



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

**Release to the ASX  
28<sup>th</sup> November 2008**

Lifestyle Communities Limited  
Annual General Meeting  
St. Michael's Church  
120 Collins Street  
Melbourne Vic 3205  
Meeting Time: 10am

**Address by the Chairman to Shareholders of Lifestyle Communities Limited at the  
AGM held on 28<sup>th</sup> November 2007**

Dear Shareholder,

On behalf of Lifestyle Communities Limited, it gives me great pleasure to present the 2007 Annual Report. The past twelve months has involved remarkable change for the Company culminating in the current operations and business structure. We now have a vibrant business generating tangible products and services in a market with increasing demand.

The need for affordable independent living for people over 55 is becoming more important in many municipalities, especially in light of increases in the price of land, rising building costs and the resultant increase in the cost of housing.

Lifestyle Communities is focused on creating growth in shareholder value through land development, home sales and site operations of affordable independent living communities for the over-55 age bracket.

Our strategy is to provide outstanding resort facilities with stylish new homes in a fully landscaped environment, offering balance between privacy and independence, whilst encouraging a vibrant and rewarding community in which to live, all at affordable prices when compared to surrounding suburbs.

I take this opportunity to thank recently retired Non-Executive Director, Ms Eileen Tay for her contribution to the Company since her appointment in October 2005.

I would also like to express my deep appreciation to Mr David Paranthoiene who recently stepped down from the Managing Director's position to resume a Non-Executive Role on the Board. I believe it is David's tenacity and professionalism over recent years that has enabled the Company to find itself in such a positive position today and for the future.

Mr James Kelly, now Managing Director of the Company, and Mr Dael Perlov, Director of Operations, joined the Board in May 2007 bringing vast knowledge of



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the industry and intimate knowledge of the Lifestyle Communities business. A warm welcome is extended to both gentlemen.

I am also delighted to announce that we recently appointed Mr Tim Poole as a Non-Executive Director of the Company.

Tim Poole was, until very recently, the Managing Director of Hastings Fund Management. He is the Chairman of Asciano Group, which was demerged from Toll Holdings in June 2007. Tim is also a Non-Executive Director of Newcrest Mining Limited and Victoria Racing Club Limited; a member of the Investment Committee of the industry superannuation fund AustralianSuper; and a member of the LEK Consulting Advisory Board. He holds a Bachelor of Commerce from Melbourne University and is a member of the Institute of Chartered Accountants.

The next twelve months promises even more activity with the initiation of several key projects across Victoria. Lifestyle Communities has an exciting year ahead and the Directors are of the opinion that the Company's net profit after tax for this current financial year ending 30 June 2008 will be materially greater than the result reported for the financial year ended 30 June 2007. The delivery of these projects and continued identification of further growth opportunities remains the focus of your Directors.

I look forward to your continued support of the Company.

Yours sincerely,

**Brendan Redden**  
Chairman  
November 2007

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**Address by the Managing Director to Shareholders of Lifestyle Communities Limited at the AGM held on 28<sup>th</sup> November 2007**

Thank you Brendan,

As you would be aware, Lifestyle Communities is focused on creating, owning and managing affordable independent living communities for people aged 55 and above.

Let me summarise the significant events for your company for 2007:

- The successful integration of the Lifestyle Communities business into the ASX listed entity formally known as Namberry;
- Securing a \$30 million global debt facility with Westpac;



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- The successful purchase of land for further independent living communities in metro Melbourne and regional Victoria taking our number of developable sites to over 1400.
- Securing planning approvals for 3 of these sites
- Continued solid performance of the Brookfield Village project;
- The successful \$6.4 million capital raising in Nov 2007, which was oversubscribed. This capital will be used to payout the existing investors in the Brookfield Village Development Trust as well as provide working capital for development and acquisitions.

The financial highlights for your Company for the 2007 include:

- Revenue of \$9.2m for the year
- Net Profit After Tax (inclusive of revaluations) of \$7.3m and
- Net Assets at the end of the period of \$18.9m

The audited financial report formed part of the annual report forwarded to all Shareholders in October 2007.

In November 2007 we announced to the market that we are expecting that our results for the current financial year will be at least 50% greater than the 2007 result.

By way of overview, Lifestyle Communities has three main business activities:

- Sourcing land for the village development
- Selling homes in our master planned villages, whilst retaining ownership of the land.
- Ongoing ownership and management of the completed villages

We now have six village projects in Victoria at various stages of construction, planning and development bringing the Company's total development pipeline to over 1,400 sites. The company is now working with the relevant authorities to ensure that development and planning approval requirements are satisfied.

Our most advanced project is Brookfield Village which is located in Melton. Brookfield Village is permitted for 229 homes with community facilities, today there are already 140 homes sold with 120 occupied and nearly 200 residents.

Brookfield Village continues to meet our internal forecasts in terms of build-out and sales rates. The company's financial performance and our unique business model has also assisted us in securing a \$30 million global debt facility with Westpac Bank.

At the same time your directors are focused on building the capabilities of our sales, construction and management teams to ensure that we are appropriately resourced to deliver the new projects that are due to commence construction



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shortly and as a result we have made a number of key appointments over the past 6 months to achieve this.

I also have the pleasure of welcoming Tim Poole onto the board. Tim is well known to the financial markets having been more recently the Managing Director of Hastings Capital. Tim is now Chairman of Asiano and on the board of Newcrest Mining and will bring a wealth of experience in the areas of capital raising and financial management to the Lifestyle Communities Board.

Growth strategies for the company include the continued ongoing assessment of additional development sites as well as the possible acquisition of similar type villages in Melbourne and regional Victoria.

At this time your directors have determined that it is not appropriate to pay a dividend but rather to continue to reinvest profits to ensure that we can meet our growth objectives and as a result improve shareholder value.

I also just wanted to comment on the resolution to increase the provision for directors remuneration. While at this stage we have no plans to increase the directors remuneration we thought it would be prudent to increase the provision to ensure that we are competitive in being able to attract and retain quality directors in the current market.

In conclusion, the year ahead promises to be even more exciting than last year as your company continues to execute on its very robust business plan.

I look forward to keeping shareholders informed on the progress of your company throughout the coming 12 months.

Thank you very much

**James Kelly**  
Managing Director  
November 2007