

18 February 2020

Immediate release to the ASX

Lifestyle Communities FY20 Half Year Results

Lifestyle Communities Limited (ASX: LIC) achieved a net profit after tax attributable to shareholders of \$15.1 million for the first half of the 2020 financial year, compared to \$21.9 million in the same period last year.

Managing Director, Mr James Kelly, said “All current projects remain on track to meet their long-term settlement and completion targets. Annuity income from core operations grew from \$11.1 million in the first half of FY19 to \$13.8 million in the first half of FY20 due to the increasing number of homes under management. Our balance sheet is well positioned to support future growth and we will continue to apply our disciplined site selection process as we assess a number of opportunities in our pipeline. The result for the first half of FY20 was driven by 109 new home settlements: down from 186 in the same period last year. As per previous guidance, settlements for FY20 will be weighted to the second half due to commencement of settlements at Lifestyle Mount Duneed in December 2019 and Lifestyle Kaduna Park in May 2020. As at 31 December 2019 the Company has settled 2,393 homes with 3,492 homeowners living in its 20 communities”.

Lifestyle Communities is pleased with the forward sales and the construction progress achieved during the first half of FY20. In FY20, 129 new home settlements have been achieved to the 14th of February and a further 213 homes are scheduled for completion of construction by the end of June 2020 (165 of these homes are sold and awaiting settlement).

Mr Kelly said, “The Company enters the second half with sufficient forward sales to meet its settlement guidance. Due to planning delays at Lifestyle Kaduna Park and Lifestyle Wollert, construction commenced later than planned. In response, construction programmes were condensed and has resulted in 96 homes scheduled for completion in the last six weeks of the financial year. The decision on when to settle a home rests with the prospective homeowners and as such is subject to individual circumstances and market conditions as homeowners sell their existing home to facilitate their purchase with Lifestyle. The Company will have better visibility of the number of these homes listed for sale and the likely timing of settlement in the next six to eight weeks and will provide updated guidance at the appropriate time if required. Long term settlement growth is linked to the number of new projects and Lifestyle Communities is currently resourced and funded to acquire two new sites each year. We recently acquired new sites in St Leonards and Pakenham and continue to investigate site opportunities in Melbourne’s key growth corridors”.

Lifestyle Communities’ shareholders will receive an interim fully franked dividend of 3.0 cents per share, from 2.5 cents per share for the same period in the prior year.



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Conference call details

Both James Kelly and Darren Rowland (CFO) will be available for a conference call at 12.30pm (AEDT) today the 18th of February 2020.

Details for the conference call are as follows:

From Australia:

Call 1800 123 296 (conference ID: 6589905)

From International:

Call +61 2 8038 5221 (conference ID: 6589905)

Authorised by the Board.

For further information please contact:

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About Lifestyle Communities

Based in Melbourne, Victoria, Lifestyle Communities develops, owns and manages affordable independent living residential land lease communities. Lifestyle Communities has twenty residential land lease communities in planning, development or under management.

