

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

**FINANCIAL INFORMATION
FOR THE YEAR ENDED 30 JUNE 2011
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 2011
Previous corresponding period is the financial year ended	30 June 2010

2. Results for announcement to the market

Revenues from ordinary activities (<i>item 2.1</i>)	Up	17%	to	\$27,991,866
Profit from ordinary activities after tax attributable to members (<i>item 2.2</i>)	Up	16%	to	\$ 6,824,458
Net profit for the period attributable to members (<i>item 2.3</i>)	Up	18%	to	\$ 6,991,985
Dividends (<i>item 2.4</i>)	Amount per security		Franked amount per security	
Interim dividend	Nil		Nil	
Final dividend	0.5 cents		0.5 cents	
Record date for determining entitlements to the dividend (<i>item 2.5</i>)	16 September 2011			
Payment date for final dividend	28 September 2011			
For further details – please refer to the Chairman’s Report and the Directors’ Report in the Lifestyle Communities Limited Annual Report for the financial year ended 30 June 2011.				

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 (item 6)

	Date of payment	Total amount of dividend
Interim dividend – year ended 30 June 2011	N/A	Nil
Final dividend – year ended 30 June 2010	28 September 2011	0.5 cents

Amount per security

	Amount per security	Franked amount per security at % tax
Total dividend: Current year	0.5 cents	100%
Previous year	Nil	

Total dividend on all securities

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

8. Statement of retained earnings (item 8)

	Consolidated Entity	
	2011	2010
	\$'000	\$'000
Balance at the beginning of year	4,560	(1,323)
Net profit attributable to members of the parent entity	6,824	5,883
Total available for appropriation	11,384	4,560
Dividends paid	-	-
Balance at end of year	11,384	4,560

9. Net tangible assets per security (item 9)

	Current period	Previous corresponding period
Net tangible asset backing per ordinary security	7.8 cents	6.3 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 (item 10.1)	Lifestyle Warragul Pty Ltd Lifestyle Shepparton Pty Ltd Lifestyle Whirakee Pty Ltd
Date(s) of gain of control (item 10.2)	4 November 2010
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 (item 10.3)	Nil
Profit (loss) from ordinary activities after tax of the controlled entities for the whole of the previous corresponding period (item 10.3)	Nil

Loss of control of entities

Name of entities (item 10.1)	Namberry (SA) Pty Ltd
Date(s) of loss of control (item 10.2)	4 April 2011
Contribution to consolidated profit (loss) from ordinary activities after tax by the controlled entities to the date(s) in the current period when control was lost (item 10.3).	Nil
Profit (loss) from ordinary activities after tax of the controlled entities for the whole of the previous corresponding period (item 10.3)	Nil

11. Details of associates and joint venture entities (item 11)

Name of associate or joint venture entity (item 11.1)

%Securities held (item 11.2)

Cameron Street Developments Trust (Trustee: Cameron Street Developments Pty Ltd)	50%
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Aggregate share of profits (losses) of associates and joint venture entities (item 11.3)

Group's share of associates' and joint venture entities':

Profit (loss) from ordinary activities before tax

Income tax on ordinary activities

Net profit (loss) from ordinary activities after tax

Adjustments

Share of net profit (loss) of associates and joint venture entities

2011 \$	2010 \$
(119,204)	Nil
-	Nil
(119,204)	Nil
-	Nil
(119,204)	Nil

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

Refer to the Chairman's Report, Managing Director's Report and the Directors' Report in the Lifestyle Communities Limited Annual Report for the financial year ended 30 June 2011.

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 Chairman's Report, Managing Director's Report and the Directors' Report in the Lifestyle Communities Limited Annual Report for the financial year ended 30 June 2011.

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.