No. homes	392
No. dev sites	-
EV Charging	Available

Latitude One, NSW



Acquired in December 2016, Ingenia Lifestyle Latitude One was Ingenia's first greenfield development. The 270 home master-planned site is located in Anna Bay within the Port Stephens region of NSW, approximately 200 kilometres from Sydney.

Asset Overview

Facilities include a premium community clubhouse, community workshop, work shed, swimming pool, bowling green, lake, walking track, off-leash dog area and roads/services to all sites. An adjacent vacant land parcel (Lot 25) was acquired in September 2017, and is currently being developed. (See page 46 for details)

Asset Details

Acquired	Dec - 16
Title	Freehold
Site area (Ha)	29.7, Lot 25 12.8
No. homes	270
No. dev sites	-
EV Charging	Available

For personal use only

Nature's Edge, QLD



Ingenia Lifestyle Nature's Edge is located within the Sunshine Coast region of Queensland, approximately 100 kilometres north of Brisbane.

Asset Overview

Since acquisition Ingenia has expanded the community via conversion of older tourism sites to create a premium community, accommodating 299 homes, with facilities including a community building, recreation centre, tennis court, bocce court, bowling green, and two swimming pools. The development was completed in 2025.

Asset Details

Acquired	Mar - 21
Title	Freehold
Site area (Ha)	19.2
No. homes	300
No. dev sites	-

Plantations, NSW



Ingenia Lifestyle Plantations is located in the seaside suburb of Woolgoolga NSW, approximately 25 kilometres north east of Coffs Harbour and 550 kilometres from Sydney.

Asset Overview

Ingenia developed the site into a community comprising 191 homes. Facilities include a workshop, bowling green, swimming pool and caravan/boat storage. In June 2024 Ingenia acquired adjacent land which is currently under development. (See page 48 for details). The new development will provide additional amenities with a second clubhouse and indoor pool.

Asset Details

Acquired	Aug - 17
Title	Freehold
Site area (Ha)	19.4 Ext 10.0
No. homes	191
No. dev sites	178

Seachange Arundel, QLD



Ingenia Lifestyle Seachange Arundel is a large land lease community located in the Gold Coast region of Queensland, approximately 65 kilometres south east of Brisbane.

Asset Overview

The community was acquired as part of a portfolio. Facilities include a community clubhouse, pavilion, bowling green, tennis court, two swimming pools and storage compound.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	19.6
No. homes	415
No. dev sites	-

For personal use only

Seachange Coomera, QLD



Ingenia Lifestyle Seachange Coomera is located in Upper Coomera, Queensland, approximately 25 kilometres north of the Gold Coast.

Asset Overview

The community was acquired as part of a portfolio. Facilities include a clubhouse, 'River House', bowling green, swimming pool and pickleball courts.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	6.1
No. homes	125
No. dev sites	-

Seachange Emerald Lakes, QLD



Ingenia Lifestyle Seachange Emerald Lakes is located in the Gold Coast region of Queensland. The community is set within the premium Emerald Lakes precinct.

Asset Overview

Completed in 2016, this boutique community is surrounded by water and parkland. Facilities include a two-storey clubhouse, swimming pool, community garden and tennis/pickleball courts. The community has direct access to the Emerald Lakes Town Centre.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	5.8
No. homes	127
No. dev sites	-

Seachange Toowoomba, QLD



Ingenia Lifestyle Seachange Toowoomba is located in Harristown, approximately five kilometres south-west of Toowoomba and approximately 130 kilometres west of Brisbane.

Asset Overview

The community was completed in 2H25. Facilities include a clubhouse, bowling green, swimming pool, tennis court, 'Summer House', workshop and caravan/boat storage.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	7.8
No. homes	167
No. dev sites	-

For personal use only

Stoney Creek - Marsden Park, NSW



Ingenia Lifestyle Stoney Creek is located in Marsden Park within the Blacktown LGA of NSW, approximately 50 kilometres north-west of Sydney.

Asset Overview

The community was originally acquired with vacant sites, older homes, and tourism in place. It has been progressively developed into a large land lease community. Facilities include a community building, craft room, two swimming pools, work shed, off-leash dog area, caravan/ boat storage and BBQ area.

Asset Details

Acquired	May - 14
Title	Freehold
Site area (Ha)	12.1
No. homes	228
No. dev sites	-

Sunnylake Shores, NSW



Ingenia Lifestyle Sunnylake Shores is located in Halekulani, a suburb in the Central Coast region of NSW, approximately 100 kilometres north-east of Sydney.

Asset Overview

Ingenia added new homes to the community, which enjoys a waterfront location. Facilities include a clubhouse/community centre, swimming pool, tennis court, private jetty and boat ramp.

Asset Details

Acquired	Jul - 20
Title	Freehold
Site area (Ha)	4.2
No. homes	127
No. dev sites	-

The Grange - Morisset, NSW



Ingenia Lifestyle The Grange is located in Morisset, within the Lake Macquarie region of NSW, approximately 115 kilometres north of Sydney.

Asset Overview

The Grange was the Group's first land lease acquisition. Since acquisition Ingenia has expanded the community via the addition of new homes and facilities. The community includes a clubhouse/community centre, swimming pool and bowling green.

Asset Details

Acquired	Mar - 13
Title	Freehold
Site area (Ha)	7.8
No. homes	209
No. dev sites	-

Current Development Projects

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Archer's Run Morisset, NSW (JV)



Ingenia Lifestyle Archer's Run is a 613-greenfield development currently underway at Morisset, a suburb within the Lake Macquarie LGA of NSW, approximately 110 kilometres north of Sydney.

Asset Overview

Set across four distinct resident areas, the greenfield development achieved its first settlement in late 2024 and will open it's first facilities in September 2026. The community has achieved a (5 Star) Green star - Communities rating.

Asset Details

Acquired	Oct - 20
Title	Freehold
Site area (Ha)	38.4
No. homes	89
No. dev sites	513
Development Status	Active

Branyan, QLD



Ingenia Lifestyle Branyan is located within the Bundaberg region of Queensland, approximately seven kilometres south west of the Bundaberg town centre and approximately 350 kilometres north of Brisbane.

Asset Overview

The development is currently DA approved for 233 land lease homes and associated facilities. Civil works are anticipated to commence in early FY27.

Asset Details

Acquired	Apr - 22
Title	Freehold
Site area (Ha)	8.1
No. homes	-
No. dev sites	233
Development Status	DA approved

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Drift Bargara, QLD



Ingenia Lifestyle Drift Bargara is a 330-home greenfield development located in the suburb of Innes Park, within the Bundaberg region of Queensland, approximately 15 kilometres east of the Bundaberg town centre and approximately 375 kilometres north west of Brisbane.

Asset Overview

The site is located on the waterfront with facilities including a wellness centre, swimming pool, tennis court, bowling green, BBQ area and off-leash dog area. The community will include 330 homes on completion.

Asset Details

Acquired	May - 21
Title	Freehold
Site area (Ha)	14.08
No. homes	101
No. dev sites	219
Development Status	Active

Image: Ingenia Lifestyle Archer's Run, Morisset, NSW

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Freshwater, Burpengary, QLD (JV)



Ingenia Lifestyle Freshwater is a 276-home greenfield development located in the suburb of Burpengary East within the Moreton Bay region of Queensland, approximately five kilometres east of the Burpengary town centre and 50 kilometres north of Brisbane.

Asset Overview

The asset is owned by the Joint Venture with Sun Communities. Facilities comprise a community building, gymnasium, work shed, swimming pool, bowling green and caravan/ boat storage. The development was complete in the second half of FY26.

Asset Details

Acquired	May - 19
Title	Freehold
Site area (Ha)	11.4
No. homes	276
No. dev sites	-
Development Status	Complete

Element Fullerton Cove, NSW (JV)



Ingenia Lifestyle Element Fullerton Cove is a 122-home greenfield development located in the suburb of Fullerton Cove within the Port Stephens region of NSW, approximately 22 kilometres north of the Newcastle CBD.

Asset Overview

Owned by the Joint Venture with Sun Communities, this boutique community offers a range of facilities, including a community clubhouse, swimming pool, tennis court, bowling green and landscaped areas. The community has achieved a (4 Star) Green Star - Communities rating. Development is due to complete in FY27.

Asset Details

Acquired	Jun - 19
Title	Freehold
Site area (Ha)	9.2
No. homes	94
No. dev sites	20
Development Status	Active

Gordonvale, QLD



Ingenia Lifestyle Ko is in the suburb of Gordonvale within the Cairns region of Queensland, approximately 22 kilometres south of the Cairns town centre.

Asset Overview

This large community commenced in FY26 with the first home settlements anticipated to occur in 2H27. Proposed facilities include a clubhouse, bar, BBQ, gym, library and pool.

Asset Details

Acquired	Mar - 23
Title	Freehold
Site area (Ha)	16.7
No. homes	-
No. dev sites	372
Development Status	Active

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Hervey Bay, QLD



Ingenia Lifestyle Hervey Bay is a 457 home development located in the suburb of Urangan within the Fraser Coast region of Queensland, approximately 10 kilometres east of the Hervey Bay town centre and approximately 300 kilometres north of Brisbane.

Asset Overview

The site has been progressively developed and extended via the purchase of adjacent land. The community includes two community buildings, the 'Hangar', swimming pool, bowling green, off-leash dog area, and a community work shed. The development delivered it's final settlement in 2H26.

Asset Details

Acquired	Apr - 18
Title	Freehold
Site area (Ha)	20.3
No. homes	457
No. dev sites	-
Development Status	Complete

Highfields, Toowoomba, QLD



Ingenia Lifestyle Darlingview Highfields is a 561-home greenfield development located in the suburb of Highfields, within the Toowoomba region of Queensland, approximately 140 kilometres west of Brisbane.

Asset Overview

Proposed community facilities include a clubhouse, 'pavilion', two swimming pools, bowling green, community garden and orchard. The development commenced in 2H26, and the first home settlements are anticipated to occur in 2H27.

Asset Details

Acquired	Nov - 24
Title	Freehold
Site area (Ha)	32
No. homes	-
No. dev sites	561
Development Status	Active

Kokomo (Blueys Beach), NSW



Ingenia Lifestyle Kokomo is located at Blueys Beach NSW, approximately 141 kilometres north of the Newcastle CBD.

Asset Overview

The community was originally acquired as a mixed-use caravan park. The development will create a pure land lease community through the conversion of annual sites to new land lease homes and associated community facilities. First display homes will be open in June 2026. First home settlements are expected to occur in 1H27.

Asset Details

Acquired	Jan - 17
Title	Freehold
Site area (Ha)	10.8
No. homes	22
No. dev sites	130
Development Status	Active

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Lakeside Lara (Expansion), VIC



Ingenia Lifestyle Lakeside Lara was acquired as a partially developed land lease community approximately 60 kilometres west of Melbourne. Ingenia progressively added new homes to complete the original community and acquired an adjacent parcel of land in November 2018 for expansion.

Asset Overview

The current expansion commenced in FY22, adding 173 new homes and additional facilities. The development will deliver it's final settlements in 1H27, creating a community of over 400 homes.

Asset Details

Acquired	Oct - 15
Title	Freehold
Site area (Ha)	15.2
No. homes	173
Dev sites	14
Development Status	Active

Latitude One, (Expansion) NSW



Ingenia Lifestyle Latitude One is located in Anna Bay, within the Port Stephens region of NSW, approximately 200 kilometres north east of Sydney.

Asset Overview

Ingenia acquired the adjacent land in 2017. Following the approval and rezoning, an expansion of the community commenced in FY25, which will add 183 new homes and additional facilities. The first homes settled in March 2026.

Asset Details

Acquired	Aug - 17
Title	Freehold
Site area (Ha)	29.2
No. homes	23
No. dev sites	140
Development Status	Active

Millers Glen, Beaudesert, QLD



Ingenia Lifestyle Millers Glen is a 317-home greenfield development located in the suburb of Beaudesert, within the Scenic Rim region of Queensland, approximately 75 kilometres south west of Brisbane.

Asset Overview

The first homes were delivered in FY23. Community facilities include a clubhouse, swimming pool, bowling green and community garden. This project was purchased with seven homes already complete, and an extension parcel purchased separately in February 2024. The first settlements for stage 2 of the community will commence 2H27.

Asset Details

Acquired	Feb - 22
Title	Freehold
Site area (Ha)	14.9
No. homes	110
No. dev sites	211
Development Status	Active

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Natura, Bobs Farm, NSW (JV)



Ingenia Lifestyle Natura is a 111-home greenfield development located in the suburb of Bobs Farm within the Port Stephens region of NSW, approximately 45 kilometres north of the Newcastle CBD and approximately 190 kilometres north of Sydney.

Asset Overview

Natura is owned within the Joint Venture with Sun Communities. This boutique style development includes a community clubhouse, swimming pool, boardwalk around a lake, bowling green and landscaped areas. It will complete in 1H27.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	8.2
No. homes	91
No. dev sites	9
Development Status	Active

Parkside, Ballarat, VIC



Ingenia Lifestyle Parkside Lucas is a 250-home greenfield development. The community is located in the suburb of Lucas within the Ballarat region of Victoria, approximately eight kilometres north west of the Ballarat CBD and 125 kilometres north west of Melbourne.

Asset Overview

Parkside Lucas commenced settlements in FY22 and will comprise 250 homes on completion. Facilities include a clubhouse, wellness centre, indoor pool, croquet court, bowling green, pickleball court, and roads/services to all sites. The development is due to complete in FY28.

Asset Details

Acquired	Jul - 20
Title	Freehold
Site area (Ha)	10
No. homes	170
No. dev sites	67
Development Status	Active



Image: Artist impression, Sunbury VIC

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Plantations, (expansion) NSW



Ingenia Lifestyle Plantations is located in the seaside suburb of Woolgoolga NSW. The site was developed into a 191-home community with facilities including a community building, work shed/workshop and swimming pool. In June 2024 Ingenia acquired adjacent land which is currently under development.

Asset Overview

The expansion of the community, which commenced end 1H26, will add 178 homes with additional facilities, complementing this well established community. First settlements are expected in 2H27.

Asset Details

Acquired	Aug - 17
Title	Freehold
Site area (Ha)	28.2
No. homes	-
No. dev sites	178
Development Status	Active

Rochedale, QLD



In November 2021 Ingenia acquired a 16-hectare greenfield site in the suburb of Rochedale within the Brisbane City region of Queensland, approximately 20 kilometres south east of the Brisbane CBD.

Asset Overview

The Group has plans to develop the site into a new land lease community with 166 homes and associated facilities. The Project is expected to commence in FY27.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	16
No. homes	-
No. dev sites (proposed)	166
Development Status	Approved

Sanctuary, Victoria Point, QLD



Ingenia Lifestyle Sanctuary is a 225-home greenfield development located in the suburb of Victoria Point, a coastal locality in Redland City, approximately 35 kilometres south east of the Brisbane CBD.

Asset Overview

The development commenced in September 2023 and was acquired as part of the Seachange portfolio, with first home settlements in September 2025. Facilities which opened in FY26 include a clubhouse, sports pavilion and swimming pool.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	18.6
No. homes	172
No. dev sites	52
Development Status	Active

For personal use only

Springside, Beveridge, VIC



Ingenia Lifestyle Springside is a 262-home greenfield development located in the suburb of Beveridge Victoria, approximately 35 kilometres north of the Melbourne CBD.

Asset Overview

The community is currently under construction with the facilities due to open in July 2026. The clubhouse precinct will include a swimming pool, landscaped gardens, pickleball courts an outdoor BBQ, as well as a cinema and sports bar. The community has a 4-Star Green Star - Communities rating and includes Green Star Homes precinct of 52 homes .

Asset Details

Acquired	May - 21
Title	Freehold
Site area (Ha)	10.4
No. homes	19
No. Dev sites	211
Development Status	Active

Sunbury, VIC



Ingenia Lifestyle Sunbury is a recently commenced 166-home greenfield development located in the suburb of Sunbury Victoria, approximately 35 kilometres north west of Melbourne.

Asset Overview

Construction commenced mid 2025 with the first homes due to complete in November 2026. Proposed facilities include a clubhouse precinct with a swimming pool and landscaped gardens. First settlements are expected to be delivered in 1H27.

Asset Details

Acquired	Sep - 22
Title	Freehold
Site area (Ha)	6.2
No. homes	-
Dev sites	166
Development Status	Active

Seagrove, Taroomball, QLD



Ingenia Lifestyle Sea Grove is a 322-home greenfield development located in the suburb of Taroomball Queensland, approximately six kilometres south east of the Yeppoon town centre and 45 kilometres north east of Rockhampton.

Asset Overview

Construction on the community commenced in 2H26, with the first homes due to be constructed in FY28. Proposed facilities include a central community facility, internal walkways and landscaped gardens.

Asset Details

Acquired	Oct - 24
Title	Freehold
Site area (Ha)	27.4
No. homes	-
No. dev sites	322
Development Status	Active

All Age Rental Communities

For personal use only

Anna Bay, NSW



Ingenia Rental Anna Bay is a small rental community located in the Port Stephens region of NSW, approximately 55 kilometres north of Sydney. The site provides a small amount of rental accommodation and permanent land lease homes.

Asset Overview

The Group will convert this aging community to a small land lease offering, with the addition of new homes and upgraded infrastructure and facilities works are due to commence in 1H27.

Asset Details

Acquired	Oct - 21
Title	Freehold
Site area (Ha)	1.9
No. sites (permanent)	7
No. sites (tourism)	-
Annual sites	-

Brisbane North, QLD



Ingenia Rental Brisbane North is a large rental and short term accommodation property located in the suburb of Aspley, within the Brisbane City region, approximately 14 kilometres north of the Brisbane CBD.

Asset Overview

The community includes an office, reception lounge, community centre, swimming pool, BBQ, work shed and commercial premises.

Asset Details

Acquired	Feb - 19
Title	Freehold
Site area (Ha)	6.4
No. sites (permanent)	263
No. sites (tourism)	61
Annual sites	-

For personal use only

Carrum Downs, VIC



Ingenia Rental Carrum Downs is located in the Victorian suburb of Carrum Downs, approximately 36 kilometres south east of the Melbourne CBD. The community provides accommodation to permanent residents, park-owned rental cabins, motel rooms and tourist sites.

Asset Overview

Facilities include reception/manager's residence, swimming pool, BBQ areas, amenities block and other tourist recreation facilities.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	2.8
No. sites (permanent)	120
No. sites (tourism)	45
Annual sites	-

Chambers Flat Rental, QLD



Ingenia Rental Chambers Flat is located at Chambers Flat Queensland, a rural locality in the city of Logan, approximately 39 kilometres south of the Brisbane CBD. The rental community sits adjacent to a broader land lease community and includes 182 rental homes.

Asset Overview

Since acquiring the community, the Group has added new homes and upgraded older homes and community facilities, enhancing resident amenities. Chambers Flat includes a manager's residence/ office, commercial retail shop, a community centre and swimming pool. Information about the land lease community is contained on page 36.

Asset Details

Acquired	Mar - 15
Title	Freehold
Site area (Ha)	20.1
No. sites (permanent)	182
No. sites (tourism)	-
Annual sites	-

Chelsea, VIC



Ingenia Rental Chelsea is a mixed-use community in the Victorian suburb of Bonbeach, approximately 31 kilometres south east of the Melbourne CBD.

Asset Overview

The community provides accommodation to permanent residents, park-owned rental cabins/ sites/units and tourist sites. Facilities include a central kiosk, amenities blocks and swimming pool.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	4.1
No. (permanent)	176
No. sites (tourism)	13
Annual sites	-

For personal use only

Durack, QLD



Ingenia Rental Durack is located in the Queensland suburb of Durack within the Brisbane city region, approximately 19 kilometres south west of the Brisbane CBD, with close proximity to transport and amenities, including retail and medical facilities.

Asset Overview

The community provides accommodation to permanent residents and park-owned rental cabins. Facilities include an office, community building, amenities building, work shed, swimming pool and BBQ area.

Asset Details

Acquired	Jun - 17
Title	Freehold
Site area (Ha)	9.5
No. sites (permanent)	302
No. sites (tourism)	-
Annual sites	-

Eight Mile Plains, QLD



Ingenia Rental Eight Mile Plains is located in the suburb of Eight Mile Plains within the Brisbane city region of Queensland, approximately 15 kilometres south east of the Brisbane CBD.

Asset Overview

The community includes an office/manager's residence, community building, multiple amenity buildings, swimming pool, BBQ facilities and work shed.

Asset Details

Acquired	Aug - 17
Title	Freehold
Site area (Ha)	5.8
No. sites (permanent)	279
No. sites (tourism)	-
Annual sites	-

Frankston, VIC



Ingenia Rental Frankston is located in the Victorian suburb of Carrum Downs, approximately 45 kilometres south east of the Melbourne CBD.

Asset Overview

The community provides permanent homes, rental cabins, motel rooms and tourist sites. Facilities include office/reception with attached manager's residence, camp kitchen, games room, swimming pool, amenities, laundry and various other tourist recreation facilities.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	4.2
No. sites (permanent)	149
No. sites (tourism)	40
Annual sites	-

For personal use only

Redlands, QLD



Ingenia Rental Redlands is located in the Queensland suburb of Thornlands, within the Redland City Council, approximately 30 kilometres south east of the Brisbane CBD.

Asset Overview

The community provides rental accommodation and facilities including an office/community building, work shed, community workshop and community garden.

Asset Details

Acquired	Nov - 20
Title	Freehold
Site area (Ha)	9.0
No. sites (permanent)	104
No. sites (tourism)	-
Annual sites	-

Taigum,QLD



Ingenia Rental Taigum is a mixed-use community located in the Queensland suburb of Taigum within the Brisbane LGA, approximately 15 kilometres north of the Brisbane CBD.

Asset Overview

The community offers a range of accommodation types, including permanent homes, rental cabins, tourist cabins and motel units. Facilities include an office/manager's residence, games room, camp kitchen, amenity building, laundry facilities, gym, swimming pool, BBQ and work shed.

Asset Details

Acquired	Nov - 19
Title	Freehold
Site area (Ha)	4.1
No. sites (permanent)	126
No. sites (tourism)	36
Annual sites	-



Image: Ingenia Rental Durack, QLD

Gardens Communities

For personal use only

Ballarat, VIC



Ingenia Gardens Sovereign is located in the Victorian suburb of Sebastopol within the city of Ballarat, approximately 120 kilometres north west of the Melbourne CBD. The community is close to Ingenia Gardens Hertford.

Asset Overview

The community includes 51 rental units, a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jun - 13
Title	Freehold
Site area (Ha)	6.0
No. units	51

Bathurst, NSW



Ingenia Gardens Bathurst is located in the NSW regional city of Bathurst, approximately 200 kilometres west of Sydney.

Asset Overview

The community includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jan - 14
Title	Freehold
Site area (Ha)	6.6
No. units	54

For personal use only

Brookfield, VIC



Ingenia Gardens Melton is located in the Victorian suburb of Brookfield, approximately 50 kilometres north west of the Melbourne CBD.

Asset Overview

The community is one of two villages contained on one site and adjoins Ingenia Gardens Coburns. It includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	6.4
No. units	51

Bundaberg North, QLD



Ingenia Gardens Jefferis is located in the Queensland suburb of Bundaberg North on the Burnett River, approximately five kilometres from the Bundaberg city centre.

Asset Overview

The community includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	7.3
No. units	51

Coburns, VIC



Ingenia Gardens Coburns, is located in the Victorian suburb of Brookfield, approximately 50 kilometres north west of Melbourne.

Asset Overview

The community is co-located with Ingenia Gardens Brooklyn and includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	6.4
No. units	51

For personal use only

Carrum Downs, VIC



Ingenia Gardens Carrum Downs is located in the Victorian suburb of Carrum Downs, approximately 45 kilometres south east of Melbourne.

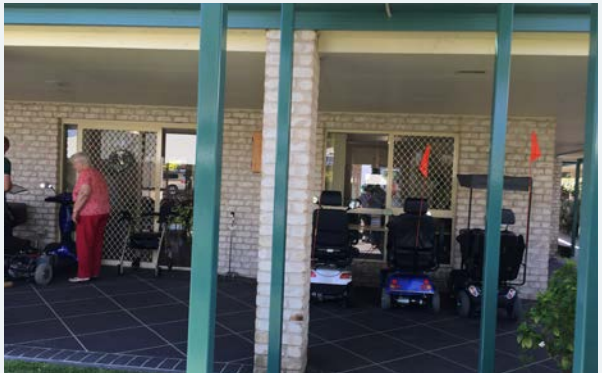
Asset Overview

The community includes 61 rental units and provides a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Oct - 21
Title	Freehold
Site area (Ha)	6.3
No. units	61

Coffs Harbour, NSW



Ingenia Gardens Coffs Harbour is located on the Mid North Coast of NSW, in the popular holiday destination of Coffs Harbour, approximately three kilometres from the Coffs Harbour city centre and 530 kilometres north east of Sydney.

Asset Overview

The community includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	6.1
No. units	51

Dubbo, NSW



Ingenia Gardens Dubbo is located in the suburb of Dubbo, approximately four kilometres south east of the Dubbo town centre and 400 kilometres north west of Sydney.

Asset Overview

Ingenia Gardens Dubbo is located on the same site as Ingenia Gardens Wheelers, providing efficiency in operations. The community includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Dec - 12
Title	Freehold
Site area (Ha)	6.2
No. units	55

For personal use only

Dubbo (Wheelers), NSW



Ingenia Gardens Wheelers is located in the NSW suburb of Dubbo, approximately four kilometres southeast of the Dubbo town centre.

Asset Overview

The community is located on the same site as Ingenia Gardens Dubbo. It includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub includes dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	6.2
No. units	52

Goulburn, NSW



Ingenia Gardens Goulburn NSW is located approximately three kilometres from the Goulburn city centre and 200 kilometres south east of Sydney.

Asset Overview

The community includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	6.0
No. units	49

Grovedale, VIC



Ingenia Gardens Grovedale is located in the Victorian suburb of Grovedale, approximately six kilometres south of the Geelong city centre and approximately 85 kilometres south west of Melbourne.

Asset Overview

The community includes 51 rental units and includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	6.5
No. units	51



Image: Ingenia Gardens Marsden, QLD

Marsden, QLD



Ingenia Gardens Marsden is located in the Queensland suburb of Marsden, approximately 35 kilometres south east of the Brisbane CBD.

Asset Overview

The community has a centrally located community centre, which includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities. There is also a manager's residence on site.

Asset Details

Acquired	Jun - 05
Title	Freehold
Site area (Ha)	12.0
No. units)	97

Port Macquarie, NSW



Ingenia Gardens Oxley is located in the NSW suburb of Port Macquarie, approximately five kilometres south west of the Port Macquarie city centre, 400 kilometres north east of Sydney.

Asset Overview

The community includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	5.1
No. units	45

For personal use only

Sebastopol, VIC



Ingenia Gardens Hertford is located in the Victorian suburb of Sebastopol, approximately five kilometres south of the Bathurst city centre, and 120 kilometres north west of Melbourne.

Asset Overview

The community includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	4.9
No. units	48

St Albans Park, VIC



Ingenia Gardens St Albans Park is located in the Victorian suburb of St Albans Park, approximately six kilometres south east of the Geelong city centre, and 80 kilometres south west of Melbourne.

Asset Overview

The community is one of two on the one site, which also includes Townsend Gardens. The community includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities, plus resident/visitor parking and internal walkways.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	8.2
No. units	53

St Albans Park (Townsend), VIC



Ingenia Gardens Townsend is located in the Victorian suburb of St Albans, approximately six kilometres south east of the Geelong city centre, and 80 kilometres south west of Melbourne.

Asset Overview

The community is co-located with Ingenia Gardens St Albans Park. It includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities, plus resident/visitor parking and internal walkways.

Asset Details

Acquired	Jun - 04
Title	Freehold
Site area (Ha)	8.2
No. units	50

For personal use only

Taree, NSW



Ingenia Gardens Taree is located in the NSW suburb of Taree, approximately two kilometres south west of the Taree city centre, and 320 kilometres north east of Sydney.

Asset Overview

The community includes a BBQ area, resident laundry, office, a commercial kitchen and a multipurpose resident hub providing dining, reading, socialising and activity facilities.

Asset Details

Acquired	Dec - 04
Title	Freehold
Site area (Ha)	9.3
No. units	51

Wagga Wagga, NSW



Ingenia Gardens Wagga Wagga is located in the NSW suburb of Wagga Wagga, approximately two kilometres north of the Wagga Wagga city centre, and 450 kilometres south west of Sydney.

Asset Overview

Facilities include a BBQ area, commercial kitchen, dining room, library, offices, resident laundry, kitchen and lounge.

Asset Details

Acquired	Jun - 13
Title	Freehold
Site area (Ha)	5.7
No. units	50

Warrnambool, VIC



Ingenia Gardens Warrnambool is located in the Victorian suburb of Warrnambool, approximately three kilometres east of the Warrnambool city centre, and approximately 250 kilometres south west of Melbourne.

Asset Overview

Resident facilities include a BBQ area, commercial kitchen, dining room, library, offices, resident laundry, kitchen and lounge.

Asset Details

Acquired	Jan - 14
Title	Freehold
Site area (Ha)	8.3
No. units	49

For personal use only



Image: Ingenia Holidays Rivershore, QLD

Holiday Parks

For personal use only

Bonny Hills, NSW



Ingenia Holidays Bonny Hills is located in the suburb of Bonny Hills within the Mid-North Coast region of NSW, approximately 25 kilometres south of the Port Macquarie town centre and 380 kilometres north east of Sydney.

Asset Overview

The park offers direct access to Rainbow Beach and has a range of accommodation types, from glamping tents to camp and caravan sites. Facilities include an amenity building, camp kitchen, swimming pool, splash park, BBQ facility, putt-putt golf course, jumping pillow and children's playground.

Asset Details

Acquired	May - 17
Title	Freehold
Site area (Ha)	3.4
No. sites (permanent)	1
No. sites (tourism)	100
Annual sites	-
EV Charging	Available

Byron Bay, NSW



Ingenia Holidays Byron Bay is located in the popular holiday destination of Byron Bay within the north east region of NSW, approximately five kilometres south of the Byron Bay town centre and 800 kilometres north east of Sydney.

Asset Overview

Accommodation includes eco friendly pods, a range of cabin types and camping/caravan sites within walking distance of Tallow Beach. Facilities include swimming pool, dog agility park, playground, basketball court and jump pad.

Asset Details

Acquired	Apr - 19
Title	Leasehold
Site area (Ha)	10.8
No. sites (permanent)	40
No. sites (tourism)	225
Annual sites	-
EV Charging	Available

For personal use only

Cairns Coconut, QLD



Ingenia Holidays Cairns Coconut is an award winning park located in the suburb of Woree within the Cairns LGA of Queensland, approximately eight kilometres from Cairns CBD.

Asset Overview

Since acquisition Ingenia has added additional accommodation and facilities to this large resort style park. The park includes accommodation options across tourism cabins and campsites. Facilities include kiosk/cafe, dog agility park, splash park, 2 x resort style swimming pools, BBQ areas, children's playground, and basketball court.

Asset Details

Acquired	Mar - 17
Title	Freehold
Site area (Ha)	11.2
No. sites (permanent)	38
No. sites (tourism)	340
Annual sites	-
EV Charging	-

Cape Paterson, VIC



Ingenia Holidays Cape Paterson is located in the suburb of Cape Paterson, within the Gippsland region of Victoria, approximately 10 kilometres south of Wonthaggi town centre and 150 kilometres south east of Melbourne.

Asset Overview

The park provides a natural bush setting with beach access and ocean views. Accommodation options include annuals, tourism cabins/villas and powered campsites. Facilities include BBQ facilities, jump pad and laundry facilities.

Asset Details

Acquired	Jul - 21
Title	Leasehold
Site area (Ha)	5.2
No. (permanent)	-
No. sites (tourism)	117
Annual sites	102
EV Charging	-

Conway Beach, QLD



Ingenia Holidays Conway Beach is located in the Whitsundays, a popular Queensland tourist destination. The park is located approximately 40 kilometres from Airlie Beach with proximity to beaches, and the Great Barrier Reef.

Asset Overview

The park provides a range of cabins and sites with facilities including a diner, jump pad, BBQ area, camp kitchen, tennis court and laundry. Since acquisition the park has benefitted from Ingenia's distribution platform, with planned accommodation additions and reconfiguration anticipated to deliver improved returns.

Asset Details

Acquired	Mar - 26
Title	Freehold
Site area (Ha)	2.2
No. sites (permanent)	1
No. sites (tourism)	69
Annual sites	-
EV Charging	-

For personal use only

Eden Beachfront, NSW



Ingenia Holidays Eden Beachfront is located in the NSW suburb of Eden within the Bega Valley region, approximately five kilometres south west of the Eden town centre and 480 kilometres south of Sydney.

Asset Overview

The park provides direct beach access with acommodation options including annuals, tourism cabins and campsites. Facilities include amenity building, camp kitchen, swimming pool, jump pad and water sports.

Asset Details

Acquired	Jul - 21
Title	Leasehold
Site area (Ha)	7.8
No. sites (permanent)	3
No. sites (tourism)	146
Annual sites	23
EV Charging	Available

Hervey Bay, QLD



Ingenia Holidays Hervey Bay is located in the suburb of Torquay, within the Hervey Bay region of Queensland, approximately 15 kilometres west of the Hervey Bay town centre and 300 kilometres north of Brisbane.

Asset Overview

The site provides accommodation options across tourism cabins/villas, Airstreams and campsites. Facilities include amenity building, camp kitchen, swimming pool, jump pad and water sports.

Asset Details

Acquired	Oct - 16
Title	Freehold
Site area (Ha)	3
No. sites (permanent)	8
No. sites (tourism)	147
Annual sites	-
EV Charging	-

Inverloch, VIC



Ingenia Holidays Inverloch and Ingenia Holidays Inverloch Foreshore are located in the Victorian suburb of Inverloch, a coastal town situated within the Bass Coast Shire of Gippsland, approximately 145 kilometres south east of Melbourne. The property comprises two adjoining parks, one with beachfront access.

Asset Overview

The parks provide annuals, tourism cabins/villas, glamping tents and campsites. Facilities include an indoor heated splash park and swimming pool, games room, camp kitchen, playground, amenities block, mini golf, jump pad and BBQ facilities.

Asset Details

Acquired	Dec - 20
Title	Leasehold
Site area (Ha)	9.4
No. sites (permanent)	1
No. sites (tourism)	380
Annual sites	50
EV Charging	Available

For personal use only

Lake Macquarie, NSW



Ingenia Holidays Lake Macquarie is located at Mannering Park, a suburb within the Central Coast region of NSW, approximately 115 kilometres north of Sydney.

Asset Overview

The park offers a lakefront location with a range of water sports available. Accommodation includes permanent homes, annuals, tourism cabins and sites. Facilities include swimming pool, camp kitchen, boat ramp and BBQ facilities.

Asset Details

Acquired	Apr - 15
Title	Freehold
Site area (Ha)	3.2
No. sites (permanent)	14
No. sites (tourism)	112
Annual sites	26
EV Charging	Available

Merry Beach, NSW



Ingenia Holidays Merry Beach is located on the beachfront in the suburb of Kioloa, within the South Coast region of NSW, approximately 35 kilometres south of Ulladulla and 250 kilometres south west of Sydney.

Asset Overview

This attractive beachfront location provides accommodation options including annuals, tourism cabins, ensuite sites and campsites. Facilities include camp kitchen, swimming pool, jump pad, bike pump track and children's playground.

Asset Details

Acquired	May - 21
Title	Leasehold
Site area (Ha)	14.1
No. sites (permanent)	4
No. sites (tourism)	158
Annual sites	363
EV Charging	Available

One Mile Beach, NSW



Ingenia Holidays One Mile Beach is located in the suburb of One Mile Beach, within the Port Stephens region of NSW, approximately 55 kilometres north east of Newcastle and 200 kilometres north of Sydney. The property features direct access to One Mile Beach.

Asset Overview

The park has been progressively expanded, with the addition of new accommodation. Accommodation includes tourism cabins, glamping tents, ensuite sites, and sites. The park offers a range of facilities, including a cafe/kiosk, swimming pool, entertainment hall, camp kitchen, amenities blocks, mini golf and basketball court.

Asset Details

Acquired	Dec - 13
Title	Leasehold
Site area (Ha)	5
No. sites (permanent)	4
No. sites (tourism)	233
Annual sites	-
EV Charging	Available

For personal use only

Phillip Island, VIC



Ingenia Holidays Phillip Island is located in the Victorian suburb of Newhaven, within the Bass Coast region, approximately 125 kilometres south east of Melbourne.

Asset Overview

The site enjoys a beachside location and provides accommodation across annuals, tourism cabins and sites. Facilities include a camp kitchen, theatre room, games room, playground, jump pad and laundry facilities.

Asset Details

Acquired	July - 21
Title	Leasehold
Site area (Ha)	3.8
No. sites (permanent)	-
No. sites (tourism)	112
Annual sites	48
EV Charging	-

Rivershore, QLD



Ingenia Holidays Rivershore is located in the Queensland suburb of Diddillibah, within the Sunshine Coast region, approximately 10 kilometres south west of the Sunshine Coast Airport and 100 kilometres from Brisbane.

Asset Overview

The site provides a riverfront location with accommodation options across glamping tents, caravans, Airstreams and sites. Facilities include BBQ areas, restaurant and bar, riverfront jetty, splash park, swimming pool, and playground. Ingenia is expanding the park on adjacent land, adding 80 tourism accommodation options and facilities.

Asset Details

Acquired	Nov - 18
Title	Freehold
Site area (Ha)	Ext 3.7 Exp 2.9
No. sites (permanent)	1
No. sites (tourism)	97
Annual sites	-
EV Charging	-

Soldiers Point, NSW



Ingenia Holidays Soldiers Point is located in the NSW suburb of Soldiers Point, within the Port Stephens region, approximately 60 kilometres north east of Newcastle and 200kms north of Sydney.

Asset Overview

The site has been progressively evolved to add new accommodation offering a broad range of cabins and sites, as well as upgraded facilities. Facilities include an indoor heated swimming pool, outdoor swimming pool, camp kitchen, bowling alley, amenities block and tennis court.

Asset Details

Acquired	Oct - 15
Title	Freehold
Site area (Ha)	2.8
No. sites (permanent)	22
No. sites (tourism)	100
Annual sites	-
EV Charging	Available

For personal use only

Torquay, VIC



Ingenia Holidays Torquay is located in the Victorian suburb of Torquay within the Geelong region, approximately 20 kilometres south of the Geelong CBD and 100 kilometres south west of Melbourne.

Asset Overview

The park provides accommodation options across annuals and tourism cabins and sites.. Facilities include jump pad, mini golf, outdoor theatre, games room, swimming pool and spa, camp kitchen and laundry.

Asset Details

Acquired	Jul - 21
Title	Leasehold
Site area (Ha)	3.1
No. sites (permanent)	3
No. sites (tourism)	138
Annual sites	45
EV Charging	-

Wagga Wagga, NSW



Ingenia Holidays Wagga Wagga is located in the Riverina region of NSW, approximately two kilometres east of the Wagga Wagga town centre and 450 kilometres south west of Sydney

Asset Overview

The park offers river access with accommodation options across tourism cabins and sites. Facilities include a swimming pool, playground and camp kitchen.

Asset Details

Acquired	Aug - 22
Title	Freehold
Site are (Ha)	5.1
No. sites (permanent)	1
No. sites (tourism)	131
Annual sites	-
EV Charging	Available

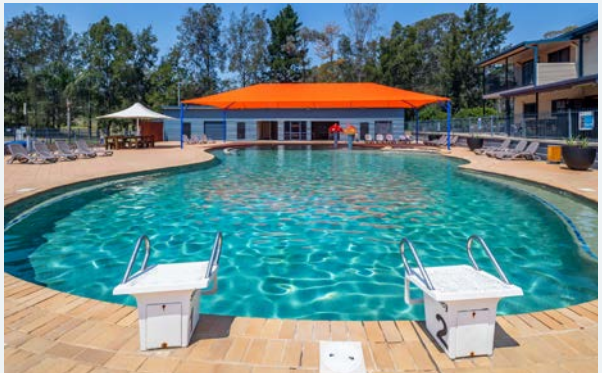


Image: Ingenia Holidays Nambucca Heads, NSW

Mixed-Use Communities

For personal use only

Avina, NSW



Ingenia Holidays Avina is located in the NSW suburb of Vineyard within the Hawkesbury region, approximately 50 kilometres north west of Sydney.

Asset Overview

The community provides a mix of permanent (land lease) homes and a range of tourism cabins (including group accommodation), ensuite sites and powered sites. Facilities include a games room, camp kitchen, swimming pool, jump pad, BBQ and laundry facilities. The site includes additional land with potential for future development.

Asset Details

Acquired	Oct - 16
Title	Freehold
Site area (Ha)	Park 5.1 Land 15.5
No. sites (permanent)	53
No. sites (tourism)	144
Annual sites	-
EV charging	-

Queenscliff Beacon, VIC



Ingenia Holidays Queenscliff Beacon is located in the Victorian suburb of Queenscliff, within the Bellarine region, approximately 30 kilometres southeast of the Geelong town centre.

Asset Overview

The park provides accommodation options across annuals, tourism cabins, ensuite sites, powered sites, hotel rooms and apartments. Facilities include an indoor swimming pool, gym, kids games room, playroom, jump pad, basketball and pickleball courts.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	3.2
No. sites (permanent)	2
No. sites (tourism)	104
Annual sites	18
EV Charging	-

For personal use only

Bermagui, NSW



Ingenia Holidays Bermagui is located in the South Coast region of NSW, approximately nine kilometres north of the Bermagui town centre and 370 kilometres south west of Sydney.

Asset Overview

The park provides accommodation including permanents (land lease), annuals, tourism cabins, and unpowered/powered sites. Facilities include basketball court, tennis court, jump pad, BBQ facilities, children's playground, boat ramp and kiosk.

Asset Details

Acquired	Aug - 16
Title	Freehold
Site area (Ha)	8.1
No. sites (permanent)	44
No. sites (tourism)	84
Annual sites	120
EV Charging	-

Hunter Valley, NSW



Ingenia Holidays Hunter Valley is located in Cessnock within the Hunter Valley region of NSW, approximately two kilometres west of the Cessnock town centre and 150 kilometres north of Sydney.

Asset Overview

Since acquisition the community has been reconfigured as a land lease community, created via the addition of new homes in a separate precinct. The site provides accommodation across permanents (land lease), tourism cabins and unpowered/powered sites. Facilities include a camp kitchen, swimming pool, community building, pizza oven, jump pad, playground, BBQ and fire pit.

Asset Details

Acquired	Feb - 14
Title	Freehold
Site area (Ha)	4.0
No. (permanent)	63
No. sites (tourism)	52
Annual sites	-
EV Charging	Available

Kingscliff, NSW



Ingenia Holidays Kingscliff is located in the Tweed Heads region of NSW, approximately 10 kilometres south east of the Tweed Heads town centre and 40 kilometres south east of the Gold Coast metropolitan area.

Asset Overview

Originally acquired as a mixed-use park, development has added new homes, increasing the rental base. In addition to the land lease component, the park offers tourism cabins and sites. Facilities include a games room, camp kitchen, BBQ area, and swimming pool.

Asset Details

Acquired	Nov - 13
Title	Freehold
Site area (Ha)	4.2
No. sites (permanent)	107
No. sites (tourism)	79
Annual sites	-
EV Charging	-

For personal use only

Kinka Beach, QLD



Ingenia Holidays Kinka Beach is a beachfront park located in Yeppoon Queensland, approximately 15 kilometres south east of the Yeppoon town centre and 50 kilometres north west of Rockhampton.

Asset Overview

The site provides accommodation across permanents, tourism cabins and sites. With beach access, the park offers swimming pools, games room, and BBQ facilities. Since acquisition Ingenia has added additional cabins, supporting revenue growth. Additional tourism sites are located at a separate waterfront land parcel approximately two kilometres north of the primary Kinka Beach property.

Asset Details

Acquired	Jul - 25
Title	Freehold
Site area (Ha)	4.6
No. sites (permanent)	46
No. sites (tourism)	122
Annual sites	-
EV Charging	-

Lake Conjola, NSW



Ingenia Holidays Lake Conjola is located at Lake Conjola, a coastal township situated on the South Coast of NSW within the Shoalhaven City Council LGA, approximately 220 kilometres south of Sydney

Asset Overview

The lakefront park comprises two distinct components, a tourism/annuals park and the modern adjacent land lease community developed by Ingenia post acquisition. Facilities include a splash park, swimming pool, jump pad, kiosk, games room, tennis court and on-site cafe.

Asset Details

Acquired	Sep - 15
Title	Freehold
Site area (Ha)	4.2
No. sites (permanent)	116
No. sites (tourism)	163
Annual sites	213
EV Charging	Available

Middle Rock, NSW



Ingenia Holidays Middle Rock is located at One Mile, a suburb within the Port Stephens region of NSW, approximately 55 kilometres north east of the Newcastle CBD and 200 kilometres north of Sydney.

Asset Overview

The park includes a separately gated land lease component, with accommodation across permanents (land lease), annuals, tourism cabins and sites. Facilities include a cafe and restaurant, swimming pool, splash park, function room, camp kitchen, and playground. The campground portion to the rear of the site is accessed via a licence agreement.

Asset Details

Acquired	Dec - 20
Title	Freehold & licence
Site area (Ha) - (excluding licence area)	5.1
No. sites (permanent)	76
No. sites (tourism)	166
Annual sites	41
EV Charging	Available

For personal use only

Murray Bend, VIC



Ingenia Holidays Murray Bend is located in Koonoomoo, a suburb within the Hume region of Victoria, approximately 70 kilometres north of the Shepparton town centre and 270 kilometres north of Melbourne.

Asset Overview

The park, which has two kilometres of private beach, has a large population of annuals and also offers tourism cabins and sites with direct river access. Facilities include water sports, a boat ramp, tennis court, games room, jumping pillow and swimming pool.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	66.7
No. sites (permanent)	7
No. sites (tourism)	105
Annual sites	270
EV Charging	-

Nambucca Heads, NSW



Ingenia Holidays Nambucca Heads is located at Nambucca Heads within the Nambucca Valley Council LGA, approximately 485 kilometres north east of Sydney.

Asset Overview

The site includes land lease accommodation as well as tourism cabins and sites, which have been reconfigured and increased with the addition of new cabin accommodation, including two-storey cabins which take advantage of the water view. Facilities include an onsite lagoon, swimming pool and splash park, kiosk, camp kitchen, and a restaurant that adjoins the park (on separate title).

Asset Details

Acquired	Dec - 14
Title	Freehold
Site area (Ha)	5.3
No. (permanent)	135
No. sites (tourism)	168
Annual sites	-
EV Charging	-

Nepean River, NSW



Ingenia Holidays Nepean River is located in Western Sydney NSW on the shores of the Hawkesbury River, approximately three kilometres north east of the Emu Plains town centre and 60 kilometres west of Sydney.

Asset Overview

This mixed-use park provides land lease accommodation, tourism cabins and sites. Facilities include a function room, swimming pool, jump pad, camp kitchen, BBQ facilities and playground.

Asset Details

Acquired	Aug - 13
Title	Freehold
Site area (Ha)	3.9
No. sites (permanent)	99
No. sites (tourism)	51
Annual sites	-
EV Charging	-

For personal use only

Noosa - Tewantin, QLD



Ingenia Holidays Noosa is located in the Queensland suburb of Tewantin within the shire of Noosa LGA, approximately nine kilometres west of Noosa town centre and 150 kilometres north of Brisbane.

Asset Overview

The site provides accommodation options across permanents, tourism cabins and campsites: Additional income is provided via the service station and retail tenancies. Facilities include a heated swimming pool, jump pad, camp kitchen, games room, BBQ and onsite pizza van.

Asset Details

Acquired	Feb - 15
Title	Freehold
Site area (Ha)	6.5
No. sites (permanent)	48
No. sites (tourism)	139
Annual sites	-
EV Charging	-

Noosa North, QLD



Ingenia Holidays Noosa North is located in the suburb of Tewantin, Queensland, within the shire of Noosa LGA, close to the Tewantin town centre and approximately 140 kilometres north of Brisbane.

Asset Overview

The site provides accommodation across permanents, tourism cabins and campsites. Facilities include a games room, swimming pool, BBQ, camp kitchen, children's playground and kiosk.

Asset Details

Acquired	Jul - 21
Title	Leasehold
Site area (Ha)	1.8
No. sites (permanent)	6
No. sites (tourism)	110
Annual sites	-
EV Charging	-

Old Bar Beach, NSW



Ingenia Holidays Old Bar Beach is located in the NSW suburb of Old Bar, within the Mid North Coast Council, approximately 20 kilometres east of Taree town centre and 315 kilometres north of Sydney.

Asset Overview

The site provides accommodation across annuals, tourism cabins and campsites. New cabins have been added to the site since acquisition, enhancing yield. Facilities include beach access, a swimming pool, camp kitchen, entertainment room, playground and BBQ.

Asset Details

Acquired	Dec - 23
Title	Leasehold
Site area (Ha)	5.3
No. sites (permanent)	2
No. sites (tourism)	174
Annual sites	15
EV Charging	Available

For personal use only

South West Rocks, NSW



Ingenia Holidays South West Rocks is located on the Mid North Coast of NSW with close proximity to the South West Rocks town centre, approximately 450 kilometres north of Sydney.

Asset Overview

Since acquisition, Ingenia has developed a separate gated land lease community on site, with the tourism component of the park offering tourism cabins, ensuite sites and powered/unpowered sites. This waterfront location includes an entertainment room, swimming pool, playground, community building (for residents), and BBQ.

Asset Details

Acquired	Feb - 16
Title	Leasehold
Site area (Ha)	9.5
No. sites (permanent)	112
No. sites (tourism)	166
Annual sites	-
EV Charging	Available

Swan Bay, VIC



Ingenia Holidays Swan Bay is located in Swan Bay Victoria, approximately 30 kilometres east of the Geelong town centre and 110 kilometres south west of Melbourne.

Asset Overview

The park is dominated by annuals and permanents, with cabins and campsites providing tourism revenue. Facilities include a camp kitchen, entertainment room, off leash dog area, basketball court, tennis court, jump pad, playground and swimming pool.

Asset Details

Acquired	Nov - 21
Title	Freehold
Site area (Ha)	32.1
No. (permanent)	43
No. sites (tourism)	21
Annual sites	135
EV Charging	-

Sydney Hills, NSW



Ingenia Holidays Sydney Hills is located in Dural NSW, a suburb of the Hills District within the Hornsby Shire LGA, approximately 36 kilometres north west of Sydney.

Asset Overview

The site provides accommodation across permanents, tourism cabins, and sites. A childcare operator (commercial lease) is situated on site. Facilities include a swimming pool, tennis court, camp kitchen, games room, kiosk and BBQ.

Asset Details

Acquired	Apr - 15
Title	Freehold
Site area (Ha)	4.2
No. sites (permanent)	61
No. sites (tourism)	77
Annual sites	-
EV Charging	-

For personal use only

Tomakin, NSW



Ingenia Holidays Tomakin is located in the South Coast region of NSW, approximately six kilometres north east of the Broulee town centre, and 300 kilometres south west of Sydney.

Asset Overview

The site provides accommodation across permanents, annuals, tourism cabins and sites. This riverfront park includes a camp kitchen, swimming pool, BBQ area, children's playground, boat ramp and outdoor games room. The western section of the land parcel comprises a tidal lagoon and 1.8Ha of vacant land.

Asset Details

Acquired	Feb - 25
Title	Freehold
Site area (Ha)	11.3
No. sites (permanent)	33
No. sites (tourism)	55
Annual sites	103
EV Charging	-

Townsville, QLD



Ingenia Holidays Townsville is located in the Queensland suburb of Deeragun, approximately 18 kilometres west of the Townsville town centre.

Asset Overview

The park provides accommodation across permanents, tourism cabins, and sites. Facilities include a swimming pool, BBQ area, water slide, splash park, children's playground, jumping pillow and mini golf course.

Asset Details

Acquired	Mar - 21
Title	Freehold
Site area (Ha)	6.4
No. sites (permanent)	38
No. sites (tourism)	124
Annual sites	-
EV Charging	-

Ulladulla, NSW



Ingenia Holidays Ulladulla is located in the suburb of Ulladulla, on the South Coast of NSW, just outside the Ulladulla town centre and approximately 230 kilometres south of Sydney.

Asset Overview

The site provides a mix of accommodation across permanents, tourism cabins and sites. Facilities include splash park and slides, gym, tennis court, swimming pool, camp kitchen, games room, 1/2 size basketball court, children's playground and laundry facilities.

Asset Details

Acquired	Aug - 21
Title	Freehold
Site area (Ha)	4.9
No. sites (permanent)	55
No. sites (tourism)	94
Annual sites	-
EV Charging	Available

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