

Immediate release to the ASX, 16 August 2017

**Lifestyle Communities delivers another strong year**

Lifestyle Communities' underlying profit rose 48% to \$25.0 million during the year, while valuation gains lifted statutory profit after tax by 44% to \$27.7 million.

Lifestyle Communities' shareholders will receive a final fully franked dividend of 2.0 cents per share, taking the total dividend for the year to 3.5 cents per share, up from 2.5 cents per share in the prior year.

Managing Director, Mr James Kelly said the result was driven by a record 278 new home settlements, and an increase in annuity income.

"A record 406 new homes were sold during the year with 51% of these sales coming from homeowner referral, a positive recommendation from our 2,418 homeowners."

Mr Kelly said it was a better than expected result with new home settlement being slightly higher than the forecast range of 250 - 270 settlements.

Lifestyle Communities recently announced the acquisition of Armstrong Creek providing 189 homes and has also committed to expanding the current Shepparton community by 34 homes to 301 homes.

"Of the 2,667 homes under management, under development or subject to planning, 1,626 homes were occupied at year end leaving a further 1,041 in the pipeline".

Mr Kelly said revenue from annuities increased by 32% to \$17.9 million with the main contribution being from site rentals which are tied to a long-term 90 year lease.

"There were 73 established home sales during the year and on average there was a 7.5% per annum price growth achieved. This recognises the strong demand for established homes and also recognises the significant investment Lifestyle Communities is making in maintaining the communities to a high standard and enhancing the facilities."

"Our target is to acquire a new site at least every 12 months and to provide annuity-backed sustainable and growing dividends to shareholders."

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**Conference call details**

Both James Kelly and Geoff Hollis (CFO) will be available for a conference call at 4.00pm (AEDT) today the 16 August 2017.

Details for the conference call are as follows:

From Australia:

Call 1800 268 560 (pin 756729#)

From New Zealand

Call 0800 466 125 (pin 756729#)

International

Call +61 2 7200 9400 (pin 756729#)

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

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