

ASX / Media Release

3 December 2013

Ingenia acquires beachfront park in Hunter/Newcastle cluster

Highlights:

- Contracts exchanged to acquire One Mile Beach Holiday Park, an attractive beachfront tourist park north of Newcastle
- Purchase price of \$11.0 million on a trailing yield of 10.6%, stabilised yield of 15.5% and an unlevered IRR exceeding 15% with further upside identified
- Tourism park with 236 villas, cabins and camp sites and development potential for 45+ manufactured homes (including some tourism conversions)

Ingenia Communities Group (ASX: INA) today announced contracts have been exchanged to acquire the One Mile Beach Holiday Park (One Mile), a beachfront tourist park in Anna Bay, New South Wales. This acquisition which is in an existing market cluster is immediately accretive and will be funded from the September Rights Issue and available debt.

One Mile is an attractive 5.4 hectare beachfront tourist park located about 30 minutes north of Newcastle and 2.8kms from the Anna Bay town centre. This park forms the ninth asset in the Group's identified Hunter/Newcastle market cluster and follows the recent acquisition of the Lake Macquarie Village and Macquarie Lakeside Village.

One Mile currently contains one permanent manufactured home, 236 tourist/short-term accommodation sites and development potential for 45+ permanent manufactured homes (including some tourism conversions). The trailing yield on in-situ rents is 10.6% with a stabilised yield of 15.5%, and forecast unlevered internal rate of return (IRR) exceeding 15%. Settlement is anticipated in December 2013 in time to benefit from the peak Christmas trade when the park operates at 100% occupancy.

Ingenia Communities Chief Executive Officer, Simon Owen, said, "One Mile represents a further immediately accretive acquisition in our growing Hunter / Newcastle cluster and provides an attractive mix of tourism and short term accommodation yields with some significant development upside. One Mile is one of very few direct beachfront tourism parks

in NSW and with some modest reinvestment, it is forecast to return a 15% yield on our initial investment within three years.”

Due diligence continues for the remaining five MHE opportunities announced with the September Rights Issue with further acquisitions anticipated in the coming months.

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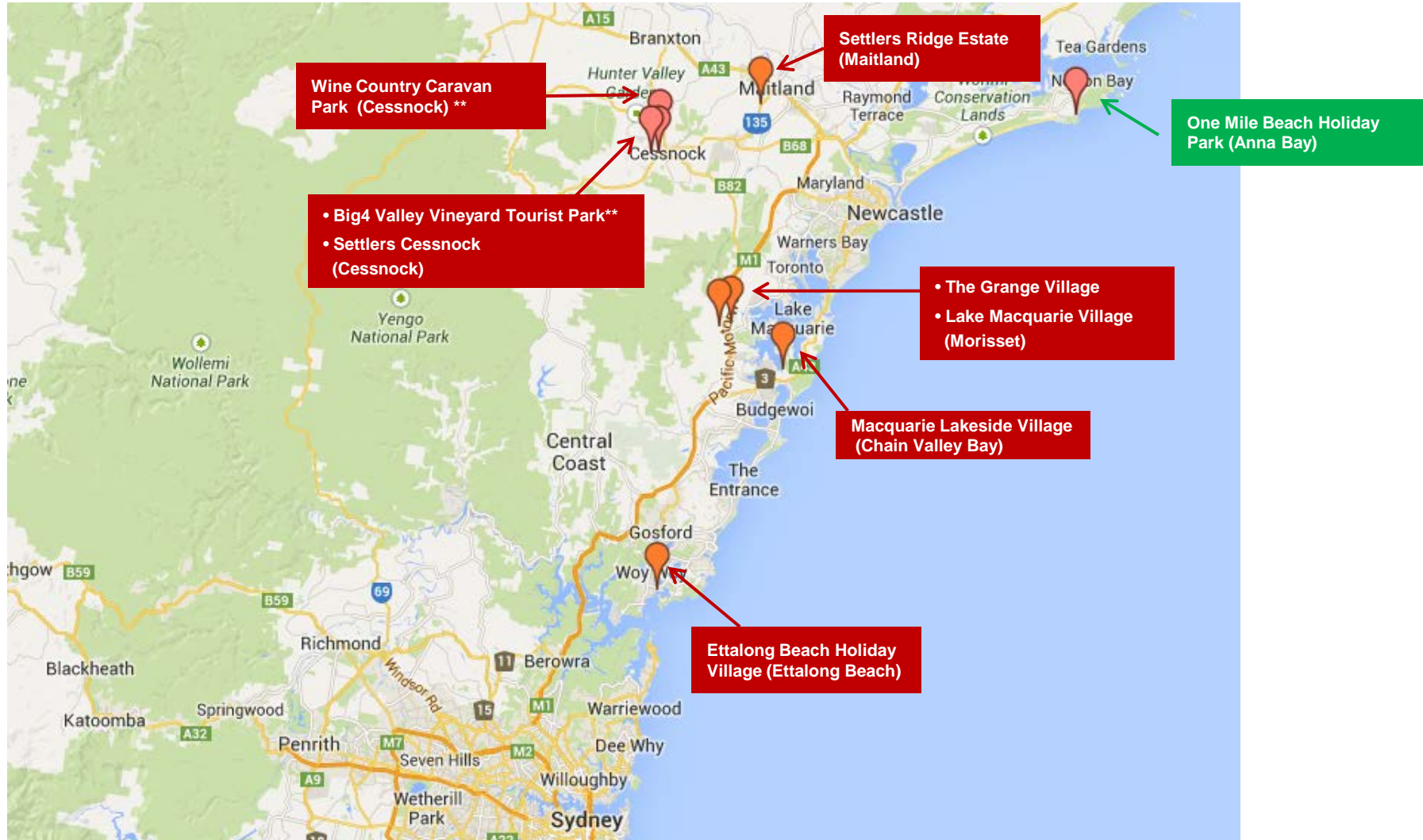
About Ingenia Communities Group

Ingenia Communities Group (ASX Code: INA) is a stapled property group comprising 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).

Ingenia Communities Group is a leading operator, owner and developer of a diversified portfolio of seniors housing communities. It has 49 assets in Australia, comprising over 4,200 units.

Ingenia's growing Hunter/Newcastle market cluster

Establishing a foothold with nine properties



** An option has been executed for these two acquisitions, with due diligence underway