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**LIFESTYLE COMMUNITIES
ABN 11 078 675 153
AND CONTROLLED ENTITIES**

**FINANCIAL INFORMATION
FOR THE YEAR ENDED 30 JUNE 2009
PROVIDED TO THE ASX UNDER LISTING RULE 4.3A**



Rule 4.3A

Appendix 4E Preliminary Final Report

Name of entity

Lifestyle Communities Limited

ABN or equivalent company reference:

11 078 675 153

1. Reporting period

Report for the financial year ended	30 June 2009
Previous corresponding period is the financial year ended	30 June 2008

2. Results for announcement to the market

Revenues from ordinary activities (<i>item 2.1</i>)	Up	67 %	to	\$14,844,061
Profit (loss) from ordinary activities after tax attributable to members (<i>item 2.2</i>)	Up		to	\$705,406
Dividends (<i>item 2.4</i>)		Amount per security		Franked amount per security
Interim dividend		0¢		0¢
Final dividend		0¢		0¢
Record date for determining entitlements to the dividend (<i>item 2.5</i>)	N/A			
Brief explanation of any of the figures reported above necessary to enable the figures to be understood (<i>item 2.6</i>):				
Please refer to Financial highlights for the period contained in the Directors Report				



3. Income Statement (item 3)

Refer to the attached statement

4. Balance Sheet (item 4)

Refer to the attached statement

5. Statement of Cash Flows (item 5)

Refer to the attached statement

6. Dividends (item 6)

	Date of payment	Total amount of dividend
Interim dividend – year ended 30 June 2009	\$ nil	\$ nil
Final dividend – year ended 30 June 2008	\$ nil	\$ nil

Amount per security

	Amount per security	Franked amount per security at % tax	Amount per security of foreign sourced dividend
Total dividend: Current year	0¢	0¢	0¢
Previous year	0¢	0¢	0¢

Total dividend on all securities

	Current period \$A'000	Previous corresponding Period - \$A'000
Ordinary securities <i>(each class separately)</i>	0¢	0¢
Preference securities <i>(each class separately)</i>	0¢	0¢
Other equity instruments <i>(each class separately)</i>	0¢	0¢
Total	0¢	0¢



7. Details of dividend or distribution reinvestment plans in operation are described below (item 7):

N/A

The last date(s) for receipt of election notices for participation in the dividend or distribution reinvestment plan

8. Statement of retained earnings (item 8)

	Consolidated Entity		Parent Entity	
	2009	2008	2009	2008
	\$'000	\$'000	\$'000	\$'000
Balance at the beginning of year	(3,087,692)	(147,072)	(153,302,280)	(144,660,133)
Net profit attributable to members of the parent entity	705,406	(2,940,620)	(1,501,139)	(8,642,147)
Total available for appropriation				
Dividends paid				
Balance at end of year	<u>(2,382,286)</u>	<u>(3,087,692)</u>	<u>(154,803,419)</u>	<u>(153,302,280)</u>

9. Net tangible assets per security (item 9)

	Current period	Previous corresponding period
Net tangible asset backing per ordinary security	\$0.048	\$0.049



12. Significant information relating to the entity's financial performance and financial position.

Please refer attached Directors report

13. The financial information provided in the Appendix 4E is based on the annual financial report (attached), which has been prepared in accordance with Australian accounting standards (item 13).

14. Commentary on the results for the period.

Please refer to the attached Directors Report

15. Audit of the financial report (item 15)

Select one of the following:

The financial report has been audited

16. The audit has been completed.

Select one of the following:

The financial report is not subject to audit dispute or qualification.