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APPENDIX 4D

Half-Year Financial Report

Half-Year ended 31 December 2024

Name of Entity: Ingenia Communities Group ("INA"), a stapled entity comprising Ingenia Communities Holdings Limited ACN 154 444 925, Ingenia Communities Fund ARSN 107 459 576, and Ingenia Communities Management Trust ARSN 122 928 410.

Current period:	1 July 2024 – 31 December 2024
Previous corresponding period:	1 July 2023 – 31 December 2023

Results for announcement to the market

	31 Dec 2024	31 Dec 2023	Change	Change
	$'000	$'000	$'000	%
Revenues	256,873	211,576	45,297	21%
Profit from ordinary activities after tax attributable to members	87,566	42,508	45,058	106%
Net profit for the period attributable to members	87,566	42,508	45,058	106%
Underlying profit	68,824	43,507	25,317	58%
Distributions - current period (cents): FY24 Final Distribution (paid 19 September 2024) FY25 Interim Distribution (payable 27 March 2025)	 6.1 5.2	 5.8 5.2	 0.3 -	 5% -
FY25 Interim distribution dates Ex-dividend date Record date Payment date	 28 February 2025 5pm, 3 March 2025 27 March 2025			
The Dividend and Distribution Reinvestment Plan is not operational for this distribution				
	31 Dec 2024	31 Dec 2023	Change	Change
Net asset value per security	$3.86	$3.82	$0.04	1%
Net tangible asset value per security	$3.85	$3.57	$0.28	8%

Results for announcement to the market

The half-year financial report does not include all of the information required for a full-year financial report and should be read in conjunction with the Group's annual financial report for the year ended 30 June 2024 and any ASX announcements issued during the period.

Details of entities over which control has been gained or lost during the period

Control gained: None
Control lost: None

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Details of any associates and joint venture entities required to be disclosed
The Group has a 50% interest in the following joint venture entities and their wholly owned subsidiaries:

- Sungenia LandCo Pty Ltd
- Sungenia Land Trust
- Sungenia OpCo Pty Ltd
- Sungenia Operations Trust
- Sungenia Development Pty Ltd

Refer to Note 12 in the 31 December 2024 Half-Year Financial Report for further detail.

Audit status
This report is based on the consolidated 31 December 2024 Half-Year Financial Report of Ingenia Communities, which has been reviewed by Ernst & Young. The Auditor's Independence Declaration provided by Ernst & Young is included in the 31 December 2024 Half-Year Financial Report.

Other significant information and commentary on results
Please refer to the Group's separate results presentation and announcement.

Additional Appendix 4D disclosure requirements can be found in the Directors' Report and the 31 December 2024 Half-Year Financial Report.

For all other information required by Appendix 4D, including a results commentary, please refer to the following documents:

- Directors' Report
- Reviewed Half-Year Financial Report
- Results presentation and media release

Charisse Nortje
Company Secretary
25 February 2025

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INGENIA COMMUNITIES HOLDINGS LIMITED
A.C.N. 154 444 925

HALF-YEAR FINANCIAL REPORT
31 December 2024

www.ingeniacommunities.com.au
Registered Office: Level 3, 88 Cumberland Street, The Rocks NSW 2000

Half-Year Financial Report

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

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Directors' Report

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

The Directors of Ingenia Communities Holdings Limited ("ICH" or the "Company") present their report together with the Company's financial report for the six months ended 31 December 2024 (the "current period") and the Independent Auditor's Report thereon. The Company's financial report comprises the consolidated financial report of the Company and its controlled entities, including Ingenia Communities Fund ("ICF" or the "Fund") and Ingenia Communities Management Trust ("ICMT") (collectively, the "Trusts").

The shares of the Company are "stapled" with the units of the Trusts and trade on the Australian Securities Exchange ("ASX") as one security (ASX Code: INA). Ingenia Communities RE Limited ("ICRE" or "Responsible Entity"), a wholly owned subsidiary of the Company, is the responsible entity of the Trusts. In this report, the Company and the Trusts are referred to collectively as the Group.

In accordance with Accounting Standard AASB 3 *Business Combinations*, the stapling of the Company and the Trusts was regarded as a business combination. The Company has been identified as the parent for preparing consolidated financial reports.

DIRECTORS

The Directors of the Company at any time during or since the end of the current period were:

Non-Executive Directors (NEDs)	
Shane Gannon (Chair)	Appointed as Chair, effective 14 November 2024
Robert Morrison (Deputy Chair)	
Pippa Downes	
Lisa Scenna	
Simon Shakesheff	
Jennifer Fagg	Appointed, effective 2 December 2024
Executive Director	
John Carfi (Managing Director and Chief Executive Officer (MD and CEO))	Appointed as MD, effective 13 August 2024
Former Directors	
Gregory Hayes	Resigned, effective 1 July 2024
Jim Hazel (Chair)	Resigned, effective 14 November 2024
Sally Evans	Resigned, effective 14 November 2024

Company Secretaries
Charisse Nortje
Natalie Kwok (Chief Investment Officer and General Counsel (CIO and GC)) (resigned, effective 30 August 2024)

OPERATING AND FINANCIAL REVIEW

ICH overview

The Group is an active owner, manager and developer of a diversified portfolio of lifestyle, rental and holiday communities along mainland Australia's east coast. The Group's real estate assets at 31 December 2024 were valued at $2.4 billion, comprising 39 lifestyle and all-age rental and 33 holiday communities and 19 seniors rental communities (Ingenia Gardens). The Group also co-invests and provides management and development services to 5 assets through its development joint venture (JV). The Group was first included in the S&P/ASX 200 in December 2019 and had a market capitalisation of approximately $1.9 billion at 31 December 2024.

The Group's vision is to create Australia's best residential communities and holiday park accommodation, with a focus on the seniors demographic and families. The Board is committed to delivering long-term growth to security holders while providing a supportive community environment for residents and guests and creating communities that have a positive impact on our stakeholders and planet.

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Purpose and Values

At Ingenia we build belonging on a foundation of integrity and respect, creating a place where people have a sense of connection. We strive for continuous improvement in our resident and guest service, to ensure that they receive an amazing experience every day. We deliver freedom of choice with a range of industry award winning lifestyle and holiday options.

Strategy

The Group is positioning for scale and long-term land lease sector leadership while enhancing the operational performance of its investment properties and developing new sustainable communities.

The Group's focus is on accelerating the transition from an aggregator of land and assets to an operationally efficient developer and operator. The Group will continue to refine its operating model and development delivery through business simplification, a focus on efficiency and financial performance, a focus on land lease development as a driver of growth and, where needed, accessing strategic capital partnerships to release capital from lower growth assets.

The immediate business priorities of the Group are:

- Continue to deliver the development pipeline across the Group and JV and focus on the sales process to drive growth;
- Enhance performance of existing communities through maintainable rental growth, active cost management and investment in new rental, tourism cabins and amenities;
- Improve resident and guest experience by investing in our people, systems and processes;
- Extend competitive advantage through recruiting, retaining and developing industry-leading talent;
- Build on the Group's sustainability program through environmental, social and governance initiatives which include progressing the construction of five communities targeting a Green Star – Communities rating, delivering emissions reductions and expanding charitable giving;
- Maintain focus on employee, resident and guest health and safety; and
- Engage in partnering discussions as needed to support growth.

Portfolio Refinement, Integration and Development Pipeline Expansion

The Group is well positioned for further expansion through development with 15 land lease communities currently underway and additional communities commencing development over FY25-26. The Group will also look to expand the portfolio where feasible.

During the period, the Group completed the acquisition of greenfield sites at Taroomball (QLD) and Highfields (QLD), adding more than 840 potential land lease sites to the development pipeline.

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1H25 financial results

The six months to 31 December 2024 delivered total revenue of $256.9 million, up 21% on the prior corresponding period. The Group settled 199 turnkey homes (1H24: 143 homes) delivering a gross new home development profit of $53.5 million (1H24: $34.6 million). A further 59 homes were settled within the JV (1H24: 31 homes), achieving a combined total of 258 turnkey home settlements during the period (1H24: 174 homes).

Holidays income grew by 4% to $69.3 million (1H24: $66.5 million) mainly from tourism rental income which increased by 5% to $53.9 million (1H24: $51.1 million). Lifestyle Rental income increased by 10% to $46.2 million (1H24: $42.1 million), driven by the growth in residential rental income which grew by 15% to $38.1 million (1H24: $33.2 million) and new home settlements.

Earnings before interest and tax ("EBIT") of $86.2 million, up $28.0 million on the prior corresponding period, is primarily attributable to strong growth in the Lifestyle Development segment and the Joint Venture on account of an increase in home settlements, complemented by continued growth in the Lifestyle Rental and Ingenia Holidays operating segments. These results were partially offset by: a decline in Ingenia Gardens as a consequence of the sale of six communities in Western Australia in the previous year; above inflation rate increases to council rates and utilities; increases in insurance, employment costs, development and holidays marketing, investment in IT infrastructure and support and; net finance expense.

Statutory profit of $87.6 million was up 106% on the prior corresponding period. The statutory result reflects the combination of growth in underlying earnings from the operating segments, fair value movements on investment properties and lower income tax expense.

Operating cash flow for the period was $73.4 million, up 236% from the prior corresponding period. This increase was predominantly driven by the increase in the number of land lease home settlements and managing the timing of investments in home inventory. Continuing strong cashflows from the Lifestyle Rental and Ingenia Holidays portfolios complemented these operating cashflows for the period.

The Group's net asset value (NAV) of $3.86 per security was up by 4% (30 Jun 2024: $3.70) and net tangible assets per security (NTA) increased 4% to $3.85 (30 Jun 2024: $3.69).

Key metrics

- More than 15,300 income generating sites across the Group as at 31 December 2024
- EBIT of $86.2 million, up 48% on the prior corresponding period
- Statutory profit of $87.6 million, up 106% on the prior corresponding period
- Underlying profit of $68.8 million, up 58% on the prior corresponding period
- Basic earnings per security (Statutory) of 21.5 cps, up 107% on the prior corresponding period (1H24: 10.4 cps)
- Basic earnings per security (Underlying) of 16.9 cps, increased by 58% on the prior corresponding period (1H24: 10.7 cps)
- Operating cash flows of $73.4 million, up 236% on the prior corresponding period
- Interim distribution of 5.2 cps, consistent with the prior corresponding period.

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Group results summary

Underlying profit for the period has been calculated as follows, with a reconciliation to statutory profit:

	31 Dec 2024 $'000	31 Dec 2023 $'000
Operating profit before interest and tax	**79,632**	**56,338**
Share of joint venture operating profit[1]	7,706	3,084
Less: contractual cash flows for ground lease and financial liabilities	(1,122)	(1,201)
EBIT	**86,216**	**58,221**
Interest income	249	362
Finance expense	(15,204)	(11,767)
Tax expense associated with underlying profit	(2,437)	(3,309)
Underlying profit[2]	**68,824**	**43,507**
Net gain/(loss) on change in fair value of:		
Investment properties	40,906	24,572
Acquisition costs	(6,235)	(269)
Financial liabilities	(395)	(2,091)
Investment and other financial instruments	(2,030)	(3,915)
Share of joint venture loss	(1,554)	(7,420)
Gain on disposal of investment properties	-	4,682
Tax expense associated with items below underlying profit	(11,950)	(16,558)
Statutory profit	**87,566**	**42,508**

(1) EBIT has been adjusted to include the share of joint venture operating profit, inclusive of net finance expense and income tax associated with underlying profit. Prior year comparatives have been adjusted to reflect this change.

(2) Underlying Profit is a non-IFRS measure designed to present, in the opinion of the Directors, the results from the ongoing operating activities in a way that appropriately reflects underlying performance. Underlying Profit excludes items such as unrealised fair value gains/(losses) and adjustments arising from the effect of revaluing assets/liabilities (such as derivatives and investment properties). These items are required to be included in statutory profit in accordance with Australian Accounting Standards.

Segment performance and priorities

In 2H24, a review of operating segment results was conducted. As a result, indirect costs were reallocated from the reportable operating segments and included in the Corporate & Other result. Comparatives figures have been updated to be consistent with the current methodology. Refer to the Group's 30 June 2024 Annual Report for further details.

Segment performance and priorities

Residential

Ingenia Lifestyle Development

Development is currently underway at 15 communities and the Group has a strong development pipeline of 5,225 potential new home sites (30 Jun 2024: 5,935) across Ingenia and the JV.

The Group delivered 199 new turnkey settlements (1H24: 143) with a further 59 (1H24: 31) settlements in the JV as the business focused on improving efficiencies in the production of new homes and the sale of homes to new residents. New home settlements across the Group and the JV increased by 48% on 1H24 and gross new home development profit increased by 55% to $53.5 million.

During the period, the Group deployed capital into developing communities ahead of home settlements in 2H25 and FY26. The Group is continuing to experience solid demand for its lifestyle offering from downsizers, with positive responses to new project releases having regard to both home product offerings and pricing.

The carrying value of investment property under development or in the development pipeline in Lifestyle Rental at 31 December 2024 is $342.7 million (30 Jun 2024: $294.7 million).

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Performance

	31 Dec 2024	31 Dec 2023	Change %
Ingenia new home settlements (#)	199	143	39%
Gross new home development profit ($m)	53.5	34.6	55%
Other income(1) ($m)	2.7	1.6	69%
EBIT contribution ($m)	40.3	19.9	103%
EBIT margin (%)	33.8	25.4	8%

(1) Fee income generated by the Group from the JV relating to asset development and sales management.

Strategic priorities

The key strategic priorities for Ingenia Lifestyle Development include: managing the launch of projects in existing and new markets; managing home inventory to meet market demand; securing development approvals for newly acquired sites; enhancing home and clubhouse designs to improve efficiency and sustainability of future communities; delivering an outstanding experience for new residents; enhancing efficiency and productivity through changes to the delivery model and team structure; and improving project returns through a focus on project optimisation, design and procurement.

Ingenia Lifestyle Rental

At 31 December 2024, Ingenia Lifestyle Rental comprised of 39 communities offering an attractive land lease community lifestyle for active downsizers as well as affordable all age rental accommodation. Ingenia Lifestyle Rental EBIT increased 14% to $24.2 million.

During 1H25, the Group continued to expand its rental assets through the settlement of 194[1] new homes from the development business.

Permanent rental income grew by 15% on the prior corresponding period driven by new rental contracts from the settlement of new homes in the current and prior periods, and contractual rent increases.

The carrying value of the Lifestyle Rental investment property at 31 December 2024 is $1,006.7 million (30 Jun 2024: $956.1 million).

Performance

	31 Dec 2024	31 Dec 2023	Change %
Permanent rental income ($m)	38.1	33.2	15%
Tourism rental income ($m)	2.0	1.5	33%
Other(1) ($m)	6.1	7.4	(18%)
EBIT contribution ($m)	24.2	21.3	14%
EBIT margin (%)	52.4	50.5	2%
Stabilised EBIT margin(2) (%)	54.3	51.2	3%

(1) Income from resales, commissions, ancillary guest and resident services and deferred management fees (DMF).

(2) Excludes assets under development with less than 90% of homes sold prior to 1 July 2023.

Strategic priorities

The strategic priorities for Ingenia Lifestyle Rental are: increasing engagement and experience for new and current residents; maintaining high occupancy and sustainable rental growth; and continued strategic investment in new rental homes and amenities.

[1] Excludes five homes located in Holidays and mixed-used communities.

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Ingenia Gardens

Ingenia Gardens is comprised of 19 seniors rental communities located across the eastern states of Australia. Collectively, these communities offer 1,020 rental units. The portfolio maintained high occupancy as a result of the continuing demand for affordable seniors rental accommodation.

Ingenia Gardens EBIT was down 17% on the prior corresponding period primarily as a result of the divestment of the 6 communities located in Western Australia. On a comparative portfolio basis, rental growth was achieved at a rate aligned to growth in the aged pension.

The carrying value of Ingenia Gardens assets at 31 December 2024 is $137.4 million (30 Jun 2024: $134.1 million).

Performance

	31 Dec 2024	31 Dec 2023	Change %
Rental communities (#)	19	19	-
Occupancy (%)	95.4	95.4	-
Rental income ($m)	10.0	12.2	(18%)
Catering income ($m)	0.8	1.1	(27%)
EBIT contribution ($m)	5.4	6.5	(17%)
EBIT margin (%)	49.9	48.9	1%

Strategic priorities

The strategic priorities of Ingenia Gardens are: maintaining high occupancy and sustainable rental income growth; maintaining and improving resident engagement, satisfaction and retention; and supporting resident wellbeing and safety.

Tourism

Ingenia Holidays and Mixed Use

At 31 December 2024, the Ingenia Holidays portfolio comprises of 33 holiday communities that offer holiday accommodation, annual sites, permanent and rental homes.

The Group continues to refine the portfolio with the installation of 43 new tourism cabins and investment in community amenities.

Tourism rental income increased 5% driven by increases in both occupancy and rate, reflecting the continuing demand for domestic holiday destinations and EBIT increased by 3% reflecting the growth in revenues offset in part by higher property expenses.

The carrying value of the Group's Holidays investment property at 31 December 2024 is $905.5 million (30 Jun 2024: $865.8 million).

Performance

	31 Dec 2024	31 Dec 2023	Change %
Tourism rental income ($m)	53.9	51.1	5%
Permanent rental income ($m)	6.2	5.8	7%
Annuals rental income ($m)	5.6	5.5	2%
Other[1] ($m)	3.6	4.1	(12%)
EBIT contribution ($m)	28.6	27.8	3%
EBIT margin (%)	41.2	41.9	(1%)

(1) Income from commissions, ancillary guest and resident services and commercial rent.

Strategic priorities

The strategic priorities for Ingenia Holidays are: to maximise tourism revenue by leveraging marketing opportunities within the guest database of 2 million guests; direct marketing efforts to enhance the booking experience through a new website; implement targeted campaigns through the year; strategic use of channels to attract new customers; nurture relationships with existing guests; and invest in park amenities and densification to improve returns and cater to the continuing demand for well-located holiday destinations.

Capital Partnerships

The Group's existing capital partnerships, through co-investment and shared funding, enables the Group to leverage the existing business platform and generate fee income.

In 1H25 the Group announced that the funds would be wound down in 2H25.

Development Joint Venture

The JV with Sun Communities (NYSE: SUI) leverages Ingenia's capability and platform to generate fees and expands its development opportunities via co-investment. Once homes are sold, Ingenia provides operational services to the land lease communities. At completion of development and following a holding period of not less than 5 years, Ingenia has the right to acquire the communities at market value. As at 31 December 2024, the JV has invested in five projects with four under active development.

The JV delivered $44.0 million (1H24: $20.7 million) revenue from the settlement of 59 (1H24: 31) new homes at four sites in NSW and QLD. Rental income increased by 74% on the prior corresponding period to $1.4 million in the current period, as a result of new home settlements in the current and prior periods.

Performance

	31 Dec 2024	31 Dec 2023	Change %
Greenfield properties (#)	5	5	-
Investment carrying value ($m)	95.0	72.5	31%
New home settlements (#)	59	31	90%
Fee income[1] ($m)	0.2	0.2	-
Joint venture revenue ($m)	45.4	21.5	111%
Joint venture operating profit before interest and tax ($m)	18.3	7.9	132%
Share of profit/(loss) from joint venture[2] ($m)	6.2	(4.3)	(244%)

(1) Asset management and property services to the JV. Asset development and sales management fee income generated are included in Lifestyle Development.

(2) Inclusive of the Group's 50% share of loss in the fair value of investment properties $3.1 million (31 Dec 2023: $14.9 million). Refer to Note 12 for further detail.

Strategic priorities

The strategic priority for the JV is to continue delivery of the development pipeline and sales process to drive growth.

Funds Management

The Group managed five funds that invested in six lifestyle and holiday communities situated in NSW and QLD and received fees for the management and development of the assets and management of the funds.

The Group finalised the sale of the assets in February 2025, with the funds to be wound down in 2H25 following the distribution of the net proceeds to fund investors, including the Group.

Performance

	31 Dec 2024	31 Dec 2023	Change %
Investment carrying value ($m)	6.4	6.4	-
Fee income ($m)	0.7	0.8	(13%)
Distribution income ($m)	0.2	0.3	(33%)

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Food, Fuel & Beverage

The Group's service station and food & beverage operations are adjoined to Ingenia Holidays communities, with the offering contributing to an enhanced guest experience and providing a service to the greater local community.

Performance

	31 Dec 2024	31 Dec 2023	Change %
Total revenue ($m)	10.3	10.1	2%
EBIT contribution ($m)	0.8	0.9	(11%)
EBIT margin (%)	7.3	9.0	(2%)

Capital management of the Group

At 31 December 2024, the Group had facilities with a combined limit of $905.0 million, with a weighted average term to maturity of 2.5 years, drawn to $777.9 million. The Group remains well supported by its lenders with negotiations for the extension of maturity for existing facilities and new facilities well advanced.

Interest rate exposure is managed through a combination of fixed rate debt and interest rate derivatives on 48.2% of the drawn debt.

The Group's Loan to Value Ratio ("LVR") was 34.0% (covenant 55%).

During the period, the Group invested $35.8 million to secure two new sites in Queensland and contributed $12.0 million to the JV to fund the development of the four projects currently underway.

Financial position

The following table provides a summary of the Group's financial position as at 31 December 2024:

	31 Dec 2024 $'000	30 Jun 2024 $'000	Change $'000
Cash and cash equivalents	15,009	14,458	551
Inventories	81,372	86,467	(5,095)
Investment properties	2,392,245	2,250,687	141,558
Investment in a joint venture	95,024	76,872	18,152
Intangibles and goodwill	5,511	5,566	(55)
Other assets	44,847	41,028	3,819
Assets held for sale	4,000	-	4,000
Total assets	**2,638,008**	**2,475,078**	**162,930**
Borrowings	835,629	754,153	81,476
Other liabilities	124,031	121,700	2,331
Deferred tax liability	103,706	89,319	14,387
Total liabilities	**1,063,366**	**965,172**	**98,194**
Net assets/equity	**1,574,642**	**1,509,906**	**64,736**

Investment property book value increased by $141.6 million from 30 June 2024 resulting from improved earnings and investment in capital works within communities under development and the addition of new greenfield sites offset in part by the realisation of value associated with the sale of homes in the communities under development.

Borrowings increased by $81.5 million attributable to the Group investing in investment properties and home inventory, the acquisition of development sites, investment in additional holiday cabins across the portfolio, contribution of $12.0 million to fund development in the JV and the distribution of $24.9 million in relation to 2H24 results.

Cash flow

	31 Dec 2024 $'000	31 Dec 2023 $'000	Change $'000
Operating cash flow	73,384	21,845	51,539
Investing cash flow	(126,610)	(47,668)	(78,942)
Financing cash flow	53,777	(8,634)	62,411
Net change in cash and cash equivalents	**551**	**(34,457)**	**35,008**

Operating cash flow for the Group was up 236% to $73.4 million reflecting the increase in home settlements and the management of home inventory levels, in addition to the strong performance of the tourism portfolio and growth in the rental portfolio. This was partially offset by interest costs attributable to higher interest rates and borrowings.

Cash outflows from investing activities increased by 166% due to the previous corresponding period including the proceeds from sale of investment properties $65.7 million and additional investment in land lease communities in the current period.

Distributions

The following distributions were made during or in respect of the half-year:

- On 20 August 2024, the Directors declared a final distribution of 6.1 cps amounting to $24.9 million, which was paid on 19 September 2024.
- On 25 February 2025, the Directors declared an interim distribution of 5.2 cps, amounting to $21.2 million, to be paid on 27 March 2025.

FY25 outlook

The Group has developed a 1-, 3- and 5-year plan to transition towards a more efficient operating model and deliver on improved returns through execution in development and growth in scale, by focussing on continued simplification of the business and improving development returns in line with targets.

The Group's residential communities remain well-placed for ongoing expansion with the demand for quality, affordable residential accommodation continuing from an ageing population. Incoming residents are seeking quality community living and affordable rental accommodation in metro, coastal and regional markets which the Group is well placed to deliver. Investment in inventory and new sites will enable the Group to capitalise on this demand and generate long-term sustainable rental cash flows. Investing in new rental homes remains a key priority for the Group.

Ingenia will continue to grow its Lifestyle Rental business, building out its development pipeline, generating attractive returns, stable, resilient cashflows and increased scale.

The strong demand for domestic holiday accommodation is expected to continue with Ingenia to benefit via an extensive portfolio of properties located in attractive holiday destinations. The priority for Ingenia Holidays is to enhance the guest experience by refurbishing existing cabins and investing in new tourism cabins, amenities and marketing.

The Group's solid balance sheet and deal flow provides ongoing opportunity for growth. The Group will increase its asset base by accelerating development and select investment in densification to deliver targeted returns.

The Group will regularly assess market opportunities and the performance of existing assets, divesting and acquiring assets where superior longer-term returns are available.

Ingenia will continue to evolve the Group's ESG strategies and initiatives to align with the Group's strategic focus, customer offer and portfolio growth. Over FY25, key initiatives include refinement of the Group's emissions reduction strategies to target portfolio-specific outcomes, including the delivery of net zero emissions (Scope 1 and 2) for the Group's operations by 2035, the evolution of reporting and data collection in preparation for additional climate-related financial disclosure obligations and finalisation of the Group's first Reconciliation Action Plan.

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SIGNIFICANT CHANGES IN THE STATE OF AFFAIRS

Changes in the state of affairs during the financial period are set out in the various notes in this Financial Report. Refer to Note 9 for assets held for sale, Note 10 for investment properties acquired or disposed of during the period and Note 15 for details of debt facility.

EVENTS SUBSEQUENT TO REPORTING DATE

Acquisition of Tomakin

On 10 February 2025, the Group completed the acquisition of Tomaga River Holiday Park, located in Tomakin, NSW, for a purchase price of $9.7 million.

Interim distribution

On 25 February 2025, the Directors declared an interim distribution of 5.2 cps, amounting to $21.2 million, to be paid on 27 March 2025.

LIKELY DEVELOPMENTS

The Group will continue to pursue strategies aimed at the longer-term growth of its cash earnings, profitability and market share within the lifestyle and rental and tourism sectors through:

- Developing greenfield sites in identified growth corridors and expanding existing land lease communities;
- Continued transition from an acquirer to an efficient developer and operator in line with the Group strategy;
- Ongoing co-investment through the Group's Joint Venture to fund growth and leverage scale and capability; and
- Divesting non-core assets, as required, to further support investment in growth and portfolio refinement.

Detailed information about the operations of the Group is included in the various notes in this financial report.

ENVIRONMENTAL REGULATIONS

The Group has policies and procedures in place to ensure that, where operations are subject to any particular and significant environmental regulation under the laws of Australia, those obligations are identified and appropriately addressed. The Directors have determined that there has not been any material breach of those obligations during the financial period.

GROUP INDEMNITIES

The Group has purchased various insurance policies to cover a range of risks (subject to specified exclusions) for directors, officers and employees of the Group serving in their respective capacities. Key insurance policies include: directors and officers insurance, professional indemnity insurance and management liability insurance.

INDEMNIFICATION OF AUDITOR

To the extent permitted by law, the Company has agreed to indemnify its auditor, Ernst & Young, as part of the terms of its audit engagement agreement against claims by third parties arising from the audit (for an unspecified amount). No payment has been made to indemnify Ernst & Young during or since the reporting period.

AUDITOR'S INDEPENDENCE DECLARATION

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 14.

NON-AUDIT SERVICES

During the period, non-audit services were provided by the Group's auditor, Ernst & Young. The directors are satisfied that the provision of the non-audit services is compatible with, and did not compromise, the independence for auditors imposed by the *Corporations Act 2001* for the following reasons:

- the non-audit services were for taxation, regulatory and assurance related work, and none of this work created any conflicts with the auditor's statutory responsibilities;
- the Audit, Risk and Sustainability Committee resolved that the provision of non-audit services during the financial year by Ernst & Young as auditor is compatible with, and did not compromise, the auditor independence requirements of the *Corporations Act 2001*;
- the Board's own review conducted in conjunction with the Audit, Risk and Sustainability Committee, having regard to the Board policy set out in this Report, concluded that it is satisfied the non-audit services did not impact the integrity and objectivity of the auditors; and
- the declaration of independence provided by Ernst & Young, as auditor of ICH.

ROUNDING AMOUNTS

ICH is an entity of the kind referred to in ASIC Instrument 2016/191, and in accordance with that Class Order, amounts in the financial report and Directors' Report have been rounded to the nearest thousand dollars, unless otherwise stated.

Signed in accordance with a resolution of the Directors of the Responsible Entity.

Shane Gannon
Chair
Sydney, 25 February 2025

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Auditor's Independence Declaration to the Directors of Ingenia Communities Holdings Limited

As lead auditor for the review of the half-year financial report of Ingenia Communities Holdings Limited for the half-year ended 31 December 2024, I declare to the best of my knowledge and belief, there have been:

a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review;

b. No contraventions of any applicable code of professional conduct in relation to the review; and

c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the review.

This declaration is in respect of Ingenia Communities Holdings Limited and the entities it controlled during the financial period.

Ernst and Young
Ernst & Young

Virgo
Vida Virgo
Partner
25 February 2025

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Consolidated Statement of Comprehensive Income

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

	Note	31 Dec 2024 $'000	31 Dec 2023 $'000
Land lease homes sales		116,503	76,767
Residential rental income		54,209	51,146
Tourism rental income		55,903	52,685
Annuals rental income		5,621	5,547
Other revenue	5	24,637	25,431
Revenue		**256,873**	**211,576**
Cost of land lease homes sold		(62,987)	(42,189)
Employee expenses		(53,368)	(52,365)
Property expenses		(31,176)	(28,931)
Administrative expenses		(12,375)	(13,953)
Operational, marketing and selling expenses		(10,796)	(10,888)
Service station expenses		(4,216)	(4,770)
Depreciation and amortisation expenses		(2,323)	(2,142)
Operating profit before interest and tax		**79,632**	**56,338**
Interest income		249	362
Finance expense	6	(15,204)	(11,767)
Operating profit before tax		**64,677**	**44,933**
Share of joint venture profit/(loss)	12	6,152	(4,336)
Net gain/(loss) on change in fair value of:			
Investment properties	10(b)	40,117	23,872
Acquisition transaction costs	10(b)	(6,235)	(269)
Financial liabilities		(728)	(2,592)
Investments and other financial instruments		(2,030)	(3,915)
Gain on disposal of investment properties		-	4,682
Profit before income tax		**101,953**	**62,375**
Income tax expense	7	(14,387)	(19,867)
Net profit for the period		**87,566**	**42,508**
Total comprehensive income for the period net of income tax		**87,566**	**42,508**

		31 Dec 2024 Cents	31 Dec 2023 Cents
Distributions per security paid[1]		**6.1**	**5.8**
Earnings per security:			
Basic earnings			
Per security	4	21.5	10.4
Per security attributable to parent			
Diluted earnings per security			
Per security	4	21.2	10.3
Per security attributable to parent			

(1) Distributions relate to the amount paid for the previous reporting period. An interim distribution of 5.2 cps (31 December 2023: 5.2 cps) for the current reporting period was declared on 25 February 2025 to be paid on 27 March 2025.

Notes to the Consolidated Financial Statements are included on pages 19 to 34.

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Consolidated Balance Sheet

Ingenia Communities Holdings Limited
As at 31 December 2024

	Note	31 Dec 2024 $'000	30 Jun 2024 $'000
Current assets			
Cash and cash equivalents		15,009	14,458
Trade and other receivables		20,330	14,832
Inventories	8	81,372	86,467
Other financial assets		7,923	3,726
Tax receivable		2,154	2,030
Assets held for sale	9	4,000	-
Total current assets		**130,788**	**121,513**
Non-current assets			
Trade and other receivables		908	909
Investment properties	10	2,392,245	2,250,687
Investment in a joint venture	12	95,024	76,872
Other financial assets		696	6,357
Plant and equipment		10,866	10,597
Intangibles and goodwill	11	5,511	5,566
Right-of-use assets		1,970	2,577
Total non-current assets		**2,507,220**	**2,353,565**
Total assets		**2,638,008**	**2,475,078**
Current liabilities			
Trade and other payables	14	95,850	94,089
Borrowings	15	79,010	4,580
Employee liabilities		5,653	5,535
Other financial liabilities		883	795
Total current liabilities		**181,396**	**104,999**
Non-current liabilities			
Borrowings	15	756,619	749,573
Other financial liabilities		17,278	16,665
Employee liabilities		966	981
Other payables	14	3,401	3,635
Deferred tax liability	13	103,706	89,319
Total non-current liabilities		**881,970**	**860,173**
Total liabilities		**1,063,366**	**965,172**
Net assets		**1,574,642**	**1,509,906**
Equity			
Issued securities	16(a)	1,704,182	1,704,188
Reserves		2,830	1,458
Accumulated losses		(132,370)	(195,740)
Total equity		**1,574,642**	**1,509,906**
Net asset value per security ($)		**$ 3.86**	**$ 3.70**

Notes to the Consolidated Financial Statements are included on pages 19 to 34.

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Consolidated Cash Flow Statement

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

	31 Dec 2024 $'000	31 Dec 2023 $'000
Cash flows from operating activities		
Rental and other property income	145,628	140,974
Property and other expenses	(110,510)	(106,218)
Proceeds from sale of land lease homes	125,599	87,274
Purchase of land lease homes	(69,141)	(82,116)
Proceeds from sale of service station inventory	5,468	6,161
Purchase of service station inventory	(4,728)	(5,311)
Borrowing costs paid	(19,057)	(17,565)
Income tax paid	(124)	(1,716)
Interest received	249	362
	73,384	**21,845**
Cash flows from investing activities		
Payments for acquisition of investment properties	(37,832)	(10,680)
Additions to investment properties	(74,854)	(85,608)
Purchase and additions of plant and equipment	(2,104)	(2,285)
Proceeds from sale of investment properties	-	65,650
Investment in joint venture	(12,000)	(15,000)
Distributions from investment in funds	180	255
	(126,610)	**(47,668)**
Cash flows from financing activities		
Payments for security issue costs	(6)	(14)
Distributions to security holders	(24,863)	(23,640)
Proceeds from borrowings	138,000	176,000
Repayment of borrowings	(56,000)	(158,280)
Payments for debt issue costs	(42)	(15)
Payment for securities under security plan	(500)	-
Other financial liabilities	(2,812)	(2,685)
	53,777	**(8,634)**
Net increase/(decrease) in cash and cash equivalents	**551**	**(34,457)**
Cash and cash equivalents at the beginning of the period	14,458	45,716
Cash and cash equivalents at the end of the period	**15,009**	**11,259**

Notes to the Consolidated Financial Statements are included on pages 19 to 34.

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Consolidated Statement of Changes in Equity

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

		Attributable to security holders					
		Ingenia Communities Holdings Limited					
	Note	Issued Capital $'000	Reserves $'000	Retained Earnings $'000	Total $'000	ICF & ICMT $'000	Total Equity $'000
Carrying value 1 Jul 2024		**91,956**	**1,458**	**6,541**	**99,955**	**1,409,951**	**1,509,906**
Net profit		-	-	43,881	43,881	43,685	87,566
Total comprehensive income for the period		**-**	**-**	**43,881**	**43,881**	**43,685**	**87,566**
Transactions with security holders in their capacity as security holders:							
Issue of securities	16(a)	-	-	-	-	(6)	(6)
Share based payment transactions		-	2,539	-	2,539	-	2,539
Lapsed rights		-	(667)	667	-	-	-
Payment of distributions to security holders		-	-	-	-	(24,863)	(24,863)
Payments to employee share trust		-	(500)	-	(500)	-	(500)
Carrying value 31 Dec 2024		**91,956**	**2,830**	**51,089**	**145,875**	**1,428,767**	**1,574,642**

		Attributable to security holders					
		Ingenia Communities Holdings Limited					
	Note	Issued Capital $'000	Reserves $'000	Retained Earnings $'000	Total $'000	ICF & ICMT $'000	Total Equity $'000
Carrying value 1 Jul 2023		**91,958**	**(2,010)**	**48,319**	**138,267**	**1,398,520**	**1,536,787**
Net (loss)/profit		-	-	(8,033)	(8,033)	50,541	42,508
Total comprehensive (loss)/ income for the period		**-**	**-**	**(8,033)**	**(8,033)**	**50,541**	**42,508**
Transactions with security holders in their capacity as security holders:							
Issue of securities		(1)	-	-	(1)	(13)	(14)
Share based payment transactions		-	2,138	-	2,138	-	2,138
Lapsed rights		-	(489)	489	-	-	-
Payment of distributions to security holders		-	-	-	-	(23,640)	(23,640)
Payments to employee share trust		-	(400)	-	(400)	-	(400)
Carrying value 31 Dec 2023		**91,957**	**(761)**	**40,775**	**131,971**	**1,425,408**	**1,557,379**

Notes to the Consolidated Financial Statements are included on pages 19 to 34.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) The Group

The financial report of Ingenia Communities Holdings Limited (the "Company") comprises the consolidated financial report of the Company and its controlled entities, including Ingenia Communities Fund ("ICF" or the "Fund") and Ingenia Communities Management Trust ("ICMT") (collectively, the "Trusts"). The shares of the Company are stapled with the units of the Trusts and trade on the Australian Securities Exchange ("ASX") effectively as one security. Ingenia Communities RE Limited ("ICRE"), a wholly owned subsidiary of the Company, is the Responsible Entity of the Trusts. In this report, the Company and the Trusts are referred to collectively as the Group.

The constitutions of the Company and the Trusts require that, for as long as they remain jointly quoted on the ASX, the number of shares in the Company and the number of units in each trust shall remain equal and those security holders in the Company and unitholders in each trust shall be identical.

The stapling structure will cease to operate on the first to occur of:

- the Company or either of the Trusts resolving by special resolution in accordance with its constitution to terminate the stapling provisions; or
- the commencement of the winding up of the Company or either of the Trusts.

The half-year financial report as at and for the half-year ended 31 December 2024 was authorised for issue by the Directors on 25 February 2025.

(b) Basis of preparation

The half-year financial report is a general purpose financial report, which has been prepared in accordance with AASB 134 *Interim Financial Reporting* and the Corporations Act 2001.

The half-year financial report does not include all of the information required for a full-year financial report and should be read in conjunction with the Group's annual financial report for the year ended 30 June 2024 and any ASX announcements issued during the period.

As permitted by Instrument 2015/838, issued by the Australian Securities and Investments Commission, the financial statements and accompanying notes of the Group have been presented in the attached combined financial report.

The financial report is presented in Australian dollars and all values are rounded to the nearest thousand dollars ($'000), unless otherwise stated, as permitted by Instrument 2016/191.

The financial report is prepared on a historical cost basis, except for investment properties, residents' loans, derivative financial instruments, other financial assets and other financial liabilities, which are measured at fair value.

At 31 December 2024, the Group recorded a net current asset deficiency of $50.6 million, primarily due to the classification of certain debt facilities as a current liability as at 31 December 2024. There are reasonable grounds to believe that the Group will be able to refinance the maturing facilities and pay its debts as and when they become due and payable through the remaining undrawn facilities. As such, the financial report of the Group has been prepared on a going concern basis

(c) Adoption of new and revised accounting standards

In the current period, the Group has adopted all the new and revised accounting standards, amendments to accounting standards, and interpretations that are relevant to its operations and effective for the current annual reporting period.

New accounting standards and interpretations have been issued or amended but are not yet effective and have not been adopted by the Group for the half-year ended 31 December 2024. The Group is in the process of assessing the impact of the following:

Summary	Application date of standard	Application date for Group
AASB 2020-1 Amendment to Australian Accounting Standards - Classification of Liabilities as Current or Non-current and AASB 2022-6 Amendments to Australian Accounting standards - Non-current Liabilities with Covenants	1 January 2024	1 July 2024
AASB 18 Presentation and Disclosure in Financial Statements	1 January 2027	1 July 2027

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2. ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires the Group to exercise its judgement in the process of applying its accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed below.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical accounting estimates and assumptions

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates, by definition, may not equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying value of assets and liabilities within the next financial year are discussed below.

i. Valuation of investment property, other financial assets and other financial liabilities

The Group has investment properties and assets held for sale which together represent the estimated fair value of the Group's investment property. Other financial assets include the Groups investment in a number of unlisted property funds. A profit share arrangement is in place with a third-party, of which the liability is carried at fair value and, is included in other financial liabilities.

The carrying value of these assets and liabilities reflect certain assumptions about expected future rentals, rent-free periods, operating costs and appropriate discount and capitalisation rates.

For investment properties under development, the Group assesses fair value based on the expected net development cashflows discounted to their present value using market determined risk-adjusted discount rates and other available market data such as recent comparable transactions. There are three primary cashflow components that determine the fair value: Present Value of Unsold Homes' net operating income ("NOI"); Present Value of future Home Sales Profits; and, Present Value of Remaining Underground CAPEX. The fair value of an investment property under development will vary depending on the movements of these three components, which are influenced by various factors including, but not limited to, the number of settlements realised, home sale profit margins and the status of the overall development.

ii. Valuation of inventories

The Group has inventory primarily in the form of land lease homes which it carries at the lower of cost or net realisable value. Estimates of net realisable value are based on the most reliable evidence available at the time of estimation, the amount the inventories are expected to realise and the estimated costs of completion. Key assumptions require the use of management judgement and are continually reviewed.

iii. Fair value of derivatives

The fair value of derivative assets and liabilities is based on assumptions of future events and involves significant estimates. Given the complex nature of these instruments, and various assumptions that are used in calculating mark-to-market values, the Group rely on counterparty valuations for derivative values. The counterparty valuations are usually based on mid-market rates and calculates using the main variables including the interest rate forward curve, time and volatility.

(b) Critical judgements in applying the entity's accounting policies

There were no judgements, apart from those involving estimations, that management has made in the process of applying the entity's accounting policies that had a significant effect on the amounts recognised in the financial report.

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3. SEGMENT INFORMATION

(a) Description of segments

The five reportable operating segments are as noted below:

- Lifestyle Development – comprising the development and sale of land lease homes and fees from the management of development and sales in the joint venture;
- Lifestyle Rental – comprising long-term accommodation within land lease and all age rental communities;
- Ingenia Gardens – seniors rental villages;
- Holidays & Mixed Use – comprising tourism and rental accommodation within holiday parks;
- Fuel, Food & Beverage Services – consisting of service station and food & beverage operations adjoined to Ingenia Holiday communities.

Corporate & Other is comprised of the Group's support and corporate office functions including funds and joint venture management and the Group's share of operating profit from the JV.

In 2H24, a review of operating segment results was conducted. As a result, indirect costs were reallocated from the reportable operating segments and included in the Corporate & Other result. Comparatives figures have been updated to be consistent with the current methodology. Refer to the Group's 30 June 2024 Annual Report for further details.

(b) 31 Dec 2024

	Residential				Other		
	Lifestyle		Gardens	Tourism			
	Lifestyle Development $'000	Lifestyle Rental $'000	Ingenia Gardens $'000	Ingenia Holidays $'000	Fuel, Food & Beverage $'000	Corporate & Other $'000	Total $'000
Segment revenue							
Land lease home sales	116,503	-	-	-	-	-	116,503
Residential rental income	-	38,065	9,982	6,162	-	-	54,209
Tourism rental income	-	1,965	-	53,938	-	-	55,903
Annual rental income	-	20	-	5,601	-	-	5,621
Other revenue	2,680	6,192	839	3,577	10,307	1,042	24,637
Total revenue	**119,183**	**46,242**	**10,821**	**69,278**	**10,307**	**1,042**	**256,873**
Segment underlying profit							
Cost of land lease homes sold	(62,987)	-	-	-	-	-	(62,987)
Employee expenses	(9,116)	(7,898)	(2,385)	(18,738)	(2,546)	(12,685)	(53,368)
Property expenses	(1,659)	(11,145)	(2,216)	(16,052)	(580)	(646)	(32,298)
Administrative expenses	(1,107)	(2,189)	(641)	(2,412)	(128)	(5,898)	(12,375)
Operational, marketing and selling expenses	(3,936)	(533)	(173)	(3,070)	(2,101)	(983)	(10,796)
Service station expenses	-	-	-	(40)	(4,176)	-	(4,216)
Depreciation and amortisation expenses	(116)	(244)	(3)	(414)	(25)	(1,521)	(2,323)
Share of profit of joint venture[1]	-	-	-	-	-	7,706	7,706
Earnings before interest and tax	**40,262**	**24,233**	**5,403**	**28,552**	**751**	**(12,985)**	**86,216**
Interest income							249
Finance expense							(15,204)
Income tax expense							(2,437)
Total underlying profit							**68,824**
Net gain/(loss) on change in fair value of:							
Investment properties							40,906
Acquisition transaction costs							(6,235)
Financial liabilities							(395)
Investments and other financial instruments							(2,030)
Share of joint venture loss							(1,554)
Gain on disposal of investment properties							-
Income tax expense							(11,950)
Profit after tax							**87,566**
Segment assets							
Segment assets	420,016	1,053,218	141,093	914,995	451	104,235	2,634,008
Asset held for sale	-	4,000	-	-	-	-	4,000
Total assets	**420,016**	**1,057,218**	**141,093**	**914,955**	**451**	**104,235**	**2,638,008**

(1) Inclusive of joint venture net finance expense and income tax expense associated with underlying profit.

3. SEGMENT INFORMATION (CONTINUED)

(c) 31 Dec 2023

	Residential						
	Lifestyle		Gardens	Tourism	Other		
	Lifestyle Development	Lifestyle Rental	Ingenia Gardens	Ingenia Holidays	Fuel, Food & Beverage	Corporate & Other	Total
	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Segment revenue							
Lifestyle home sales	76,767	-	-	-	-	-	76,767
Residential rental income	-	33,211	12,172	5,763	-	-	51,146
Tourism rental income	-	1,536	-	51,149	-	-	52,685
Annual rental income	-	21	-	5,526	-	-	5,547
Other revenue	1,561	7,333	1,174	4,068	10,074	1,221	25,431
Total revenue	**78,328**	**42,101**	**13,346**	**66,506**	**10,074**	**1,221**	**211,576**
Segment underlying profit							
Cost of lifestyle homes sold	(42,189)	-	-	-	-	-	(42,189)
Employee expenses	(9,616)	(7,212)	(3,002)	(18,526)	(2,158)	(11,851)	(52,365)
Property expenses	(1,463)	(10,135)	(2,948)	(14,173)	(471)	(942)	(30,132)
Administrative expenses	(827)	(1,831)	(807)	(2,294)	(81)	(8,113)	(13,953)
Operational, marketing and selling expenses	(4,174)	(1,478)	(65)	(3,193)	(1,738)	(240)	(10,888)
Service station expenses	-	-	-	(76)	(4,694)	-	(4,770)
Depreciation and amortisation expense	(137)	(178)	-	(395)	(24)	(1,408)	(2,142)
Share of profit of joint venture[1]	-	-	-	-	-	3,084	3,084
Earnings before interest and tax	**19,922**	**21,267**	**6,524**	**27,849**	**908**	**(18,249)**	**58,221**
Interest income							362
Finance expense							(11,767)
Income tax expense							(3,309)
Total underlying profit							**43,507**
Net gain/(loss) on change in fair value of:							
Investment properties							24,572
Acquisition transaction costs							(269)
Financial liabilities							(2,091)
Investments and other financial instruments							(3,915)
Share of joint venture loss							(7,420)
Gain on disposal of investment properties							4,682
Income tax expense							(16,558)
Profit after tax							**42,508**
Segment assets							
Segment assets	371,985	1,028,638	132,642	813,738	380	82,442	2,429,825
Asset held for sale	-	-	-	11,115	-	-	11,115
Total assets	**371,985**	**1,028,638**	**132,642**	**824,853**	**380**	**82,442**	**2,440,940**

(1) Inclusive of joint venture net finance expense and income tax expense associated with underlying profit.

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4. EARNINGS PER SECURITY

	31 Dec 2024	31 Dec 2023
Per security		
Profit attributable to security holders ($'000)	87,566	42,508
Weighted average number of securities outstanding (thousands):		
Issued securities (thousands)	407,583	407,583
Dilutive securities (thousands):		
Long-term incentives	2,772	2,310
Short-term incentives	623	492
Talent Rights Grant	1,038	762
Fixed Remuneration Rights	159	116
Weighted average number of issued and dilutive potential securities outstanding (thousands)	**412,175**	**411,263**
Basic earnings per security (cents)	21.5	10.4
Dilutive earnings per security (cents)	21.2	10.3

5. OTHER REVENUE

	31 Dec 2024 $'000	31 Dec 2023 $'000
Other revenue		
Ancillary guest and resident income	8,222	7,910
Fuel, food and beverage sales	10,306	10,068
Fee income[1]	3,541	2,527
Refurbished home sales	1,081	2,291
Other[2]	1,487	2,635
Total other revenue	**24,637**	**25,431**

(1) Fees from the provision of property management, asset development and sales management services to the funds and the JV.

(2) Other income includes distributions from investment in funds and deferred management fees.

6. FINANCE EXPENSE

	31 Dec 2024 $'000	31 Dec 2023 $'000
Debt facility interest expense	19,617	16,225
Lease interest expense[1]	1,188	987
Capitalised interest	(5,601)	(5,445)
Finance expense	**15,204**	**11,767**

(1) Lease interest expense relates to lease of right-of-use assets and certain ground leases for investment properties that are long-term in nature.

7. INCOME TAX EXPENSE

	31 Dec 2024 $'000	31 Dec 2023 $'000
(a) Income tax expense		
Current tax expense	-	229
Increase in deferred tax liability	14,387	19,638
Income tax expense	**14,387**	**19,867**

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7. INCOME TAX EXPENSE (CONTINUED)

	31 Dec 2024 $'000	31 Dec 2023 $'000
(b) Reconciliation between tax expense and pre-tax profit		
Profit before income tax	101,953	62,375
Less: Trust earnings not subject to tax	(12,252)	(10,609)
Adjust: for intragroup eliminations	(44,413)	9,714
	45,288	**61,480**
Income tax expense at the Australian tax rate of 30% (31 Dec 2023: 30%)	13,587	18,444
Tax effect of amounts which are not deductible in calculating taxable income:		
Other	800	1,423
Income tax expense	**14,387**	**19,867**

(c) Tax consolidation

Effective from 1 July 2011, ICH and its Australian domiciled wholly owned subsidiaries formed a tax consolidation group with ICH being the head entity. Under the tax funding agreement the funding of tax within the tax group is based on taxable income as if that entity was not a member of the tax group.

Effective from 1 July 2012, ICMT and its Australian domiciled owned subsidiaries formed a tax consolidation group with ICMT being the head entity. Under the tax funding agreement the funding of tax within the tax group is based on taxable income as if that entity was not a member of the tax group.

8. INVENTORIES

	31 Dec 2024 $'000	30 Jun 2024 $'000
Land lease homes:		
Completed	26,960	42,004
Display homes	9,513	7,257
Under construction	44,428	36,817
Fuel, food and beverage supplies	471	389
Total inventories	**81,372**	**86,467**

The land lease home balance includes:

- 72 new completed homes (30 Jun 2024: 108)
- 28 display homes (30 Jun 2024: 26)
- Land lease homes under construction includes 286 partially completed homes at different stages of construction (30 Jun 2024: 221). It also includes demolition, site preparation costs, buybacks on future development sites and refurbished/renovated/annual homes.

9. ASSETS HELD FOR SALE

	31 Dec 2024 $'000	30 Jun 2024 $'000
Investment properties held for sale:		
Anna Bay, Anna Bay, NSW	4,000	-
Total assets held for sale	**4,000**	**-**

10. INVESTMENT PROPERTIES

(a) Summary of carrying value

	31 Dec 2024 $'000	30 Jun 2024 $'000
Completed properties	2,027,141	1,930,893
Properties under development	365,104	319,794
Total carrying value	**2,392,245**	**2,250,687**

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10. INVESTMENT PROPERTIES (CONTINUED)

(b) Movements in carrying value

	Note	31 Dec 2024 $'000	30 Jun 2024 $'000
Carrying value at the beginning of the period		**2,250,687**	**2,045,630**
Acquisitions		35,815	38,569
Expenditure capitalised		75,861	159,206
Net gain/(loss) on change in fair value of:			
Investment properties		40,117	55,890
Acquisition transaction costs		(6,235)	(4,190)
Disposals		-	(44,418)
Transfer to assets held for sale	9	(4,000)	-
Carrying value at the end of the period		**2,392,245**	**2,250,687**

(c) Reconciliation of fair value

	Note	Ingenia Gardens $'000	Lifestyle Rental $'000	Holidays & Mixed Use $'000	Total $'000
Carrying value at the beginning of the period		**134,060**	**1,250,784**	**865,843**	**2,250,687**
Acquisitions		-	35,815	-	35,815
Expenditure capitalised		668	62,196	12,997	75,861
Net gain/(loss) on change in fair value of:					
Investment properties		2,642	10,854	26,621	40,117
Acquisition transaction costs		-	(6,235)	-	(6,235)
Transfer to assets held for sale	9	-	(4,000)	-	(4,000)
Carrying value at the end of the period		**137,370**	**1,349,414**	**905,461**	**2,392,245**

(d) Individual property carrying value

Completed properties

	Carrying value	
	31 Dec 2024 $'000	30 Jun 2024 $'000
Ingenia Gardens:		
Brooklyn, Brookfield, VIC	6,850	6,460
Jefferis, Bundaberg North, QLD	5,660	5,560
Oxley, Port Macquarie, NSW	6,950	6,850
Townsend, St Albans Park, VIC	6,390	6,100
Goulburn, Goulburn, NSW	6,660	6,540
Coburns, Brookfield, VIC	7,000	6,720
Hertford, Sebastopol, VIC	5,950	4,990
St Albans Park, St Albans Park, VIC	7,070	6,750
Taloumbi, Coffs Harbour, NSW	8,130	7,850
Wheelers, Dubbo, NSW	6,900	6,960
Taree, Taree, NSW	6,770	6,550
Grovedale, Grovedale, VIC	6,700	6,680
Marsden, Marsden, QLD	16,340	16,470
Dubbo, Dubbo, NSW	6,600	6,600
Sovereign, Ballarat, VIC	6,180	6,140
Wagga, Wagga Wagga, NSW	6,050	5,860
Bathurst, Bathurst, NSW	6,260	6,350
Warrnambool, Warrnambool, VIC	5,720	5,650
Carrum Downs, Carrum Downs, VIC	9,190	8,980
	137,370	**134,060**

10. INVESTMENT PROPERTIES (CONTINUED)

Completed properties	Carrying value	
	31 Dec 2024 $'000	30 Jun 2024 $'000
Ingenia Lifestyle Rental:		
The Grange, Morisset, NSW	36,000	34,199
Ettalong Beach, Ettalong Beach, NSW(1)	1,024	1,312
Stoney Creek, Marsden Park, NSW	28,700	28,150
Chambers Pines, Chambers Flat, QLD	100,250	91,646
Bethania, Bethania, QLD	45,400	45,800
Lara, Lara, VIC	54,752	48,725
Latitude One, Port Stephens, NSW(2)	43,800	43,650
Blueys Beach, Blueys Beach, NSW	674	1,221
Durack Gardens, Durack, QLD	49,700	48,500
Eight Mile Plains, QLD	49,350	47,000
Plantations, Woolgoolga, NSW	32,750	31,000
Hervey Bay (Lifestyle), Hervey Bay, QLD	41,700	41,400
Brisbane North, Aspley, QLD	50,500	48,750
Bevington Shores, Halekulani, NSW	31,097	30,410
Taigum, Taigum, QLD	34,600	26,500
Sunnylake Shores, Halekulani, NSW	16,500	15,575
Redlands, Thornlands, QLD	7,750	7,750
Natures Edge, Buderim, QLD	43,300	43,650
Arundel, Arundel, QLD	71,300	70,600
Emerald Lakes, Carrara, QLD	21,850	22,300
Coomera, Upper Coomera, QLD	21,550	21,388
Toowoomba, Harristown, QLD	22,569	19,752
Carrum Downs (Rentals), Carrum Downs, VIC	26,345	26,150
Chelsea, Bonbeach, VIC	25,600	25,250
Frankston, Carrum Downs, VIC	26,918	27,000
Glenroy, Glenroy, VIC	33,000	32,866
Sunshine, Albion, VIC	23,650	23,500
Werribee, Werribee, VIC	34,750	34,735
Parkside, Ballarat, VIC	18,201	8,931
Drift, Bargara, QLD	1,557	424
Sanctuary, Victoria Point, QLD	9,073	4,465
Millers Glen, Beaudesert, QLD	2,500	1,670
Anna Bay, Anna Bay, NSW	-	1,821
	1,006,710	**956,090**

(1) Includes a land component that is leased from the local municipality and is recognised as investment property with an associated ground lease. The value of the capitalised lease carried within investment property is $0.6 million (30 June 2024: $0.8 million).

(2) The carrying value of Latitude One 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 financial liability.

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10. INVESTMENT PROPERTIES (CONTINUED)

Completed properties	Carrying value	
	31 Dec 2024 $'000	30 Jun 2024 $'000
Ingenia Holidays and Mixed Use:		
Nepean River, Emu Plains, NSW	17,440	17,300
Kingscliff, Kingscliff, NSW	17,500	14,647
One Mile Beach, One Mile, NSW(1)	50,396	48,220
Hunter Valley, Cessnock, NSW	11,054	10,900
White Albatross, Nambucca Heads, NSW	48,552	48,303
Noosa, Tewantin, QLD	35,500	32,804
Lake Macquarie (Holidays), Mannering Park, NSW	18,500	18,000
Sydney Hills, Dural, NSW	14,500	14,500
Conjola Lakeside, Lake Conjola, NSW	70,600	70,000
Soldiers Point, Port Stephens, NSW	42,500	37,416
South West Rocks, South West Rocks NSW(1)	37,619	36,747
Ocean Lake, Ocean Lake, NSW	15,870	15,300
Avina Van Village, Vineyard, NSW	21,650	21,000
Hervey Bay (Holidays), Hervey Bay, QLD	18,500	13,611
Cairns Coconut, Woree, QLD	93,000	84,761
Bonny Hills, Bonny Hills, NSW	23,150	22,150
Rivershore, Diddillibah, QLD	24,116	23,500
Byron Bay, Byron Bay, NSW(1)	32,778	31,662
Middle Rock, One Mile, NSW	29,400	29,000
Inverloch, Inverloch, VIC(1)	54,556	47,155
Townsville, Deeragun, QLD	12,100	10,039
Merry Beach, Kioloa, NSW(1)	37,978	36,557
Noosa North, Tewantin, QLD(1)	15,019	15,551
Eden, Eden, NSW(1)	9,835	9,876
Torquay, Torquay, VIC(1)	21,181	20,909
Phillip Island, Newhaven, VIC(1)	12,616	12,033
Cape Paterson, Cape Paterson, VIC(1)	8,432	8,412
Ulladulla, Ulladulla, NSW	11,251	12,500
Beacon, Queenscliff, VIC	30,000	31,850
Murray Bend, Koonoomoo, VIC	15,762	15,245
Swan Bay, Swan Bay, VIC	10,064	9,590
Big 4 Wagga, Wagga Wagga, NSW	14,350	14,000
Old Bar Beach, Old Bar, NSW(1)	7,292	7,205
	883,061	**840,743**
Total completed properties	**2,027,141**	**1,930,893**

(1) Includes a land component that is leased from the Crown, local municipalities or private lessors and are recognised as investment property with an associated ground lease. The value of the capitalised leases carried within investment property is $57.3 million (30 June 2024: $57.4 million).

The figures shown above are the fair values of the operating rental streams associated with each property and exclude any valuation attributed to the development component of the investment property. The values attributed to development properties are separately disclosed in the note below.

10. INVESTMENT PROPERTIES (CONTINUED)

Properties under development	**Carrying value**	
	31 Dec 2024 $'000	**30 Jun 2024 $'000**
Ingenia Lifestyle Rental:		
Lara, Lara, VIC	18,737	14,858
Latitude One (Lot 25), Port Stephens, NSW	25,054	24,000
Blueys Beach, Blueys Beach, NSW	21,241	17,249
Hervey Bay (Lifestyle), Hervey Bay, QLD	22,524	12,677
Parkside, Ballarat, VIC	31,154	36,210
Redlands, Thornlands, QLD	1,000	1,000
Beveridge, Beveridge, VIC	25,998	25,635
Natures Edge, Buderim, QLD	1,941	1,588
Drift, Bargara, QLD	25,218	13,673
Rochedale, Rochedale, QLD	25,215	25,119
Toowoomba, Harristown, QLD	3,204	5,403
Sanctuary, Victoria Point, QLD	30,415	34,115
Millers Glen, Beaudesert, QLD	24,690	18,433
Branyan, Branyan, QLD	6,759	6,551
Sunbury, Sunbury, VIC	11,681	12,280
Gordonvale, Cairns, QLD	19,271	19,504
Plantations, Woolgoolga, NSW	18,916	17,100
Anna Bay, Anna Bay, NSW	-	2,179
Chambers Pines, Chambers Flat, QLD	-	4,720
Coomera, Upper Coomera, QLD	-	2,400
Taroomball, Yeppoon, QLD	8,580	-
Highfields, Toowoomba, QLD	21,106	-
	342,704	**294,694**
Ingenia Holidays and Mixed Use:		
Avina, Vineyard, NSW	17,550	17,850
Rivershore, Diddillibah, QLD	3,950	3,950
White Albatross, Nambucca Heads, NSW	900	900
Cairns Coconut, Woree, QLD	-	2,400
	22,400	**25,100**
Total properties under development	**365,104**	**319,794**
Total investment properties	**2,392,245**	**2,250,687**

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10. INVESTMENT PROPERTIES (CONTINUED)

(e) Description of valuations techniques used and key inputs to valuation on investment properties

Investment properties are carried at fair value in accordance with the Group's accounting policy in the Group's 30 June 2024 Annual Report (Note 1 (q)).

	Valuation technique	Significant unobservable inputs	Range (weighted average)		Relationship of unobservable input to fair value
			31 Dec 2024	30 Jun 2024	
Ingenia Gardens	Capitalisation method	Stabilised occupancy	92% - 98% (95.7%)	92% - 98% (96.0%)	As costs are fixed in nature, occupancy has a direct correlation to valuation (i.e. the higher the occupancy, the greater the value).
		Capitalisation rate	7.9% - 9.0% (8.4%)	7.8% - 9.0% (8.4%)	Capitalisation rate has an inverse relationship to valuation.
Holidays & Mixed Use	Capitalisation method (for existing rental streams)	Short-term occupancy	10% - 80% for powered and camp sites; 35% - 85% for tourism and short term rental	20% - 80% for powered and camp sites; 30% - 80% for tourism and short term rental	The higher the occupancy, the greater the value.
		Residential occupancy	100%	100%	
		Operating profit margin	28% - 59% dependent upon short-term and residential accommodation mix	22% - 60% dependent upon short-term and residential accommodation mix	The higher the adopted operating margin, the greater the value.
		Capitalisation rate	6.75% - 11.78% (8.2%)	6.75% - 11.78% (8.2%)	Capitalisation rate has an inverse relationship to valuation.
Lifestyle Rental	Capitalisation method (for existing income streams)	Short-term occupancy	20% - 80% for powered and camp sites; 30% - 95% for tourism and short term rental	20% - 80% for powered and camp sites; 30% - 95% for tourism and short term rental	The higher the occupancy, the greater the value.
		Residential occupancy	100%	100%	
		Operating profit margin – Stabilised	25% - 74% dependent upon short-term and residential accommodation mix	41% - 74% dependent upon short-term and residential accommodation mix	The higher the adopted operating margin, the greater the value.
		Capitalisation rate	5.04% - 7.08% (5.5%)	4.99% - 7.74% (5.5%)	Capitalisation rate has an inverse relationship to valuation.
Lifestyle Development	Home Sales profit	Profit margin	29% - 47% (41%)	23% - 49% (38%)	The higher the margin, the greater the contribution to overall development value.
	Discounted cash flow	Discount rate	13.5% - 20.0% (16.6 %)	13.5% - 20.0% (16.9%)	Discount rate has an inverse relationship to valuation.

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10. INVESTMENT PROPERTIES (CONTINUED)

Capitalisation method
Under the capitalisation method, fair value is estimated using assumptions regarding the expectation of future benefits. This method involves estimating a sustainable net operating income profile of a property and applying a capitalisation rate into perpetuity. The capitalisation rate is based on current market evidence. The sustainable net operating income profile of a property takes into account occupancy, rental income and operating expenses.

Discounted cash flow method
Under the discounted cash flow method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield normally reflects the exit value expected to be achieved upon selling the asset and is a function of the risk-adjusted returns of the asset and expected capitalisation rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related re-letting, redevelopment or refurbishment as well as the development of new units. The appropriate duration is typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net underlying cash flows, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

11. INTANGIBLES AND GOODWILL

	31 Dec 2024 $'000	30 Jun 2024 $'000
(a) Summary of carrying amounts		
Software & development	5,009	4,917
Goodwill	4,672	4,672
Less: accumulated amortisation	(4,170)	(4,023)
Total intangibles and goodwill	**5,511**	**5,566**
(b) Movements in carrying amount		
Carrying amount at beginning of period	**5,566**	**102,584**
Additions	90	-
Disposals	-	(2)
Amortisation expense	(145)	(369)
Impairment of goodwill	-	(96,647)
Carrying amount at end of period	**5,511**	**5,566**

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12. INVESTMENT IN A JOINT VENTURE

The Group holds a 50% interest in a joint venture with Sun Communities for the development of greenfield communities. The Group's interest in the Joint Venture is accounted for using the equity method in the consolidated financial statements. The valuation methodology of the Joint Venture's assets and liabilities are consistent with that of the Group.

The following table illustrates the summarised financial information of the Group's investment in the Joint Venture entities:

Balance Sheet	**31 Dec 2024 $'000**	**30 Jun 2024 $'000**
Cash	9,078	12,610
Trade and other receivables	1,986	1,036
Inventory	41,946	34,412
Current assets	**53,010**	**48,058**
Investment property	196,053	162,746
Other non-current assets	1,356	815
Non-current assets	**197,409**	**163,561**
Trade and other payables	(20,300)	(17,845)
Current liabilities	**(20,300)**	**(17,845)**
Borrowings	(40,071)	(40,031)
Non-current liabilities	**(40,071)**	**(40,031)**
Net assets/equity	**190,048**	**153,743**
Group's share in equity – 50%	95,024	76,872
Group's carrying value in investment	**95,024**	**76,872**

Statement of Comprehensive Income	**31 Dec 2024 $'000**	**31 Dec 2023 $'000**
Land lease home sales	44,043	20,682
Residential rental income	1,401	804
Cost of sales	(21,514)	(9,569)
Operating costs	(5,565)	(3,990)
Depreciation	(107)	(68)
Operating profit before interest and tax	**18,258**	**7,859**
Net finance expense	(1,258)	(977)
Net loss on change in fair value of investment property	(3,108)	(14,873)
Income tax expense	(1,589)	(681)
Net profit/(loss) for the period	**12,303**	**(8,672)**
Total comprehensive profit/(loss) for the period net of income tax	**12,303**	**(8,672)**
Group's share of profit/(loss) for the period	**6,152**	**(4,336)**

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13. DEFERRED TAX ASSETS AND LIABILITIES

	31 Dec 2024 $'000	30 Jun 2024 $'000
Deferred tax assets		
Tax losses	29,052	25,346
Accruals	4,655	5,322
Other	4,707	4,591
Deferred tax liabilities		
Investment properties	(134,393)	(119,566)
Other	(7,727)	(5,012)
Net deferred tax liabilities	**(103,706)**	**(89,319)**
Tax effected carried forward tax losses for which no deferred tax asset has been recognised	**2,773**	**2,773**

The tax effected carried forward tax losses for which no deferred tax asset has been recognised in the current period relates to capital losses of $2.8 million (30 Jun 2024: $2.8 million).

The availability of carried forward tax losses to the ICMT tax consolidated group is subject to recoupment rules at the time of recoupment. Further, the rate at which certain of the revenue losses can be utilised is determined by reference to market values at the time of tax consolidation and subsequent events. The carried forward capital losses can only be recouped from future capital gains.

The Group offsets tax assets and liabilities, if and only if, it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

14. TRADE AND OTHER PAYABLES

	31 Dec 2024 $'000	30 Jun 2024 $'000
Current		
Trade payables and accruals	65,898	67,836
Deposits	27,774	23,950
Other	2,178	2,303
Total current	**95,850**	**94,089**
Non-Current		
Other	3,401	3,635
Total non-current	**3,401**	**3,635**

15. BORROWINGS

	31 Dec 2024 $'000	30 Jun 2024 $'000
Current		
Bank debt	74,500	-
Lease liabilities – Right-of-use assets	1,128	1,288
Lease liabilities – Ground leases	3,382	3,292
Total current	**79,010**	**4,580**
Non-current		
Bank debt	703,350	695,850
Prepaid borrowing costs	(2,346)	(2,759)
Lease liabilities – Right-of-use assets	1,055	1,530
Lease liabilities – Ground leases	54,560	54,952
Total non-current	**756,619**	**749,573**

The Group's available facilities as at 31 December 2024 was $905.0 million (30 Jun 2024: $905.0 million).

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15. BORROWINGS (CONTINUED)

(a) Bank debt

As at 31 December 2024, the Group's debt balance, drawn from the facilities, was $777.9 million (30 Jun 2024: $695.9 million). The carrying value of investment properties and inventories at reporting date pledged as security is $2,299.8 million (30 Jun 2024: $2,178.1 million).

Maturity date	Amount
December 2025	$74.5 million
September 2026	$175.4 million
January 2027	$200.0 million
February 2027	$100.0 million
December 2027	$55.0 million
February 2028	$75.0 million
May 2028	$100.1 million
May 2029	$125.0 million

(b) Bank guarantees

The Group has the ability to utilise its bank facilities to provide bank guarantees, which at 31 December 2024 were $20.1 million (30 Jun 2024: $21.7 million).

16. ISSUED SECURITIES

	6 months to 31 Dec 2024 $'000	12 months to 30 Jun 2024 $'000
(a) Carrying values		
Balance at beginning of the period	**1,704,188**	**1,704,212**
Issued during the period:		
Distribution costs	(6)	(24)
Balance at end of the period	**1,704,182**	**1,704,188**
The closing balance is attributable to the security holders of:		
Ingenia Communities Holdings Limited	91,956	91,956
Ingenia Communities Fund	1,473,427	1,473,432
Ingenia Communities Management Trust	138,799	138,800
	1,704,182	**1,704,188**

(b) Number of issued securities	6 months to 31 Dec 2024 '000	12 months to 30 Jun 2024 '000
Balance at beginning of the period	**407,583**	**407,583**
Issued during the period:		
Distribution Reinvestment Plan ("DRP")	-	-
Balance at end of the period	**407,583**	**407,583**

(c) Term of securities

All securities are fully paid and rank equally with each other for all purposes. Each security entitles the holder to one vote, in person or by proxy, at a meeting of security holders.

17. COMMITMENTS

There were commitments for capital expenditure on investment properties and inventories contracted but not provided for at reporting date of $105.8 million (30 Jun 2024: $77.8 million).

18. CONTINGENT LIABILITIES

The Group has the following contingent liabilities:

- Bank guarantees totalling $20.1 million provided for under the $905.0 million bank facility. Bank guarantees primarily relate to the Responsible Entity's AFSL capital requirements ($10.0 million).

19. SUBSEQUENT EVENTS

Acquisition of Tomakin

On 10 February 2025, the Group completed the acquisition of Tomaga River Holiday Park, located in Tomakin, NSW, for a purchase price of $9.7 million.

Interim distribution

On 25 February 2025, the Directors declared an interim distribution of 5.2 cps amounting to $21.2 million, to be paid on 27 March 2025.

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Directors' Declaration

Ingenia Communities Holdings Limited
For the six months ended 31 December 2024

In accordance with a resolution of the directors of Ingenia Communities Holdings Limited, I state that:

In the opinion of the directors:

a) The financial statements and notes of Ingenia Communities Holdings Limited for the half-year ended 31 December 2024 are in accordance with the *Corporations Act 2001*, including:

   (i) giving a true and fair view of its financial position as at 31 December 2024 and of its performance for the six months ended on that date; and

   (ii) complying with Accounting Standards (including Australian Accounting Interpretations) and *Corporations Regulations 2001*; and

b) The financial statements and notes also comply with International Financial Reporting Standards as disclosed in Note 1(b).

c) There are reasonable grounds to believe that Ingenia Communities Holdings Limited will be able to pay its debts as and when they become due and payable.

2. This declaration has been made after receiving the declarations required to be made to the directors from the Chief Executive Officer and Chief Financial Officer in accordance with section 295A of the Corporations Act 2001 for the half-year ended 31 December 2024.

On-behalf of the Board

Shane Gannon
Chair
Sydney, 25 February 2025

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Independent auditor's review report to the members of Ingenia Communities Holdings Limited

Conclusion

We have reviewed the accompanying half-year financial report of Ingenia Communities Holdings Limited (the Company) and its subsidiaries (collectively the Group), which comprises the consolidated balance sheet as at 31 December 2024, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated cash flow statement for the half-year ended on that date, explanatory notes and the directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of the Group does not comply with the *Corporations Act 2001*, including:

a. Giving a true and fair view of the consolidated financial position of the Group as at 31 December 2024 and of its consolidated financial performance for the half-year ended on that date; and

b. Complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's responsibilities for the review of the half-year financial report* section of our report. We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Directors' responsibilities for the half-year financial report

The directors of the Company are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the review of the half-year financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Group's financial position as at 31 December 2024 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

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A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Ernst and Young
Ernst & Young

Virgo
Vida Virgo
Partner
Sydney
25 February 2025

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INGENIA COMMUNITIES FUND
AND
INGENIA COMMUNITIES MANAGEMENT TRUST

HALF-YEAR FINANCIAL REPORT
31 DECEMBER 2024

www.ingeniacommunities.com.au
Registered Office: Level 3, 88 Cumberland Street, The Rocks NSW 2000

Half-Year Report

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

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Ingenia Communities Fund ("ICF" or the "Fund") (ARSN 107 459 576) and Ingenia Communities Management Trust ("ICMT") (ARSN 122 928 410) (together the "Trusts") are Australian registered schemes. Ingenia Communities RE Limited (ACN 154 464 990; Australian Financial Services Licence number 415862), the Responsible Entity of the Trusts, is incorporated and domiciled in Australia.

The parent company of Ingenia Communities RE Limited ("ICRE" or the "Responsible Entity") is Ingenia Communities Holdings Limited ("ICH" or the "Company"). The shares of the Company are "stapled" with the units of the Trusts and trade on the Australian Securities Exchange ("ASX") as one security (ASX Code: INA). The Company and the Trusts along with their subsidiaries are collectively referred to as the Group in this report.

The Directors' Report is a combined Directors' Report that covers the Trusts for the six months ended 31 December 2024 (the "current period").

DIRECTORS

The Directors of the Responsible Entity at any time during or since the end of the current period were:

Non-Executive Directors (NEDs)	
Shane Gannon (Chair)	Appointed as Chair, effective 14 November 2024
Robert Morrison (Deputy Chair)	
Pippa Downes	
Lisa Scenna	
Simon Shakesheff	
Jennifer Fagg	Appointed, effective 2 December 2024
Executive Director	
John Carfi (Managing Director and Chief Executive Officer (MD and CEO))	Appointed as MD, effective 13 August 2024
Former Directors	
Gregory Hayes	Resigned, effective 1 July 2024
Jim Hazel (Chair)	Resigned, effective 14 November 2024
Sally Evans	Resigned, effective 14 November 2024

Company Secretaries
Charisse Nortje
Natalie Kwok (Chief Investment Officer and General Counsel (CIO and GC)) (resigned, effective 30 August 2024)

OPERATING AND FINANCIAL REVIEW

ICF and ICMT overview

ICF and ICMT are two of the entities forming part of ICH, which is a triple staple structure traded on the ASX.

The Group is an active owner, manager and developer of a diversified portfolio of lifestyle, rental and holiday communities along mainland Australia's east coast. The Group's real estate assets at 31 December 2024 were valued at $2.4 billion, comprising 39 lifestyle all-age rental and 33 holiday communities and 19 seniors rental communities (Ingenia Gardens). The Group also co-invests and provides management and development services to 5 assets through its development joint venture (JV). The Group was first included in the S&P/ASX 200 in December 2019 and had a market capitalisation of approximately $1.9 billion at 31 December 2024.

The Group's vision is to create Australia's best residential communities and holiday park accommodation, with a focus on the seniors demographic and families. The Board is committed to delivering long-term growth to security holders while providing a supportive community environment for residents and guests and creating communities that have a positive impact on our stakeholders and planet.

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Purpose and Values

At Ingenia we build belonging on a foundation of integrity and respect, creating a place where people have a sense of connection. We strive for continuous improvement in our resident and guest service, to ensure that they receive an amazing experience every day. We deliver freedom of choice with a range of industry award winning lifestyle and holiday options.

Strategy

The Group is positioning for scale and long-term land lease sector leadership while enhancing the operational performance of its investment properties and developing new sustainable communities.

The Group's focus is on accelerating the transition from an aggregator of land and assets to an operationally efficient developer and operator. The Group will continue to refine its operating model and development delivery through business simplification, a focus on efficiency and financial performance, a focus on land lease development as a driver of growth and, where needed, accessing strategic capital partnerships to release capital from lower growth assets.

The immediate business priorities of the Group are:

- Continue to deliver the development pipeline across the Group and JV and focus on the sales process to drive growth;
- Enhance performance of existing communities through maintainable rental growth, active cost management and investment in new rental, tourism cabins and amenities;
- Improve resident and guest experience by investing in our people, systems and processes;
- Extend competitive advantage through recruiting, retaining and developing industry-leading talent;
- Build on the Group's sustainability program through environmental, social and governance initiatives which include progressing the construction of five communities targeting a Green Star – Communities rating, delivering emissions reductions and expanding charitable giving;
- Maintain focus on employee, resident and guest health and safety; and
- Engage in partnering discussions as needed to support growth.

Portfolio Refinement, Integration and Development Pipeline Expansion

The Group is well positioned for further expansion through development with 15 land lease communities currently underway and additional communities commencing development over FY25-26. The Group will also look to expand the portfolio where feasible.

During the period, the Group completed the acquisition of greenfield sites at Taroomball (QLD) and Highfields (QLD), adding more than 840 potential land lease sites to the development pipeline.

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1H25 financial results

The six months to 31 December 2024 delivered total revenue of $256.9 million, up 21% on the prior corresponding period. The Group settled 199 turnkey homes (1H24: 143 homes) delivering a gross new home development profit of $53.5 million (1H24: $34.6 million). A further 59 homes were settled within the JV (1H24: 31 homes), achieving a combined total of 258 turnkey home settlements during the period (1H24: 174 homes).

Holidays income grew by 4% to $69.3 million (1H24: $66.5 million) mainly from tourism rental income which increased by 5% to $53.9 million (1H24: $51.1 million). Lifestyle Rental income increased by 10% to $46.2 million (1H24: $42.1 million), driven by the growth in residential rental income which grew by 15% to $38.1 million (1H24: $33.2 million) and new home settlements.

Earnings before interest and tax ("EBIT") of $86.2 million, up $28.0 million on the prior comparative period, is primarily attributable to strong growth in the Lifestyle Development segment and the Joint Venture on account of an increase in home settlements, complemented by continued growth in the Lifestyle Rental and Ingenia Holidays operating segments. These results were partially offset by: a decline in Ingenia Gardens as a consequence of the sale of six communities in Western Australia in the previous year; above inflation rate increases to council rates and utilities; increases in insurance, employment costs, development and holidays marketing, investment in IT infrastructure and support and; net finance expense.

Statutory profit of $87.6 million was up 106% on the prior corresponding period. The statutory result reflects the combination of growth in underlying earnings from the operating segments, fair value movements on investment properties and lower income tax expense.

Operating cash flow for the period was $73.4 million, up 236% from the prior corresponding period. This increase was predominantly driven by the increase in the number of land lease home settlements and managing the timing of investments in home inventory. Continuing strong cashflows from the Lifestyle Rental and Ingenia Holidays portfolios complemented these operating cashflows for the period.

The Group's net asset value (NAV) of $3.86 per security was up by 4% (30 Jun 2024: $3.70) and net tangible assets per security (NTA) increased 4% to $3.85 (30 Jun 2024: $3.69).

Key metrics

- Net profit for the half-year for ICF $12.3 million (1H24: $10.6 million)
- Net profit for the half-year for ICMT of $31.4 million (1H24: $39.9 million)
- Interim distributions of 5.2 cents per unit by ICF, nil from ICMT.

Segment performance and priorities

Capital Partnerships

The Group's existing capital partnerships, through co-investment and shared funding, enables the Group to leverage the existing business platform and generate fee income.

In 1H25 the Group announced that the funds would be wound down in 2H25.

Development Joint Venture

The JV with Sun Communities (NYSE: SUI) leverages Ingenia's capability and platform to generate fees and expands its development opportunities via co-investment. Once homes are sold, Ingenia provides operational services to the land lease communities. At completion of development and following a holding period of not less than 5 years, Ingenia has the right to acquire the communities at market value. As at 31 December 2024, the JV has invested in five projects with four under active development.

The JV delivered $44.0 million (1H24: $20.7 million) revenue from the settlement of 59 (1H24: 31) new homes at four sites in NSW and QLD. Rental income increased by 74% on the prior corresponding period to $1.4 million in the current period, as a result of new home settlements in the current and prior periods.

Performance

	31 Dec 2024	31 Dec 2023	Change %
Greenfield properties (#)	5	5	-
Investment carrying value ($m)	95.0	72.5	31%
New home settlements (#)	59	31	90%
Fee income[1] ($m)	0.2	0.2	-
Joint venture revenue ($m)	45.4	21.5	111%
Joint venture operating profit ($m)	18.3	7.9	132%
Share of profit/(loss) from joint venture[2] ($m)	6.2	(4.3)	(244%)

(1) Asset management and property services to the JV.

(2) Inclusive of the Group's 50% share of changes in the fair value of investment properties $3.1m (31 Dec 2023: $14.9 million). Refer to note 10 for further detail.

Strategic priorities

The strategic priority for the JV is to continue delivery of the development pipeline and sales process to drive growth.

Funds Management

The Group managed five funds that invested in six lifestyle and holiday communities situated in NSW and QLD and received fees for the management and development of the assets and management of the funds.

The Group finalised the sale of the assets in February 2025, with the funds to be wound down in 2H25 following the distribution of the net proceeds to fund investors, including the Group.

Performance

	31 Dec 2024	31 Dec 2023	Change %
Investment carrying value ($m)	6.4	6.4	-
Fee income ($m)	0.7	0.8	(13%)
Distribution income ($m)	0.2	0.3	(33%)

Capital management of the Group

At 31 December 2024, the Group had facilities with a combined limit of $905.0 million, with a weighted average term to maturity of 2.5 years, drawn to $777.9 million. The Group remains well supported by its lenders with negotiations for the extension of maturity for existing facilities and new facilities well advanced.

Interest rate exposure is managed through a combination of fixed rate debt and interest rate derivatives on 48.2% of the drawn debt.

The Group's Loan to Value Ratio ("LVR") was 34.0% (covenant 55%).

During the period, the Group invested $35.8 million to secure two new sites in Queensland and contributed $12.0 million to the JV to fund the development of the four projects currently underway.

Distributions

The following distributions were made during or in respect of the half-year:

- On 20 August 2024, the Directors declared a final distribution of 6.1 cps amounting to $24.9 million, which was paid on 19 September 2024.
- On 25 February 2025, the Directors declared an interim distribution of 5.2 cps, amounting to $21.2 million, to be paid on 27 March 2025.

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FY25 outlook

The Group has developed a 1-, 3- and 5-year plan to transition towards a more efficient operating model and deliver on improved returns through execution in development and growth in scale, by focussing on continued simplification of the business and improving development returns in line with targets.

The Group's residential communities remain well-placed for ongoing expansion with the demand for quality, affordable residential accommodation continuing from an ageing population. Incoming residents are seeking quality community living and affordable rental accommodation in metro, coastal and regional markets which the Group is well placed to deliver. Investment in inventory and new sites will enable the Group to capitalise on this demand and generate long-term sustainable rental cash flows. Investing in new rental homes remains a key priority for the Group.

Ingenia will continue to grow its Lifestyle Rental business, building out its development pipeline, generating attractive returns, stable, resilient cashflows and increased scale.

The strong demand for domestic holiday accommodation is expected to continue with Ingenia to benefit via an extensive portfolio of properties located in attractive holiday destinations. The priority for Ingenia Holidays is to enhance the guest experience by refurbishing existing cabins and investing in new tourism cabins and amenities.

The Group's solid balance sheet and deal flow provides ongoing opportunity for growth. The Group will increase its asset base by accelerating development and select investment in densification to deliver targeted returns.

The Group will regularly assess market opportunities and the performance of existing assets, divesting and acquiring assets where superior longer-term returns are available.

Ingenia will continue to evolve the Group's ESG strategies and initiatives to align with the Group's strategic focus and portfolio growth. Over FY25, key initiatives include refinement of the Group's emissions reduction strategies to target portfolio-specific outcomes, including the delivery of net zero emissions (Scope 1 and 2) for the Group's operations by 2035, the evolution of reporting and data collection in preparation for additional climate-related financial disclosure obligations and finalisation of the Group's first Reconciliation Action Plan.

SIGNIFICANT CHANGES IN THE STATE OF AFFAIRS

Changes in the state of affairs during the financial period are set out in the various notes in this Financial report. Refer to Note 7 for assets held for sale, Note 8 for investment properties acquired or disposed of during the period and Note 13 for details of debt facility.

EVENTS SUBSEQUENT TO REPORTING DATE

Acquisition of Tomakin

On 10 February 2025, ICMT completed the acquisition of Tomaga River Holiday Park, located in Tomakin, NSW, for a purchase price of $9.7 million.

Interim distribution

On 25 February 2025, the Directors declared an interim distribution of 5.2 cps, amounting to $21.2 million, to be paid on 27 March 2025.

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LIKELY DEVELOPMENTS

The Trusts will continue to pursue strategies aimed at the longer term growth of its cash earnings, profitability and market share within the lifestyle and rental and tourism sectors through:

- Developing greenfield sites in identified growth corridors and expanding existing lifestyle and rental communities;
- Continued transition from an acquirer to an efficient developer and operator in line with the Group strategy;
- Ongoing co-investment through the Group's Joint Venture to fund growth and leverage scale and capability; and
- Divesting non-core assets to further support investment in growth and portfolio refinement.

Detailed information about the operations of the Group is included in the various notes in this financial report.

ENVIRONMENTAL REGULATION

The Trusts have policies and procedures in place to ensure that, where operations are subject to any particular and significant environmental regulation under the laws of Australia, those obligations are identified and appropriately addressed. The Directors have determined that there has not been any material breach of those obligations during the financial period.

GROUP INDEMNITIES

The Group has purchased various insurance policies to cover a range of risks (subject to specified exclusions) for directors, officers and employees of the Group serving in their respective capacities. Key insurance policies include: directors and officers insurance, professional indemnity insurance and management liability insurance.

INDEMNIFICATION OF AUDITORS

To the extent permitted by law, the Group has agreed to indemnify its auditor, Ernst & Young, as part of the terms of its audit engagement agreement against claims by third parties arising from the audit (for an unspecified amount). No payment has been made to indemnify Ernst & Young during or since the reporting period.

AUDITOR'S INDEPENDENCE DECLARATION

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 9.

ROUNDING OF AMOUNTS

The Trusts are of the kind referred to in ASIC Instrument 2016/191, and in accordance with that Class Order, amounts in the financial report and Director's Report have been rounded to the nearest thousand dollars, unless otherwise stated.

Signed in accordance with a resolution of the Directors of the Responsible Entity.

Shane Gannon
Chair
Sydney, 25 February 2025

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Auditor's Independence Declaration to the Directors of Ingenia Communities RE Limited as Responsible Entity for Ingenia Communities Fund and Ingenia Communities Management Trust

As lead auditor for the review of the half-year financial report of Ingenia Communities Fund and its controlled entities and Ingenia Communities Management Trust and its controlled entities for the half-year ended 31 December 2024, I declare to the best of my knowledge and belief, there have been:

a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review;

b. No contraventions of any applicable code of professional conduct in relation to the review; and

c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the review.

This declaration is in respect of Ingenia Communities Fund and the entities it controlled and Ingenia Communities Management Trust and the entities it controlled during the financial period.

Ernst and Young

Ernst & Young

Vida Virgo
Partner
25 February 2025

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Consolidated Statement of Comprehensive Income

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

	Note	ICF 31 Dec 2024 $'000	ICF 31 Dec 2023 $'000	ICMT 31 Dec 2024 $'000	ICMT 31 Dec 2023 $'000
Land lease home sales		-	-	17,812	18,188
Residential rental income		-	-	54,209	51,146
Tourism rental income		-	-	55,903	52,685
Annuals rental income		-	-	5,621	5,547
Other revenue		18,985	20,511	33,380	33,241
Revenue		**18,985**	**20,511**	**166,925**	**160,807**
Cost of land lease homes sold		-	-	(9,598)	(10,078)
Employee expenses		-	-	(46,743)	(45,399)
Property expenses		(551)	(459)	(40,335)	(33,835)
Administrative expenses		(610)	(799)	(9,709)	(10,045)
Operational, marketing and selling expenses		-	-	(10,174)	(10,402)
Service station expenses		-	-	(4,216)	(4,770)
Responsible entity fee and expenses		(4,804)	(4,476)	(3,164)	(2,993)
Depreciation and amortisation expenses		-	-	(10,911)	(16,379)
Operating profit before interest and tax		**13,020**	**14,777**	**32,075**	**26,906**
Interest income		30,952	26,036	2,006	127
Finance expense		(16,334)	(12,907)	(27,451)	(22,978)
Operating profit before tax		**27,638**	**27,906**	**6,630**	**4,055**
Share of joint venture (loss)/profit	10	(1,743)	(7,807)	(35)	125
Net (loss)/gain on change in fair value of:					
Investment properties	8	(5,042)	(7,891)	39,607	54,938
Acquisition transaction costs	8	(6,235)	-	-	(269)
Financial liabilities		(335)	(2,290)	(393)	(302)
Investments and other financial instruments		(2,030)	(3,934)	-	19
Gain on disposal of investment properties		-	4,625	-	57
Profit before tax		**12,253**	**10,609**	**45,809**	**58,623**
Income tax expense	5	-	-	(14,377)	(18,691)
Net profit for the period		**12,253**	**10,609**	**31,432**	**39,932**
Total comprehensive income for the period net of income tax		**12,253**	**10,609**	**31,432**	**39,932**
Profit attributable to unit holders of:					
Ingenia Communities Fund		11,792	9,986	-	-
Ingenia Communities Management Trust		461	623	31,432	39,932
		12,253	**10,609**	**31,432**	**39,932**
Total comprehensive income attributable to unit holders of:					
Ingenia Communities Fund		11,792	9,986	-	-
Ingenia Communities Management Trust		461	623	31,432	39,932
		12,253	**10,609**	**31,432**	**39,932**

Earnings per unit:		31 Dec 2024 Cents	31 Dec 2023 Cents	31 Dec 2024 Cents	31 Dec 2023 Cents
Basic earnings per unit	4	3.0	2.6	7.7	9.8
Diluted earnings per unit	4	3.0	2.6	7.6	9.7

Notes to the Consolidated Financial Statements are included on pages 14 to 26.

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Consolidated Balance Sheet

Ingenia Communities Fund and Ingenia Communities Management Trust
As at 31 December 2024

	Note	ICF 31 Dec 2024 $'000	ICF 30 Jun 2024 $'000	ICMT 31 Dec 2024 $'000	ICMT 30 Jun 2024 $'000
Current assets					
Cash and cash equivalents		3,807	2,726	10,944	10,489
Trade and other receivables		296	305	7,359	7,914
Inventories	6	-	-	6,587	13,907
Assets held for sale	7	4,000	-	-	-
Other financial assets		1,567	3,726	6,328	-
Total current assets		**9,670**	**6,757**	**31,218**	**32,310**
Non-current assets					
Other receivables		401	257	651	144
Receivable from related party		928,784	908,693	-	-
Investment properties	8	988,387	942,540	1,272,095	1,205,910
Investment in a joint venture	10	45,392	45,635	491	276
Other financial assets		932	235	10,808	17,136
Plant and equipment		-	-	10,231	9,801
Intangibles	9	-	-	803	846
Right-of-use-assets		-	-	219,096	228,409
Total non-current assets		**1,963,896**	**1,897,360**	**1,514,175**	**1,462,522**
Total assets		**1,973,566**	**1,904,117**	**1,545,393**	**1,494,832**
Current liabilities					
Trade and other payables	12	8,075	8,497	53,844	58,070
Borrowings	13	76,437	1,895	17,722	17,382
Employee liabilities		-	-	5,653	5,535
Other financial liabilities		-	-	883	795
Total current liabilities		**84,512**	**10,392**	**78,102**	**81,782**
Non-current liabilities					
Payable to related party		-	-	828,062	811,545
Borrowings	13	729,651	722,114	234,235	242,275
Other financial liabilities		641	-	16,637	16,665
Employee liabilities		-	-	966	981
Other payables	12	3,401	3,635	-	-
Deferred tax liability	11	-	-	102,946	88,570
Total non-current liabilities		**733,693**	**725,749**	**1,182,846**	**1,160,036**
Total liabilities		**818,205**	**736,141**	**1,260,948**	**1,241,818**
Net assets		**1,155,361**	**1,167,976**	**284,445**	**253,014**
Equity					
Issued units	14	1,473,427	1,473,432	138,799	138,800
(Accumulated losses)/Retained earnings		(333,932)	(320,861)	145,646	114,214
Unit holders interest		**1,139,495**	**1,152,571**	**284,445**	**253,014**
Non-controlling interest		15,866	15,405	-	-
Total equity		**1,155,361**	**1,167,976**	**284,445**	**253,014**
Attributable to unit holders of:					
Ingenia Communities Fund		1,139,495	1,152,571	-	-
Ingenia Communities Management Trust		15,866	15,405	284,445	253,014
		1,155,361	**1,167,976**	**284,445**	**253,014**

Notes to the Consolidated Financial Statements are included on pages 14 to 26.

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Consolidated Cash Flow Statement

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

	ICF		ICMT	
	31 Dec 2024 $'000	31 Dec 2023 $'000	31 Dec 2024 $'000	31 Dec 2023 $'000
Cash flows from operating activities				
Rental and other property income	-	-	144,197	138,591
Property and other expenses	(240)	(314)	(105,289)	(100,706)
Proceeds from sale of lifestyle homes	-	-	19,236	22,530
Purchase of lifestyle homes	-	-	(3,946)	(13,579)
Proceeds from sale of service station inventory	-	-	5,468	6,161
Purchase of service station inventory	-	-	(4,728)	(5,311)
Interest received	65	215	175	127
Borrowing costs paid	(22,599)	(17,464)	(20)	(20)
	(22,774)	**(17,563)**	**55,093**	**47,793**
Cash flows from investing activities				
Payments for investment properties	(36,280)	(338)	(1,552)	(10,342)
Additions to investment properties	(7,710)	(7,796)	(23,400)	(24,478)
Purchase and additions of plant and equipment	-	-	(1,926)	(1,974)
Purchase and additions of intangible assets	-	-	-	-
Proceeds from sale of investment properties	-	56,291	-	9,359
Investment in joint venture and associate	(1,500)	(3,000)	(250)	-
Distributions from investment in funds	-	-	180	255
	(45,490)	**45,157**	**(26,948)**	**(27,180)**
Cash flows from financing activities				
Payments for security issue costs	(5)	(10)	(1)	(3)
Distributions to unit holders	(24,863)	(23,640)	-	-
Proceeds from/(repayment of) related party borrowings	12,150	(57,743)	(26,151)	(17,660)
Proceeds from borrowings	138,000	176,000	-	-
Repayment of borrowings	(56,000)	(158,280)	-	-
Payments for debt issue costs	(42)	(15)	-	-
Other	105	-	(1,538)	(1,311)
	69,345	**(63,688)**	**(27,690)**	**(18,974)**
Net increase/(decrease) in cash and cash equivalents	**1,081**	**(36,094)**	**455**	**1,639**
Cash and cash equivalents at the beginning of the period	2,726	37,374	10,489	7,163
Cash and cash equivalents at the end of the period	**3,807**	**1,280**	**10,944**	**8,802**

Notes to the Consolidated Financial Statements are included on pages 14 to 26.

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Consolidated Statement of Changes in Equity

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

		Attributable to security holders				
		ICF				
	Note	Issued Capital $'000	Retained Earnings $'000	Total $'000	Non-controlling interest $'000	Total Equity $'000
Carrying value 1 Jul 2024		**1,473,432**	**(320,861)**	**1,152,571**	**15,405**	**1,167,976**
Net profit		-	11,792	11,792	461	12,253
Total comprehensive income		**-**	**11,792**	**11,792**	**461**	**12,253**
Transactions with security holders in their capacity as security holders:						
Issue of securities	14(a)	(5)	-	(5)	-	(5)
Payment of distributions to security holders		-	(24,863)	(24,863)	-	(24,863)
Carrying value 31 Dec 2024		**1,473,427**	**(333,932)**	**1,139,495**	**15,866**	**1,155,361**
Carrying value 1 Jul 2023		**1,473,451**	**(362,044)**	**1,111,407**	**13,275**	**1,124,682**
Net profit		-	9,986	9,986	623	10,609
Total comprehensive income		**-**	**9,986**	**9,986**	**623**	**10,609**
Transactions with security holders in their capacity as security holders:						
Issue of securities		(10)	-	(10)	-	(10)
Payment of distributions to security holders		-	(23,640)	(23,640)	-	(23,640)
Carrying value 31 Dec 2023		**1,473,441**	**(375,698)**	**1,097,743**	**13,898**	**1,111,641**

		Attributable to security holders				
		ICMT				
	Note	Issued Capital $'000	Retained Earnings $'000	Total $'000	Non-controlling interest $'000	Total Equity $'000
Carrying value 1 Jul 2024		**138,800**	**114,214**	**253,014**	**-**	**253,014**
Net profit		-	31,432	31,432	-	31,432
Total comprehensive income		**-**	**31,432**	**31,432**	**-**	**31,432**
Transactions with security holders in their capacity as security holders:						
Issue of securities	14(a)	(1)	-	(1)	-	(1)
Carrying value 31 Dec 2024		**138,799**	**145,646**	**284,445**	**-**	**284,445**
Carrying value 1 Jul 2023		**138,803**	**146,074**	**284,877**	**(700)**	**284,177**
Net profit		-	39,932	39,932	-	39,932
Total comprehensive income		**-**	**39,932**	**39,932**	**-**	**39,932**
Transactions with security holders in their capacity as security holders:						
Issue of securities		(3)	-	(3)	-	(3)
Carrying value 31 Dec 2023		**138,800**	**186,006**	**324,806**	**(700)**	**324,106**

Notes to the Consolidated Financial Statements are included on pages 14 to 26.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) The Trusts

Ingenia Communities Fund ("ICF" or the "Fund") (ARSN 107 459 576) and Ingenia Communities Management Trust ("ICMT") (ARSN 122 928 410) (together the Trusts) are Australian registered schemes. Ingenia Communities RE Limited (ACN 154 464 990; Australian Financial Services Licence number 415862), the Responsible Entity of the Trusts, is incorporated and domiciled in Australia.

The parent company of Ingenia Communities RE Limited is Ingenia Communities Holdings Limited (the Company). The shares of the Company are stapled with the units of the Trusts and trade on the Australian Securities Exchange ("ASX") effectively as one security. In this report, the Company and the Trusts are referred to collectively as the Group.

The stapling structure will cease to operate on the first to occur of:

- the Company or either of the Trusts resolving by special resolution in accordance with its constitution to terminate the stapling provisions; or
- the commencement of the winding up of the Company or either of the Trusts.

The half-year financial report as at and for the half-year ended 31 December 2024 was authorised for issue by the Directors on 25 February 2025.

(b) Basis of preparation

The half-year financial report is a general purpose financial report, which has been prepared in accordance with AASB 134 *Interim Financial Reporting* and the Corporations Act 2001.

The half-year financial report does not include all of the information required for a full-year financial report and should be read in conjunction with both the Ingenia Communities Fund and Ingenia Communities Management Trust annual reports for the year ended 30 June 2024 and any ASX announcements issued during the period.

As permitted by Instrument 2015/838, issued by the Australian Securities and Investments Commission, the financial statements and accompanying notes of the Trusts have been presented in the attached combined financial report.

The financial report is presented in Australian dollars and all values are rounded to the nearest thousand dollars ($'000), unless otherwise stated, as permitted by Instrument 2016/191.

The financial report is prepared on a historical cost basis, except for investment properties, residents' loans, derivative financial instruments, other financial assets and other financial liabilities, which are measured at fair value.

At 31 December 2024, ICF recorded a net current asset deficiency of $74.8 million, primarily due to the classification of certain debt facilities as a current liability as at 31 December 2024. There are reasonable grounds to believe that ICF will be able to refinance the maturing facilities and pay its debts as and when they become due and payable through the remaining undrawn facilities. As such, the financial report of ICF has been prepared on a going concern basis.

At 31 December 2024, ICMT recorded a net current asset deficiency of $46.9 million. This deficiency will be satisfied by the forecast operating cashflows of ICMT, related party transactions and available undrawn debt facilities of the Group. Accordingly, there are reasonable grounds to believe that ICMT will be able to pay its debts as and when they become due and payable; and the financial report of the ICMT has been prepared on a going concern basis.

Where appropriate, comparative amounts have been restated to ensure consistency of disclosure throughout the financial report.

(c) Adoption of new and revised accounting standards

In the current period, the Trusts have adopted all the new and revised accounting standards, amendments to accounting standards, and interpretations that are relevant to its operations and effective for the current annual reporting period.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(c) Adoption of new and revised accounting standards (continued)

New accounting standards and interpretations have been issued or amended but are not yet effective and have not been adopted by the Trusts for the half-year ended 31 December 2024. The Trusts are in the process of assessing the impact of the following:

Summary	Application date of standard	Application date for Trusts
AASB 2020-1 Amendment to Australian Accounting Standards - Classification of Liabilities as Current or Non-current and AASB 2022-6 Amendments to Australian Accounting standards - Non-current Liabilities with Covenants	1 January 2024	1 July 2024
AASB 18 Presentation and Disclosure in Financial Statements	1 January 2027	1 July 2027

2. ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires the Trusts to exercise judgement in the process of applying its accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed below.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical accounting estimates and assumptions

The Trusts make estimates and assumptions concerning the future. The resulting accounting estimates, by definition, may not equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying value of assets and liabilities within the next financial year are discussed below.

i. Valuation of investment property, other financial assets and other financial liabilities

The Trusts have investment properties and assets held for sale which together represent the estimated fair value of the Trusts investment property. Other financial assets include the Trusts investment in a number of unlisted property funds. A profit share arrangement is in place with a third-party, of which the liability is carried at fair value and, is included in other financial liabilities.

The carrying value of these assets and liabilities reflect certain assumptions about expected future rentals, rent-free periods, operating costs and appropriate discount and capitalisation rates.

For investment properties under development, the Trusts assess fair value based on the expected net development cashflows discounted to their present value using market determined risk-adjusted discount rates and other available market data such as recent comparable transactions. There are three primary cashflow components that determine the fair value: Present Value of Unsold Homes' net operating income ("NOI"); Present Value of future Home Sales Profits; and, Present Value of Remaining Underground CAPEX. The fair value of an investment property under development will vary depending on the movements of these three components, which are influenced by various factors including, but not limited to, the number of settlements realised, home sale profit margins and the status of the overall development.

ii. Valuation of inventories

The Trusts have inventory primarily in the form of land lease homes, which it carries at the lower of cost or net realisable value. Estimates of net realisable value are based on the most reliable evidence available at the time of estimation, the amount the inventories are expected to realise, and the estimated costs of completion. Key assumptions require the use of management judgement and are continually reviewed.

iii. Fair value of derivatives

The fair value of derivative assets and liabilities is based on assumptions of future events and involves significant estimates. Given the complex nature of these instruments, and various assumptions that are used in calculating mark-to-market values, ICF relies on counterparty valuations for derivative values. The counterparty valuations are usually based on mid-market rates and calculates using the main variables including the interest rate forward curve, time and volatility.

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2. ACCOUNTING ESTIMATES AND JUDGEMENTS (CONTINUED)

(b) Critical judgements in applying the entity's accounting policies

There were no judgements, apart from those involving estimations, that management has made in the process of applying the entity's accounting policies that had a significant effect on the amounts recognised in the financial report.

3. SEGMENT INFORMATION

(a) Description of segments

The Trusts invest predominantly in rental properties located in Australia with five reportable segments:

- Lifestyle Development – comprising the development and sale of land lease homes and fees from the management of development and sales in the joint venture;
- Lifestyle Rental – comprising long-term accommodation within land lease and all age rental communities;
- Ingenia Gardens – seniors rental villages;
- Holidays & Mixed Use – comprising tourism and rental accommodation within holiday parks;
- Fuel, Food & Beverage Services – consisting of service station and food & beverage operations adjoined to Ingenia Holiday communities.

Corporate & Other is comprised of the Trusts support and corporate office functions including funds and joint venture management and the Trusts share of operating profit from the JV.

In 2H24, a review of operating segment results was conducted. As a result, indirect costs were reallocated from the reportable operating segments and included in the Corporate & Other result. Comparatives figures have been updated to be consistent with the current methodology. Refer to the Group's 30 June 2024 Annual Report for further details.

(b) ICF – 31 Dec 2024

	Residential				
	Lifestyle	Gardens	Tourism	Other	
	Lifestyle Rental $'000	Ingenia Gardens $'000	Holidays & Mixed use $'000	Corporate & Other $'000	Total $'000
Segment revenue					
Rental income	9,337	5,266	4,382	-	18,985
Total revenue	**9,337**	**5,266**	**4,382**	**-**	**18,985**
Segment underlying profit					
Property expenses	-	-	(510)	(545)	(1,055)
Administrative expenses	-	-	-	(610)	(610)
Share of joint venture loss[1]	-	-	-	(189)	(189)
Earnings before interest and tax	**9,337**	**5,266**	**3,872**	**(1,344)**	**17,131**
Interest income					30,952
Finance expense					(16,334)
Total underlying profit					**31,749**
Net loss on change in fair value of:					
Investment properties					(4,538)
Acquisition transaction costs					(6,235)
Financial liabilities					(335)
Other financial instruments					(2,030)
Share of joint venture loss					(1,554)
Gain on disposal of investment properties					-
Responsible entity fees					(4,804)
Profit after tax					**12,253**
Segment assets	710,554	137,370	178,516	943,126	1,969,566
Assets held for sale	4,000	-	-	-	4,000
Total assets	**714,554**	**137,370**	**178,516**	**943,126**	**1,973,566**

(1) Inclusive of joint venture interest income.

3. SEGMENT INFORMATION (CONTINUED)

(c) ICF – 31 Dec 2023

	Residential				
	Lifestyle	Gardens	Tourism	Other	
	Lifestyle Rental	Ingenia Gardens	Holidays & Mixed use	Corporate & Other	Total
	$'000	$'000	$'000	$'000	$'000
Segment revenue					
Rental income	9,942	6,536	4,033	-	20,511
Total revenue	**9,942**	**6,536**	**4,033**	**-**	**20,511**
Segment underlying profit					
Property expenses	-	-	(449)	(459)	(908)
Administrative expenses	-	-	-	(799)	(799)
Share of joint venture loss[1]	-	-	-	(371)	(371)
Earnings before interest and tax	**9,942**	**6,536**	**3,584**	**(1,629)**	**18,433**
Interest income					26,036
Finance expense					(12,907)
Total underlying profit					**31,562**
Net (loss)/gain on change in fair value of:					
Investment properties					(7,442)
Financial liabilities					(2,290)
Investments and other financial instruments					(3,934)
Share of joint venture loss					(7,436)
Gain on disposal of investment properties					4,625
Responsible entity fees					(4,476)
Profit after tax					**10,609**
Segment assets	631,555	127,730	171,571	847,256	1,778,112
Total assets	**631,555**	**127,730**	**171,571**	**847,256**	**1,778,112**

(1) Inclusive of joint venture interest income.

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3. SEGMENT INFORMATION (CONTINUED)

(d) ICMT – 31 Dec 2024

	Residential						
	Lifestyle		Gardens	Tourism	Other		
	Lifestyle Development	Lifestyle Rental	Ingenia Gardens	Ingenia Holidays	Fuel, Food & Beverage	Corporate & Other	Total
	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Segment revenue							
Lifestyle home sales	17,812	-	-	-	-	-	17,812
Residential rental income	-	38,065	9,982	6,162	-	-	54,209
Tourism rental income	-	1,965	-	53,938	-	-	55,903
Annuals rental income	-	20	-	5,601	-	-	5,621
Other revenue	12,085	6,192	839	3,577	10,307	380	33,380
Total revenue	**29,897**	**46,242**	**10,821**	**69,278**	**10,307**	**380**	**166,925**
Segment underlying profit							
Cost of lifestyle homes sold	(9,598)	-	-	-	-	-	(9,598)
Employee expenses	(7,816)	(7,898)	(2,385)	(18,738)	(2,546)	(7,360)	(46,743)
Property expenses	(1,064)	(11,145)	(2,216)	(15,541)	(580)	(10,408)	(40,954)
Administrative expenses	(851)	(2,189)	(641)	(2,411)	(128)	(3,489)	(9,709)
Operational, marketing and selling expenses	(3,326)	(533)	(173)	(3,070)	(2,101)	(971)	(10,174)
Service station expenses	-	-	-	(40)	(4,176)	-	(4,216)
Depreciation and amortisation expenses	(84)	(244)	(3)	(414)	(25)	(10,141)	(10,911)
Share of joint venture loss[1]	-	-	-	-	-	(35)	(35)
Earnings before interest and tax	**7,158**	**24,233**	**5,403**	**29,064**	**751**	**(32,024)**	**34,585**
Interest income							2,006
Finance expense							(27,451)
Income tax expense							(2,427)
Total underlying profit							**6,713**
Net gain/(loss) on change in fair value of:							
Investment properties							39,893
Acquisition transaction costs							-
Financial liabilities							(60)
Investments and other financial instruments							-
Gain on disposal of investment properties							-
Income tax expense							(11,950)
Responsible entity fees							(3,164)
Profit after tax							**31,432**
Segment assets							
Segment assets	45,777	509,841	3,723	736,479	451	249,122	1,545,393
Assets held for sale	-	-	-	-	-	-	-
Total assets	**45,777**	**509,841**	**3,723**	**736,479**	**451**	**249,122**	**1,545,393**

(1) Inclusive of joint venture interest income.

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3. SEGMENT INFORMATION (CONTINUED)

(e) ICMT – 31 Dec 2023

	Residential						
	Lifestyle		Gardens	Tourism	Other		
	Lifestyle Development $'000	Lifestyle Rental $'000	Ingenia Gardens $'000	Ingenia Holidays $'000	Fuel, Food & Beverage $'000	Corporate & Other $'000	Total $'000
Segment revenue							
Lifestyle home sales	18,188	-	-	-	-	-	18,188
Residential rental income	-	33,211	12,172	5,763	-	-	51,146
Tourism rental income	-	1,536	-	51,149	-	-	52,685
Annuals rental income	-	22	-	5,525	-	-	5,547
Other revenue	10,156	7,333	1,174	4,068	10,074	436	33,241
Total revenue	**28,344**	**42,102**	**13,346**	**66,505**	**10,074**	**436**	**160,807**
Segment underlying profit							
Cost of lifestyle homes sold	(10,078)	-	-	-	-	-	(10,078)
Employee expenses	(8,548)	(7,212)	(3,002)	(18,526)	(2,158)	(5,953)	(45,399)
Property expenses	(491)	(10,135)	(2,948)	(13,724)	(471)	(6,818)	(34,587)
Administrative expenses	(642)	(1,831)	(807)	(2,294)	(81)	(4,390)	(10,045)
Operational, marketing and selling expenses	(3,706)	(1,478)	(65)	(3,193)	(1,738)	(222)	(10,402)
Service station expenses	-	-	-	(76)	(4,694)	-	(4,770)
Depreciation and amortisation expenses	(85)	(178)	-	(395)	(24)	(15,697)	(16,379)
Share of joint venture profit[1]	-	-	-	-	-	125	125
Earnings before interest and tax	**4,794**	**21,268**	**6,524**	**28,297**	**908**	**(32,519)**	**29,272**
Interest income							127
Finance expense							(22,978)
Income tax expense							(2,133)
Total underlying profit							**4,288**
Net gain/(loss) on change in fair value of:							
Investment properties							55,188
Acquisition transaction costs							(269)
Financial liabilities							200
Investments and other financial instruments							19
Gain on disposal of investment properties							57
Income tax expense							(16,558)
Responsible entity fees							(2,993)
Profit after tax							**39,932**
Segment assets							
Segment assets	52,007	541,712	4,912	627,240	380	268,210	1,494,461
Assets held for sale	-	-	-	11,115	-	-	11,115
Total assets	**52,007**	**541,712**	**4,912**	**638,355**	**380**	**268,210**	**1,505,576**

(1) Inclusive of joint venture interest income.

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4. EARNINGS PER UNIT

	ICF		ICMT	
	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
Profit attributable to security holders ($'000)	12,253	10,609	31,432	39,932
Weighted average number of securities outstanding (thousands)				
Issued securities (thousands)	407,583	407,583	407,583	407,583
Dilutive securities (thousands)				
Long-term incentives	2,772	2,310	2,772	2,310
Short-term incentives	623	492	623	492
Talent Rights Grant	1,038	762	1,038	762
Fixed Remuneration Rights	159	116	159	116
Weighted average number of issued and dilutive potential units outstanding (thousands)	**412,175**	**411,263**	**412,175**	**411,263**
Basic earnings per unit (cents)	3.0	2.6	7.7	9.8
Dilutive earnings per unit (cents)	3.0	2.6	7.6	9.7

5. INCOME TAX EXPENSE

	ICF		ICMT	
	31 Dec 2024 $'000	31 Dec 2023 $'000	31 Dec 2024 $'000	31 Dec 2023 $'000
(a) Income tax expense				
Current tax expense	-	-	-	-
Increase in deferred tax liability	-	-	14,377	18,691
Income tax expense	**-**	**-**	**14,377**	**18,691**
(b) Reconciliation between tax expense and pre-tax net profit				
Profit before income tax	12,253	10,609	45,809	58,623
Less: Trust earnings not subject to tax	(12,253)	(10,609)	-	-
	-	**-**	**45,809**	**58,623**
Income tax at the Australian tax rate of 30% (31 Dec 2023: 30%)	-	-	13,743	17,587
Tax effect of amounts which are not deductible in calculating taxable income:				
Other	-	-	634	1,104
Income tax expense	**-**	**-**	**14,377**	**18,691**

(c) Tax consolidation

Effective from 1 July 2012, ICMT and its Australian domiciled owned subsidiaries formed a tax consolidation group with ICMT being the head entity. Under the tax funding agreement the funding of tax within the tax group is based on taxable income as if that entity was not a member of the tax group.

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6. INVENTORIES

	ICF		ICMT	
	31 Dec 2024 $'000	30 Jun 2024 $'000	31 Dec 2024 $'000	30 Jun 2024 $'000
Land lease homes				
Completed	-	-	2,123	5,500
Display homes	-	-	-	295
Under construction	-	-	3,993	7,723
Fuel, food and beverage	-	-	471	389
Total inventories	**-**	**-**	**6,587**	**13,907**

The lifestyle home balance includes:

- 7 new completed homes (30 Jun 2024: 21)
- Nil display homes (30 Jun 2024: 1)
- Land lease homes under construction includes 18 partially completed homes at different stages of construction (30 Jun 2024: 42). It also includes demolition, site preparation costs buybacks, on future development sites and refurbished/renovated/annuals completed homes.

7. ASSETS HELD FOR SALE

The following are the carrying values of assets held for sale:

	ICF		ICMT	
	31 Dec 2024 $'000	30 Jun 2024 $'000	31 Dec 2024 $'000	30 Jun 2024 $'000
Investment properties held for sale:				
Anna Bay, Anna Bay, NSW	4,000	-	-	-
Total assets held for sale	**4,000**	**-**	**-**	**-**

8. INVESTMENT PROPERTIES

(a) Summary of carrying value	ICF		ICMT	
	31 Dec 2024 $'000	30 Jun 2024 $'000	31 Dec 2024 $'000	30 Jun 2024 $'000
Completed properties	839,477	812,975	1,228,383	1,158,803
Properties under development	148,910	129,565	43,712	47,107
Total carrying value	**988,387**	**942,540**	**1,272,095**	**1,205,910**

(b) Movements in carrying value		ICF		ICMT	
	Note	31 Dec 2024 $'000	30 Jun 2024 $'000	31 Dec 2024 $'000	30 Jun 2024 $'000
Carrying value at beginning of the period		**942,540**	**930,184**	**1,205,910**	**1,026,680**
Acquisitions		35,815	10,805	-	27,764
Expenditure capitalised		25,309	7,447	26,578	67,508
Net gain/(loss) on change in fair value:					
Investment properties		(5,042)	33,484	39,607	93,186
Acquisition transaction costs		(6,235)	(805)	-	(3,385)
Transfer to assets held for sale	7	(4,000)	-	-	-
Disposals		-	(38,575)	-	(5,843)
Carrying value at the end of the period		**988,387**	**942,540**	**1,272,095**	**1,205,910**

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8. INVESTMENT PROPERTIES (CONTINUED)

(c) Description of valuation techniques used and key inputs to valuation of investment properties

Capitalisation method
Under the capitalisation method, fair value is estimated using assumptions regarding the expectation of future benefits. This method involves estimating a sustainable net operating income profile of a property and applying a capitalisation rate into perpetuity. The capitalisation rate is based on current market evidence. The sustainable net operating income profile of a property takes into account occupancy, rental income and operating expenses.

Discounted cash flow method
Under the discounted cash flow method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield normally reflects the exit value expected to be achieved upon selling the asset and is a function of the risk-adjusted returns of the asset and expected capitalisation rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related re-letting, redevelopment or refurbishment as well as the development of new units. The appropriate duration is typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net underlying cash flows, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

9. INTANGIBLES AND GOODWILL

	ICF		ICMT	
	31 Dec 2024 $'000	30 Jun 2024 $'000	31 Dec 2024 $'000	30 Jun 2024 $'000
(a) Summary of carrying value				
Software and development	-	-	4,858	4,767
Less: accumulated amortisation	-	-	(4,055)	(3,921)
Total intangibles	**-**	**-**	**803**	**846**
(b) Movements in carrying value				
Carrying value at beginning of the period	**-**	**-**	**846**	**93,009**
Additions	-	-	90	-
Disposals	-	-	-	(1)
Impairment	-	-	-	(91,815)
Amortisation expense	-	-	(133)	(347)
Carrying value at end of the period	**-**	**-**	**803**	**846**

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10. INVESTMENT IN A JOINT VENTURE

Together, ICF and ICMT hold a 50% interest in a joint venture with Sun Communities for the development of greenfield communities. The Trusts' interest in the Joint Venture is accounted for using the equity method in the consolidated financial statements. The following table illustrates the summarised financial information of the Trusts investment in the joint venture entities:

Balance Sheet	**ICF**		**ICMT**	
	31 Dec 2024 $'000	**30 Jun 2024 $'000**	**31 Dec 2024 $'000**	**30 Jun 2024 $'000**
Cash	1,570	271	629	241
Trade and other receivables	468	675	435	274
Current assets	**2,038**	**946**	**1,064**	**515**
Investment property	92,507	93,001	-	-
Other non-current assets	-	-	250	480
Non-current assets	**92,507**	**93,001**	**250**	**480**
Trade and other payables	(450)	(1,134)	(714)	(327)
Current liabilities	**(450)**	**(1,134)**	**(714)**	**(327)**
Intercompany loans	(3,311)	(1,544)	381	(117)
Non-current liabilities	**(3,311)**	**(1,544)**	**381**	**(117)**
Net assets/equity	**90,784**	**91,269**	**981**	**551**
Trusts' share in equity – 50%	45,392	45,635	491	276
Group's carrying value in investment	**45,392**	**45,635**	**491**	**276**

Statement of Comprehensive Income	**ICF**		**ICMT**	
	31 Dec 2024 $'000	**31 Dec 2023 $'000**	**31 Dec 2024 $'000**	**31 Dec 2023 $'000**
Residential rental income	-	-	1,259	739
Other income	-	-	141	620
Cost of sales	-	-	-	(545)
Expenses	(399)	(805)	(1,460)	(552)
Depreciation	-	-	(22)	(18)
(Loss)/profit before interest and tax	**(399)**	**(805)**	**(82)**	**244**
Interest income	21	64	12	6
Net loss on change in fair value of investment property	(3,108)	(14,873)	-	-
(Loss)/profit before income tax	**(3,486)**	**(15,614)**	**(70)**	**250**
Income tax expense	-	-	-	-
Total comprehensive (loss)/profit for the period	**(3,486)**	**(15,614)**	**(70)**	**250**
Group's share of (loss)/profit for the period	**(1,743)**	**(7,807)**	**(35)**	**125**

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11. DEFERRED TAX ASSETS AND LIABILITIES

	ICF		ICMT	
	31 Dec 2024 $'000	30 Jun 2024 $'000	31 Dec 2024 $'000	30 Jun 2024 $'000
Deferred tax assets				
Tax losses	-	-	26,748	25,346
Accruals	-	-	3,484	4,263
Other	-	-	4,018	3,821
Deferred tax liabilities				
Investment properties	-	-	(134,407)	(119,505)
Other	-	-	(2,789)	(2,495)
Net deferred tax liabilities	**-**	**-**	**(102,946)**	**(88,570)**
Tax effected carried forward tax losses for which no deferred tax asset has been recognised	**-**	**-**	**2,544**	**2,544**

12. TRADE AND OTHER PAYABLES

	ICF		ICMT	
	31 Dec 2024 $'000	30 Jun 2024 $'000	31 Dec 2024 $'000	30 Jun 2024 $'000
Current				
Trade payables and accruals	7,182	7,694	25,781	35,576
Deposits	-	-	26,778	20,994
Other unearned income	893	803	1,285	1,500
	8,075	**8,497**	**53,844**	**58,070**
Non-current				
Other	3,401	3,635	-	-

13. BORROWINGS

	ICF		ICMT	
	31 Dec 2024 $'000	30 Jun 2024 $'000	31 Dec 2024 $'000	30 Jun 2024 $'000
Current				
Bank debt	74,500	-	-	-
Lease liabilities – Right-of-use assets	-	-	16,277	15,985
Lease liabilities – Ground leases	1,937	1,895	1,445	1,397
	76,437	**1,895**	**17,722**	**17,382**
Non-current				
Bank debt	703,350	695,850	-	-
Prepaid borrowing costs	(2,346)	(2,759)	-	-
Lease liabilities – Right-of-use assets	-	-	208,322	216,346
Lease liabilities – Ground leases	28,647	29,023	25,913	25,929
	729,651	**722,114**	**234,235**	**242,275**

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13. BORROWINGS (CONTINUED)

(a) Bank debt

As at 31 December 2024, the Group's debt balance, drawn from the facilities, was $777.9 million (30 Jun 2024: $695.9 million). The carrying value of investment properties and inventories at reporting date pledged as security is $2,299.8 million (30 Jun 2024: $2,178.1 million).

Maturity date	Amount
December 2025	$74.5 million
September 2026	$175.4 million
January 2027	$200.0 million
February 2027	$100.0 million
December 2027	$55.0 million
February 2028	$75.0 million
May 2028	$100.1 million
May 2029	$125.0 million

(b) Bank guarantees

The Group has the ability to utilise its bank facilities to provide bank guarantees, which at 31 December 2024 were $20.1 million (30 Jun 2024: $21.7 million).

14. ISSUED UNITS

	ICF		ICMT	
(a) Carrying values	**6 months to 31 Dec 2024 $'000**	**12 months to 30 Jun 2024 $'000**	**6 months to 31 Dec 2024 $'000**	**12 months to 30 Jun 2024 $'000**
Balance at beginning of the period	1,473,432	1,473,451	138,800	138,803
Issued during the period:				
Dividend Reinvestment Plan ("DRP")	-	-	-	-
Distribution costs	(5)	(19)	(1)	(3)
Balance at end of the period	**1,473,427**	**1,473,432**	**138,799**	**138,800**
The closing balance is attributable to the security holders of:				
Ingenia Communities Fund	1,473,427	1,473,432	-	-
Ingenia Communities Management Trust	-	-	138,799	138,800
	1,473,427	**1,473,432**	**138,799**	**138,800**

	ICF		ICMT	
(b) Number of issued securities	**6 months to 31 Dec 2024 '000**	**12 months to 30 Jun 2024 '000**	**6 months to 31 Dec 2024 '000**	**12 months to 30 Jun 2024 '000**
Balance at beginning of the period	**407,583**	**407,583**	**407,583**	**407,583**
Issued during the period:				
Dividend Reinvestment Plan ("DRP")	-	-	-	-
Balance at end of the period	**407,583**	**407,583**	**407,583**	**407,583**

(c) Term of securities

All securities are fully paid and rank equally with each other for all purposes. Each security entitles the holder to one vote, in person or by proxy, at a meeting of security holders.

15. COMMITMENTS

ICF has commitments for capital expenditure on investment properties and inventories contracted but not provided for at reporting date of $1.3 million (30 Jun 2024: $3.4 million). ICMT has commitments for capital expenditure on investment properties and inventories contracted but not provided for at reporting date of $6.2 million (30 Jun 2024: $10.0 million).

16. SUBSEQUENT EVENTS

Acquisition of Tomakin

On 10 February 2025, ICMT completed the acquisition of Tomaga River Holiday Park, located in Tomakin, NSW, for a purchase price of $9.7 million.

Interim distribution

On 25 February 2025, the Directors declared an interim distribution of 5.2 cps amounting to $21.2 million, to be paid on 27 March 2025.

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Directors' Declaration

Ingenia Communities Fund and Ingenia Communities Management Trust
For the six months ended 31 December 2024

In accordance with a resolution of the directors of Ingenia Communities Fund and of Ingenia Communities Management Trust, I state that:

1. In the opinion of the directors:
   (a) the financial statements and notes of Ingenia Communities Fund and of Ingenia Communities Management Trust for the half-year ended 31 December 2024 are in accordance with the *Corporations Act 2001*, including:
      (i) giving a true and fair view of each Trust's financial position as at 31 December 2024 and of their performance for the six months ended on that date; and
      (ii) complying with Accounting Standards and Corporations Regulations 2001; and
   (b) The financial statements and notes also comply with international Financial Reporting Standards as disclosed in Note1(b).
   (c) There are reasonable grounds to believe that Ingenia Communities Fund and Ingenia Communities Management Trust will be able to pay their debts as and when they become due and payable.
2. This declaration has been made after receiving the declarations required to be made to the directors from the Chief Executive Officer and Chief Financial Officer in accordance with section 295A of the Corporations Act 2001 for the half-year ended 31 December 2024.

On behalf of the Board

Shane Gannon
Chair
Sydney, 25 February 2025

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Independent auditor's review report to the Unitholders of Ingenia Communities Fund and Ingenia Communities Management Trust ("the Trusts")

Conclusion

We have reviewed the accompanying half-year financial report of Ingenia Communities Fund and Ingenia Communities Management Trust (collectively "the Trusts") which comprise:

- the consolidated balance sheet as at 31 December 2024, the consolidated statement of comprehensive income, the consolidated cash flow statement and the consolidated statement of changes in equity for the half-year ended on that date, explanatory notes, and the directors' declaration of Ingenia Communities Fund, comprising Ingenia Communities Fund and its subsidiaries.

- the consolidated balance sheet as at 31 December 2024, the consolidated statement of comprehensive income, the consolidated cash flow statement and the consolidated statement of changes in equity for the half-year ended on that date, explanatory notes, and the directors' declaration of Ingenia Communities Management Trust, comprising Ingenia Communities Management Trust and its subsidiaries.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of the Trusts do not comply with the *Corporations Act 2001*, including:

a. Giving a true and fair view of the consolidated financial position of the Trusts as at 31 December 2024 and of their consolidated financial performance for the half-year ended on that date; and

b. Complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's responsibilities for the review of the half-year financial report* section of our report. We are independent of the Trusts in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Directors' responsibilities for the half-year financial report

The Directors of Ingenia Communities RE Limited as Responsible Entity of the Trusts are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

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Auditor's responsibilities for the review of the half-year financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Trusts' financial position as at 31 December 2024 and their performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Ernst and Young

Ernst & Young

Virgo

Vida Virgo
Partner
Sydney
25 February 2025

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