

**Immediate release to the ASX, 15 August 2018**

**Lifestyle Communities delivers another solid result in FY2018**

Lifestyle Communities' underlying profit rose 35% to \$33.8 million for the 2018 financial year, while valuation gains lifted statutory profit after tax by 90% to \$52.7 million.

Lifestyle Communities' shareholders will receive a final fully franked dividend of 2.5 cents per share, taking the total dividend for the year to 4.5 cents per share, up from 3.5 cents per share in the prior year.

Managing Director, Mr James Kelly said the result was driven by 321 new home settlements, and an increase in annuity income.

"344 new homes were sold during the year with 54% of these sales coming from homeowner referral, a positive recommendation from our 2,859 homeowners."

Mr Kelly said it was a better than expected result with new home settlements being higher than the original forecast range of 260 - 290 settlements.

Lifestyle Communities recently announced the acquisition of a site in Wollert North providing 130 homes and has also acquired additional land at Ocean Grove expanding the community to 221 homes.

"Of the 2,995 homes under management, under development, or in planning, 1,947 homes were occupied at year end leaving a further 1,048 in the pipeline".

Mr Kelly said revenue from rental and deferred management fee annuities increased by 19% to \$21.3 million with the main contribution being from site rentals which are tied to long-term 90 year leases.

"There were 59 established home sales during the year which attracted a deferred management fee and on average there was a 9% 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."

"We are seeing a younger customer buying into a Lifestyle Community as the evolution of our offer further resonates with the oncoming baby boom generation. This product evolution has seen a further refining of the designs of our homes and facilities as well as expanding our service offering to drive homeowner engagement and referral".

"Based on the current level of capital recycling, our target is to acquire one to two sites every 12 months and provide annuity-backed sustainable and growing dividends to shareholders. With a tightening credit environment, we are seeing an increase in land opportunities although pricing remains competitive. We are forecasting continuing growth with 630 to 695 settlements during the next two years and 310 to 350 settlements expected in FY2019."

**Conference call details**

Both James Kelly and Darren Rowland (CFO) will be available for a conference call at 3.00pm (AEDT) today the 15 August 2018.

Details for the conference call are as follows:

From Australia:

Call 1800 093 431 (pin 20337708#)

From New Zealand:

Call 0800 452 257 (pin 20337708#)

International:

Call +61 2 8047 9393 (pin 20337708#)

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