



Lifestyle Communities Limited, 104 Tope Street, South Melbourne Vic 3205
Telephone: 03) 9682 2249 Facsimile: 03) 9682 1236
Email: info@lifestylecommunities.com.au www.lifestylecommunities.com.au

8th December 2008

Release to the ASX

Lynbrook Land Sale

Lifestyle Communities Limited (ASX Code: LIC) wishes to announce that it has entered into an unconditional contract of sale for the remaining land at its site in Lynbrook, Victoria for \$6.3m after adjusting for sales commission.

This is in addition to the recently announced sale of 4.5 hectares at Lynbrook for \$3.4m. The total proceeds from the sale of the two Lynbrook sites is \$9.7m. This is an excellent result and a prudent decision given current market conditions however it is below the company's book value. The unconditional contract will settle in two parts, with the first part settling on 30th March 2009 and the second part settling on 30th June 2009. Proceeds from the sale will further reduce the company's debt and is in addition to the company's recently announced \$10.4m, 5 for 6 non-renounceable rights issue.

Lifestyle Communities retains a significant pipe line of land that is under development and selling at Brookfield, Tarneit and Warragul with an additional site in Shepparton that is yet to commence construction.

The company again wishes to advise that the development of its new villages at Warragul in East Gippsland and Tarneit, near Werribee, remain on track with residents moving into both villages during December 2008.

We are also pleased to announce that the Company's sales rates for the three villages under construction continue to outperform the average sales rates experienced in the wider aged accommodation industry and are in line with the Company's business plan. The fundamentals of a growing population of people over 55, coupled with increasing general population growth, maintains supply pressure on affordable housing solutions in Australia and most particularly for those aged over 55.

For further information contact:

Dael Perlov

Phone: (03) 9682-2249

Email: info@lifestylecommunities.com.au

About Lifestyle Communities

Based in Melbourne, Victoria, Lifestyle Communities develops, owns and manages affordable independent living communities for people over the age of 55.