

15 February 2017

Immediate release to the ASX

Lifestyle Communities reports record first-half result

Lifestyle Communities Limited (ASX: LIC) has achieved profit attributable to shareholders of \$12.0 million for the half-year ended 31 December 2016, a 36% increase on the same period last year.

In announcing the result Lifestyle Communities' Managing Director, Mr James Kelly, said: "We were pleased to settle 128 homes during the half-year taking total homes under management to 1,476 with a total portfolio of 2,445 homes under management, development or subject to planning. The ongoing management of our communities and the satisfaction of our homeowners remains a key focus for the organisation. Our 2,183 homeowners are also our biggest advocates with more than one in three settlements coming from referrals."

Highlights

- Net profit after tax attributable to shareholders increased by 36% to \$12.0 million
- Revenue from home site annuity rentals increased by 21% to \$6.6 million
- Revenue from deferred management fees (including selling and administration fees) increased by 54% to \$1.8 million
- Net annuity cash flows increased by 27% to \$4.9 million
- 128 homes settled during the half-year taking the total number of home sites under management to 1,476
- Interim fully franked dividend of 1.5 cents per share
- Total portfolio of 2,445 homes under management, development or subject to planning

Mr Kelly went on to say that "during the next 12 months we will continue to focus our activity on our newer communities at Berwick Waters, Bittern and Ocean Grove while continuing to sell and deliver homes at Shepparton, Wollert, Geelong and Officer. Berwick Waters has achieved record pre-sales with 71 homes sold as at 31 December 2016 in the first nine months since project launch. Both Bittern and Ocean Grove are being launched in March 2017 representing an exciting time for the Company."

"The Company will pay an interim fully franked dividend of 1.5 cents per share in respect of the half-year and we continue to expect that total dividends in respect of the 2017 financial year will be higher than the prior year. This is in accordance with our aim of delivering a growing level of dividends from operating cash flows provided by sites under management."

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Lifestyle
COMMUNITIES

"As per previous guidance the Company expects settlements to be in the range of 250 to 270 for the 2017 financial year increasing to 260 to 290 for the 2018 financial year. The increase in settlements on the 202 achieved in the 2016 financial year, coupled with an increased contribution from community management, is expected to result in net profit after tax attributable to shareholders being materially higher in the 2017 financial year."

Conference call details

Both James Kelly (MD) and Geoff Hollis (CFO) will be available for a conference call at 3.00pm (AEDT) today 15 February 2017.

Details for the conference call are as follows:

From Australia:

Call 1800 268 560 (pin 642495#)

From New Zealand

Call 0800 466 125 (pin 642495#)

International

Call +61 2 7200 9400 (pin 642495#)

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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 thirteen residential land lease communities in planning, development or under management.

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