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2 November 2021

Ingenia successfully completes institutional component of $475 million Equity Raising

Highlights

- Significant institutional support for 1 for 4.24 accelerated non-renounceable pro rata entitlement offer to raise approximately $475 million (Equity Raising) - institutional component raising approximately $370 million
- Equity Raising will be used to partially fund approximately $552 million[1] of strategic acquisitions
- Offer Booklet for retail component of entitlement offer to be dispatched on 8 November 2021

Ingenia Communities Group (ASX:INA) (Ingenia or the Group) today announced the successful completion of the institutional component of the Equity Raising at an issue price of $6.12 per security (Institutional Entitlement Offer). There was a strong demand from the Group's institutional investors, both domestic and international, with new investors supplementing this demand. Approximately 92% of eligible entitlements in the Institutional Entitlement Offer were taken up by existing Ingenia securityholders.

Securities issued under the Institutional Entitlement Offer will rank equally with existing fully paid ordinary securities. Trading in the new securities issued under the Institutional Entitlement Offer is expected to occur on 15 November 2021.

The Group's largest securityholder, Sun Communities, has fully participated in the Institutional Entitlement Offer.

Ingenia's Chief Executive Officer, Simon Owen, said he was very pleased to see such strong participation from the institutional component of the register with both domestic and international investors well represented.

"The success of the institutional component of the entitlement offer indicates ongoing support from our investors and the market for our strategy. This capital raising allows us to continue to grow in key markets - through the acquisition of additional communities and development sites concentrated in our key Victorian and South-Eastern Queensland markets," Mr Owen said.

1 Excluding transaction costs. Acquisitions include $404 million of contracted assets and a further circa $148 million under offer or due diligence.

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The funds raised from the Equity Raising will be deployed to partially fund approximately $552 million of strategic acquisitions (Acquisitions), including the contracted acquisitions of Seachange Group, Caravan Parks of Australia, and a lifestyle greenfield development site in metropolitan Brisbane. Additional acquisitions, comprising five mature assets (three lifestyle communities and two holiday parks) in NSW and VIC and a partially completed lifestyle community in QLD, are currently under exclusive offer or due diligence. A summary of the Acquisitions can be found in Ingenia's ASX announcement lodged on 1 November 2021 in respect of the Acquisitions and Equity Raising.

The Acquisitions will consolidate Ingenia's position as a leader in the lifestyle and holiday communities sector.

“In an increasingly competitive market we have continued to demonstrate the value of our team in delivering ongoing deal flow and investment opportunities for the Group. In addition to expanding our rental base, the transaction enhances our development capacity, allowing us to accelerate development as a key driver of future growth,” Mr Owen said.

Documentation for the retail component of the Equity Raising (Retail Entitlement Offer), is expected to be dispatched to eligible retail securityholders on 8 November 2021. Eligible retail securityholders are those with a registered address in Australia or New Zealand on the record date of 3 November 2021 at 7:00pm (AEDT). Ingenia will separately release copies of the Offer Booklet and Letter to Ineligible Securityholders.

Jarden Australia Pty Limited, Goldman Sachs Australia Pty Ltd and UBS AG, Australia Branch were Joint Lead Managers and Underwriters in relation to the Equity Raising. HWL Ebsworth Lawyers acted as legal adviser and Rimôn Law acted as international counsel to Ingenia.

Authorised for lodgement by the Company Secretary.

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. The Group currently has 92 communities and development sites across Australia and is included in the S&P/ASX 200. The Group’s market capitalisation is over $2.1 billion.

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).

Summary Information

The following disclaimer applies to this announcement and any information contained in it (Information). The Information in this announcement is of general background and does not purport to be complete. It should be read in conjunction with INA's other periodic and continuous disclosure announcements lodged with ASX Limited, which are available at www.asx.com.au. You are advised to read this disclaimer carefully before reading or making any other use of this announcement or any Information contained in this announcement. In accepting this announcement, you agree to be bound by the following terms and conditions including any modifications to them.

Forward Looking Statements

This announcement contains forward looking statements. Forward looking statements can generally be identified by use of words such as “may”, “should”, “could”, “foresee”, “plan”, “aim”, “will”, “expect”, “intend”, “project”, “estimate”, “anticipate”, “believe”, “forecast”, "target", "outlook", "guidance" or “continue” or similar expressions. Forward looking statements include statements about the completion of the Acquisitions described in this presentation and the effects of those Acquisitions on the business, financial condition and results of operations of the Group, statements about the plans, strategies and objectives of the Group (including statements about new home settlements targets and development pipeline), statements about the industry and the markets in which the Group operates, as well as statements about the results and use of proceeds of the Equity Raising. Indications of, and guidance on, future earnings and financial position and performance are also forward looking statements. These forward looking statements included in this announcement are not guarantees or predictions of future performance and involve subjective judgment and analysis and are subject to significant uncertainties, known and unknown risks, contingencies and changes without notice, many of which are outside the control of, and are unknown to, the Group as are statements about market and industry trends, which are based on interpretations of current market conditions. In particular, they speak only as of the date of these materials, they assume the success of the Group’s business strategies, and they are subject to significant regulatory, business, competitive and economic uncertainties and risks. Actual future events may vary materially from forward looking statements and the assumptions on which those statements are based. Given these uncertainties, readers are cautioned not to place undue reliance on such forward looking statements. Forward looking statements are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. Should one or more of the risks or uncertainties materialise, or should underlying assumptions prove incorrect, there can be no assurance that actual outcomes will not differ materially from these statements. To the fullest extent permitted by law, Ingenia and its directors, officers, employees, advisers, agents and intermediaries disclaim any obligation or undertaking to release any updates or revisions to the information to reflect any change in expectations or assumptions.

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