

1st July 2022

Record 409 new home settlements and holidays outperformance underpin delivery of FY22 guidance

Highlights

- Total of 409 new home settlements in FY22, up 8% on FY21
- FY22 guidance to be met - strong performance from holidays and achievement of settlements target
- Settlements pipeline (449 deposits and contracts) supporting FY23 settlements growth – up 42% on 30 June 2021

Ingenia Communities Group (ASX: INA) today announced that, subject to finalisation of the Group's financial statements and audit, the FY22 results are anticipated to be at the lower end of the Group's guidance range, underpinned by achievement of the Group's settlements target and strong performance across the operating business.

Ingenia Communities Group CEO, Simon Owen, said that the business delivered a strong outcome, despite industry wide supply chain and labour challenges, that reflected demand for the Group's developments across the east coast of Australia.

"We have an underlying base of consistent and diverse earnings across the operating business which has increased in scale and contribution over the past 12 months," Mr Owen said.

The Holidays business has rebounded strongly following forced closures in the first half, and the Group's residential communities continue to deliver high occupancy and growing rents.

A total of 409 homes were settled across Ingenia (353) and Joint Venture (56) projects, with a further 17 homes settled in the funds business. Reflecting the mix of projects, the average home sale price for the year for Ingenia was \$406,000. While above ground home development margins remain subject to finalisation, they are expected to be generally consistent with the first half.

The Group closed the year with 449 contracts and deposits in place, which will support FY23 settlements and the longer term target of 1,800 – 2,000 settlements for the three years to end FY24.

The FY22 result, which remains subject to finalisation of the Group's accounts and audit process, is expected to be at the lower end of the Group's guidance range (EBIT growth of 5-10% and underlying earnings per security of 1-2 cents below FY21).

Further information on FY22 financial and operating performance will be provided in the Group's financial results announcement on 24 August 2022.

Authorised for lodgement by the Chairman.

ENDS

For further information please contact:

Scott Noble

Chief Financial Officer

P 02 8263 0538

M 0402 445 941

About Ingenia Communities Group

Ingenia Communities Group (ASX: INA) is a leading operator, owner and developer of communities offering quality 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.

Across Ingenia Lifestyle, Ingenia Gardens, Ingenia Holidays and Ingenia Rental, the Group has over 100 communities and development sites and is continuing to expand.

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).