

12 December 2017

Longevity Group Australia Ltd

Level 1 / 785 Toorak Road

Hawthorn East VIC 3123

ABN 75 052 046 625

Dear Shareholder,

**RE: Report from the Chairman – Annual General Meeting Update**

In response to shareholder requests raised at the Annual General Meeting (AGM), held on Wednesday 22 November, the Board considered it important to provide a direct update for shareholders that do not have access to or are not comfortable using the internet.

**Company Name Change**

At the AGM shareholders overwhelmingly supported the Board's proposal to change the company name to Longevity Group Australia Ltd. Attached you will find an updated issuer holding statement, with the new company name. Please retain this statement, as it is your official evidence of holding shares in the Company and dispose of your former notice branded with the old company name.

**What does Longevity Group Australia Ltd do?**

Longevity Group Australia has developed an innovative way to continue doing what we've always done: improving the quality of people's lives.

Longevity Group Australia Ltd is now a company which designs, builds and delivers innovative homes for older Australians. Working with a carefully selected team, Longevity proudly builds townhouses and apartments that are designed to the "Livable Housing Design Guidelines".

Longevity creates beautiful spaces, then researches and acquires suitable sites that bring their product directly to their customers' doorstep. Our contemporary homes and apartments feature innovative design elements that enable people to live in them longer. In fact, they may never have to move again.

The Longevity model aims to deliver a completed, architecturally designed purpose built townhouse or apartment for 70% of the average house price in the areas we have targeted. We offer our customers a modern, stylish, low maintenance home whilst remaining in their community.

**What we no longer do**

In 2014 TFSL demutualised and therefore is no longer a not for profit organisation. We sold Transport Health, Dental on Swan and Park Hill Aged Care business and retained ownership of The Mornington Retirement Village on the Mornington Peninsula.

We have now determined to sell The Mornington Retirement Village. As we are a single village operator, we have progressed The Mornington as far as we can. The residents have been informed and will be kept informed as the sale process continues. We will advise shareholders of the outcomes of the sales process on our website.

At the AGM questions were raised in relation to services offered by Transport Health. It is important that all shareholders now understand that this company was sold in November 2014 and Longevity Group Australia Ltd is no longer associated with Transport Health. Transport Health can be contacted on 1300 806 808.

#### What are my shares worth?

Longevity Group Australia Ltd does not hold a Financial Services License and as such cannot legally provide advice relating to market value. Financial information which may assist you in determining the value of your shares is located on the Longevity Group Australia Ltd website [www.longevityga.com.au](http://www.longevityga.com.au)

#### Listing – When are we Listing?

There is no simple answer to this question or a set time. However, the Board can report that it continues to work diligently towards listing on the Australian Stock Exchange (ASX) and continually monitors the most appropriate time for Longevity Group Australia Ltd to list. In the meantime, the Board continues to work towards establishing a pipeline of quality projects to ensure that, at the time of listing, shareholder value is maximised.

The Board is conscious that it had advised shareholders of its intention to proceed with listing within three years of its demutualisation. Listing remains a high priority, however, the Board has a responsibility to ensure that it acts at all time in the best interests of all shareholders and will continue to evaluate independent expert advice regarding the optimum time to proceed. **Listing will be timed to deliver maximum value to all company shareholders and we won't compromise shareholder returns by listing prior to having an established track record of project success.**

#### Our Current Projects



##### **Banksia Vue, Castle Street, Eaglemont**

Banksia Vue project is located in the established leafy suburb of Eaglemont. This townhouse project will offer a range of spacious residences with private courtyards and on-site, informal, communal open space opportunities. In anticipation of the development approval we are gearing up for the next phase of the project including sales, marketing and construction.



##### **Prospect Vue, Riversdale Road, Camberwell**

Prospect Vue project is located in Camberwell. It is only a short stroll from the vibrant Camberwell Junction activity Centre. This boutique low-rise apartment development will offer a mix of oversized residences. The project is currently in the process of obtaining a development approval.



##### **Kings Vue, King Street, Balwyn**

Located in Balwyn and with parkland frontage on two sides, this townhouse project will offer an unsurpassed level of amenity for future residents. We are currently in the process of preparing the development application for submission with local Council.

## Summarised Financials

Longevity Group Australia is an unlisted public company.

	<b>FY13</b> <b>\$'000</b>	<b>FY14</b> <b>\$'000</b>	<b>FY15</b> <b>\$'000</b>	<b>FY16</b> <b>\$'000</b>	<b>FY17</b> <b>\$'000</b>
Total Current Assets	18,803	9,956	31,823	22,465	15,413
Total Non-Current Assets	47,106	36,852	40,287	51,050	22,136
Assets held for resale	-	22,526	-	-	36,351
<b>Total Assets</b>	<b>65,909</b>	<b>69,334</b>	<b>72,110</b>	<b>73,515</b>	<b>73,900</b>
Total Current Liabilities	26,217	11,033	18,123	14,888	864
Total Non-Current Liabilities	4,209	3,830	5,501	6,877	5,227
Liabilities held for resale	-	16,884	-	-	17,993
<b>Total Liabilities</b>	<b>30,426</b>	<b>31,747</b>	<b>23,624</b>	<b>21,765</b>	<b>24,084</b>
<b>Net Assets</b>	<b>35,483</b>	<b>37,587</b>	<b>48,486</b>	<b>51,750</b>	<b>49,816</b>
Issued Shares	-	-	18,595	18,176	18,176
<b>NAV</b>	<b>N/A</b>	<b>N/A</b>	<b>\$2.61</b>	<b>\$2.85</b>	<b>\$2.74</b>

*Source Annual Audited Financial Statements*

NAV = Net Asset Value being the Net Assets of the Entity divided by the number of shares.

The table above shows the changes in the Net Assets of the Group over the last 5 years. As the Group is effectively in “start-up” mode it is expected that the Net Asset Value will improve upon the completion and realisation of the first project in FY19.

On behalf of the Board I would like to wish you all the best for the festive season.

Yours sincerely,



Martyn Pickersgill  
**Chairman**

## Highlighted information

### English

- Transport Friendly Society has changed its name to Longevity Group Australia Ltd
- All shareholders now have shares in Longevity Group Australia Ltd
- Longevity Group Australia does not own or operate Transport Health
- Should you have any queries related to Transport Health, contact Transport Health directly on 1300 806 808

### Italian

- Il nome della Transport Friendly Society è cambiato in Longevity Group Australia Ltd
- Tutti gli azionisti adesso hanno azioni nel Longevity Group Australia Ltd
- Il Longevity Group Australia non possiede né gestisce Transport Health
- Per eventuali quesiti riguardo a Transport Health contattare direttamente il 1300 806 808

### Greek

- Η Transport Friendly Society άλλαξε το όνομά της σε Longevity Group Australia Ltd
- Όλοι οι μέτοχοι έχουν τώρα μετοχές στην Longevity Group Australia Ltd
- Η Longevity Group Australia δεν έχει στην ιδιοκτησία της και δεν διαχειρίζεται την Transport Health.
- Εάν θέλετε να ζητήσετε οποιοσδήποτε πληροφορίες που σχετίζονται με την Transport Health, επικοινωνήστε απευθείας με την Transport Health στον αριθμό 1300 806 808.

### Vietnamese

- Transport Friendly Society ã i tên thành Longevity Group Australia Ltd
- Gi ây toàn b c ông u có c ph n t i Longevity Group Australia Ltd
- Longevity Group Australia không s h u hay v n hành Transport Health
- N u quý v có b t c câu h i nào liên quan n Transport Health, vui lòng liên l c tr c ti p v i Transport Health s 1300 806 808

### Arabic

- لقد غيرت فريندلي سوسيتي إسمها إلى لونغيفيتي غروب أستراليا المحدودة
- يملك جميع المساهمين الآن أسهماً في لونغيفيتي غروب أستراليا المحدودة
- إن لونغيفيتي غروب أستراليا لا تملك أو تدير ترانسبورت هلت
- إذا كان لديك أية إستفسارات تتعلق بترانسبورت هلت الرجاء الإتصال بترانسبورت هلت مباشرة على الرقم: 1300 806 808