

ASX / Media Release

27 August 2013

Ingenia Communities Group FY13 Distributions

As announced in the Group's FY13 results release, Ingenia Communities Group (ASX: INA) is pleased to declare a final distribution of 0.5¢ per stapled security to be paid to securityholders.

Record date: 5:00pm, 3 September 2013

Ex-distribution date: 30 August 2013

Payment date: 20 September 2013

Distribution payable: 0.5¢ per stapled security

Distribution type: Final

Securityholders are advised that the distribution will be paid on a compulsory direct credit basis. Contact has been made with securityholders to request bank details and these are to be supplied directly to the Group's share registrar, Link Market Services.

The Distribution Reinvestment Plan ("DRP") is currently not in operation.

Taxation Component

The Group advises the final distribution for the year ended 30 June 2013 will be 0.5 cents per stapled security. The final distribution comprises a Trust Distribution from the Ingenia Communities Fund of 0.5 cents. No dividend is payable for the year ended 30 June 2013 by Ingenia Communities Management Trust and Ingenia Communities Holdings Ltd.

Tax components for the year ended 30 June 2013 (for resident security holders and custodians)

Distribution components	Final distribution - payable Sept 2013 Cents per security	Interim distribution – paid March 2013 Cents per security	Total distribution for year ended 30 June 2013 Cents per security
Tax deferred amount	0.5	0.5	1.0
Total distribution	0.5	0.5	1.0

Notice for the purposes of Subdivision 12-H of Taxation Administration Act for the year ended 30 June 2013 (applicable to non-resident security holders and their custodian only)

Distribution components	Final distribution - payable Sept 2013 Cents per security	Interim distribution – paid March 2013 Cents per security	Total distribution for year ended 30 June 2013 Cents per security
Amounts subject to interest withholding	0.5	0.5	1.0
Total distribution	0.5	0.5	1.0

The Ingenia Communities Fund is a managed investment trust (“MIT”). For the purpose of section 12-395 of Schedule 1 of the Taxation Administration Act 1953 (Cth) the “fund payment” amount for the year ended 30 June 2013 is nil cents per unit.

An annual tax statement will be forwarded to securityholders on 20 September 2013.

The NAV splits as at 30 June 2013, 31 December 2012 and 30 June 2012 are as follows:

NAV at 30 June 2013 (page 43 of 2013 Annual Report)

Ingenia Communities Fund: \$0.330
Ingenia Communities Management Trust: \$0.001
Ingenia Communities Holdings Ltd: \$0.013
TOTAL NAV for INA for FY13 =0.344

NAV at 31 December 2012 (page 9 of Half Year Report)

Ingenia Communities Fund: \$0.31
Ingenia Communities Management Trust: \$0.01
Ingenia Communities Holdings Ltd: \$0.02
TOTAL NAV for INA = \$0.34

The Half Year Report is available at:

<http://www.asx.com.au/asxpdf/20130220/pdf/42d473lhn3l1mw.pdf>

NAV at 30 June 2012 (page 30 of 2012 Annual Report)

Ingenia Communities Fund: \$0.32
Ingenia Communities Management Trust: \$0.02
Ingenia Communities Holdings Ltd: \$0.00
TOTAL NAV for INA for FY12 = \$0.34

The Annual Report is available at:

<http://www.asx.com.au/asxpdf/20120928/pdf/4290tf7zdy6vq1.pdf>

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About Ingenia Communities Group

Ingenia Communities Group (ASX Code: INA) is a stapled property group comprising Ingenia Communities Holdings Limited (ACN 154 444 925), Ingenia Communities Fund (ASRN 107 459 576) and Ingenia Communities Management Trust (ARSN 122 928 410). The Responsible Entity for each scheme is Ingenia Communities RE Limited (ACN 154 464 990) (AFSL415862).

Ingenia Communities Group is a leading operator, owner and developer of a diversified portfolio of seniors housing communities. It has 44 assets in Australia, comprising over 3,200 units.