

**LIFESTYLE COMMUNITIES LIMITED
ABN 11 078 675 153
AND CONTROLLED ENTITIES**

**FINANCIAL INFORMATION
FOR THE YEAR ENDED 30 JUNE 2013
PROVIDED TO THE ASX UNDER LISTING RULE 4.3A**

Appendix 4E Preliminary Final Report

Name of entity

Lifestyle Communities Limited

ABN or equivalent company reference:

11 078 675 153

1. Reporting period

Report for the financial year ended 30 June 2013

Previous corresponding period is
the financial year ended 30 June 2012

2. Results for announcement to the market

Revenues from ordinary activities (<i>item 2.1</i>)	Up	18%	to	\$45,903,804
Profit from ordinary activities after tax attributable to members (<i>item 2.2</i>)	Up	3%	to	\$ 6,239,963
Net profit for the period attributable to members (<i>item 2.3</i>)	Up	3%	to	\$ 6,239,963
Dividends (<i>item 2.4</i>)				
		Amount per security		Franked amount per security
Interim dividend		Nil		Nil
Final dividend		Nil		Nil
Record date for determining entitlements to the dividend (<i>item 2.5</i>)		N/A		

3. Statement of Comprehensive Income (*item 3*)

Refer to the attached statement

4. Statement of Financial Position (*item 4*)

Refer to the attached statement

5. Statement of Cash Flows (*item 5*)

Refer to the attached statement

6. Dividends declared (item 6)

	Date of payment	Total amount of dividend
Final dividend – year ended 30 June 2013	N/A	Nil
Final dividend – year ended 30 June 2012	26 October 2012	5 cents

Amount per security

	Amount per security	Franked amount per security at % tax
Total dividend: Current year	Nil	N/A
Previous year	5 cents	100%

Total dividends paid on all securities

	Current period \$A'000	Previous corresponding Period - \$A'000
Ordinary securities (each class separately)	2,311	2,310
Total	2,311	2,310

8. Statement of retained earnings (item 8)

	Consolidated Entity	
	2013 \$'000	2012 \$'000
Balance at the beginning of year	15,121	11,383
Net profit attributable to members of the parent entity	6,240	6,048
Total available for appropriation	21,361	17,431
Dividends paid	(2,311)	(2,310)
Balance at end of year	19,050	15,121

9. Net tangible assets per security (item 9)

	Current period	Previous corresponding period
Net tangible asset backing per ordinary security	81.6 cents	86.5 cents

The previous corresponding period has been adjusted to reflect the one for ten share consolidation of the Company's ordinary shares that occurred during the current period. The previous corresponding period unadjusted figure is 8.7 cents.

10. Details of entities over which control has been gained or lost during the period:
(*item 10*)

Control gained over entities

Name of entities (<i>item 10.1</i>)	Cameron Street Developments Trust (Trustee: Cameron Street Developments Pty Ltd)	Lifestyle Chelsea Heights Unit Trust (Trustee: Lifestyle Chelsea Heights Pty Ltd)
Date(s) of gain of control (<i>item 10.2</i>)	1 November 2010	22 December 2011
Contribution to consolidated profit (loss) from ordinary activities after tax by the controlled entities since the date(s) in the current period on which control was acquired (<i>item 10.3</i>)	\$3,277,506	\$1,664,868
Profit (loss) from ordinary activities after tax of the controlled entities for the whole of the previous corresponding period (<i>item 10.3</i>)	\$2,928,592	(\$340,896)

Note: Control was gained of the entities noted above during the period as a result of adoption of the revised AASB 10 *Consolidated Financial Statements*. These entities are both 50% owned and were previously proportionately consolidated. The financial statements reflect as if these entities had been consolidated from the respective dates listed above.

12. Significant information relating to the entity's financial performance and financial position.

Refer to the Operating and Financial Review contained within the Directors' Report in the attached Lifestyle Communities Limited Financial Report for the financial year ended 30 June 2013.

13. The financial information provided in the Appendix 4E is based on the annual financial report (attached), which has been prepared in accordance with Australian Accounting Standards (*item 13*).

14. Commentary on the results for the period.

Refer to the Operating and Financial Review contained within the Directors' Report in the attached Lifestyle Communities Limited Financial Report for the financial year ended 30 June 2013.

15. Audit of the financial report (*item 15*)

The financial report has been audited

17. The audit has been completed.

The financial report is not subject to audit dispute or qualification.