



Providence Lifestyle

Resort Style Living
for Over 50s

WHY YOUR PROVIDENCE FEE IS AN ASSET



GREAT NEWS FOR PROVIDENCE RESORT HOMEOWNERS AND NEW BUYERS

The Providence Land Lease model proves affordable for people on a fixed income for more than 20 years.

When CPI figures for the March 2023 quarter revealed an annual increase of 5.8%, our team set out to find the answer to the question 'Does the cost of living in a land lease community maintain the same level of affordability for people on a full or part pension over time?'

A close look at the numbers reveals, as per the graph below, the pension increase was higher than the CPI increase for 19 of the last 23 years!

And, with Australia's aging population having an ever-increasing influence at the polls, the me-

dia is predicting this trend is not about to change any time soon.

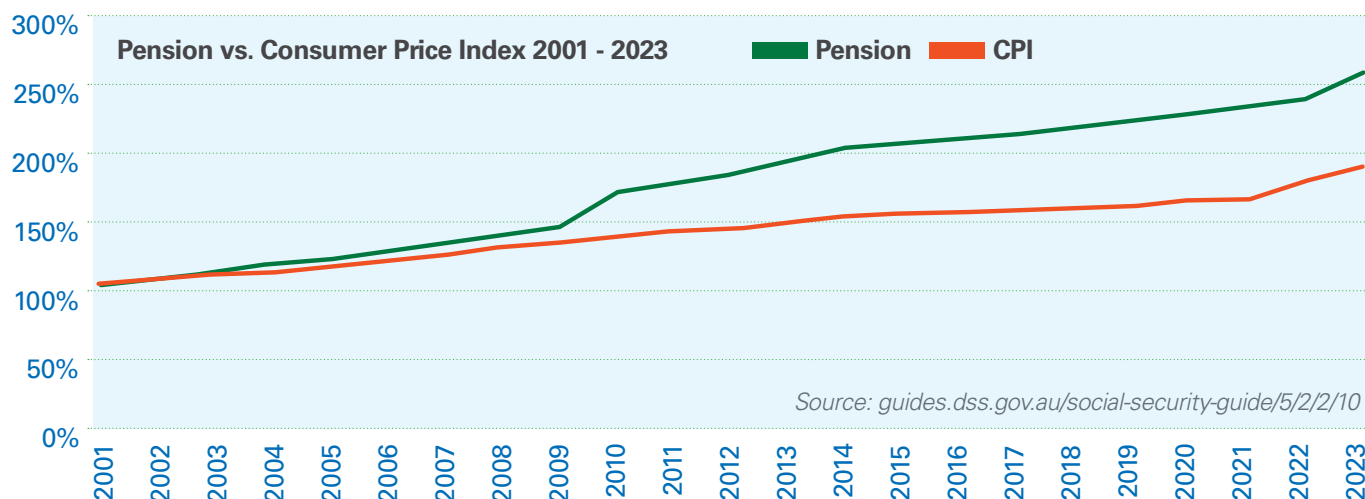
Perhaps this influence is also behind the recent surprise Federal Budget announcement of a 15% increase in rent assistance from September this year!

Thanks to the Providence land lease model, Centrelink pays this fortnightly rent rebate to Providence Resort Homeowners, making the cost of living in a Providence Resort even more affordable.

While most of our residents move

in to enjoy the security, lifestyle, companionship, activities and quality of life on offer, it's fantastic to know the choice is sustainable and comforting that the statistics demonstrate it works financially over the long term.

Another trend we're seeing is that, due to higher interest rates, more downsizers are selling their family home and investing the cash they free up to create a secondary income which supports their wonderful way of life.



EXTRA INCOME GENERATED FROM DOWNSIZING

(example using an 8% managed investment return over 10 years)



1

CURRENT
HOME

\$750,000



2

PROVIDENCE
HOME

\$500,000



3

CASH
AVAILABLE

\$250,000



4

ANNUAL
RETURN

\$20,000



5

EXTRA CASH
EACH WEEK

\$385



6

TOTAL WEEKLY BENEFIT FOR
SINGLES ON A PENSION

\$487



7

TOTAL WEEKLY BENEFIT
FOR SELF FUNDED RETIREES

\$412

YOUR ESTIMATED
WEEKLY COSTS SAVINGS
FOR SINGLES LIVING
IN A PROVIDENCE
LIFESTYLE RESORT:

SAVE UP TO
\$257.20**



WE CREATE ANNUAL SAVINGS AND LIFESTYLE BENEFITS FOR SINGLES

| | Weekly Savings | Weekly Site Fee | Extra cash each week |
|-----------------------------------|----------------|-----------------|----------------------|
| Singles on a pension after rebate | \$257.20** | \$154.20 | \$103 |
| Self-funded retiree singles | \$257** | \$230 | \$27 |

| Selected expense list | Cost per item - a comfortable lifestyle in the suburbs | Cost per item - a comfortable lifestyle in Providence | Estimated savings per week for singles | Reason for Providence Homeowner savings |
|-------------------------------------|--|---|--|---|
| Car maintenance and fuel costs | \$171 | \$68 | \$103 | Transition to EV and plug into Providences solar/battery embedded network |
| Council rates | \$42 | - | \$42 | Included in the Providence weekly fee |
| Power and gas costs | \$50 | \$10 | \$40 | Energy efficient homes with 8kWh of daily electricity included |
| Water rates | \$21 | - | \$21 | Included in the Providence weekly fee |
| Repairs & maintenance | \$23 | \$6 | \$17 | Each home is brand new and designed for minimum longterm maintenance |
| Water consumption | \$10 | \$5 | \$5 | Providence water wise, smaller gardens reduce annual consumption |
| Bundle: home phone/broadband/mobile | \$22 | \$20 | \$2 | Utilise the Providence TCP for a better and faster service |
| Household cleaning & other supplies | \$23 | \$16 | \$7 | Smaller, well designed Providence homes reduce cleaning costs |
| Home improvements | \$8 | - | \$8 | Providence homes are already fitted with most improvements |
| Cinema/plays/day trips | \$6 | \$3 | \$3 | With Providence many outings are discounted with group bookings |
| Building & contents insurance | \$35 | \$30 | \$5 | Lower premiums due to a more secure environment |
| Memberships | \$4 | - | \$4 | Homeowners have year round access all year round to the resort amenities |
| Public transport | \$3 | \$2 | \$1 | Resort bus available for weekly trips to local shops and amenities* |
| Total | \$417* | \$160** | \$257** | |

* Source: ASFA Retirement Standard March Quarter 2023 ** The savings are Providence Lifestyle's best estimate and will be higher or lower depending on each Resort Homeowner's individual lifestyle habits. *Information in this brochure was correct at the time of printing and is subject to change without notice due to availability, compliance, service or other considerations.*

For more information please contact:

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Providence Lifestyle

Resort Style Living
for Over 50s

WHY YOUR PROVIDENCE FEE IS AN ASSET FOR COUPLES



GREAT NEWS FOR PROVIDENCE RESORT HOMEOWNERS AND NEW BUYERS

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When CPI figures for the March 2023 quarter revealed an annual increase of 5.8%, our team set out to find the answer to the question 'Does the cost of living in a land lease community maintain the same level of affordability for people on a full or part pension over time?'

A close look at the numbers reveals, as per the graph below, the pension increase was higher than the CPI increase for 19 of the last 23 years!

And, with Australia's aging population having an ever-increasing influence at the polls, the me-

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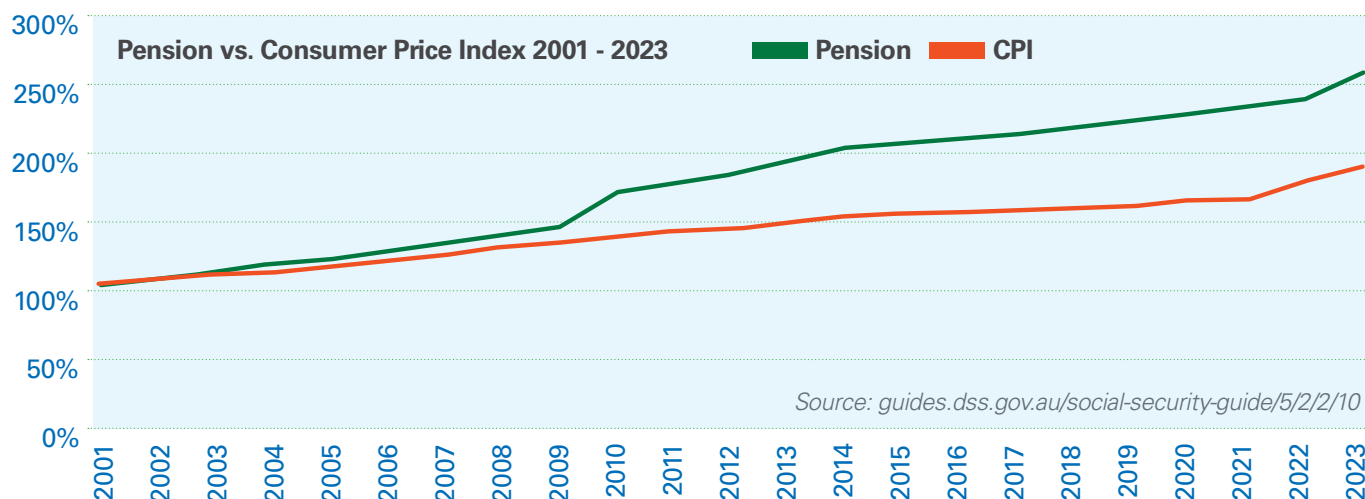
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in to enjoy the security, lifestyle, companionship, activities and quality of life on offer, it's fantastic to know the choice is sustainable and comforting that the statistics demonstrate it works financially over the long term.

Another trend we're seeing is that, due to higher interest rates, more downsizers are selling their family home and investing the cash they free up to create a secondary income which supports their wonderful way of life.



EXTRA INCOME GENERATED FROM DOWNSIZING

(example using an 8% managed investment return over 10 years)



1

CURRENT
HOME

\$750,000



2

PROVIDENCE
HOME

\$500,000



3

CASH
AVAILABLE

\$250,000



4

ANNUAL
RETURN

\$20,000



5

EXTRA CASH
EACH WEEK

\$385



6

TOTAL WEEKLY BENEFIT FOR
COUPLES ON A PENSION

\$517



7

TOTAL WEEKLY BENEFIT
FOR SELF FUNDED RETIREES

\$443

YOUR ESTIMATED
WEEKLY COSTS SAVINGS
FOR COUPLES LIVING
IN A PROVIDENCE
LIFESTYLE RESORT:

SAVE UP TO
\$304**



WE CREATE ANNUAL SAVINGS AND LIFESTYLE BENEFITS FOR COUPLES

| | Weekly Savings | Weekly Site Fee | Extra cash each week |
|-----------------------------------|----------------|-----------------|----------------------|
| Couples on a pension after rebate | \$304** | \$172 | \$132 |
| Self-funded retiree couples | \$304** | \$246 | \$58 |

| Selected expense list | Cost per item - a comfortable lifestyle in the suburbs | Cost per item - a comfortable lifestyle in Providence | Estimated savings per week for couples | Reason for Providence Homeowner savings |
|-------------------------------------|--|---|--|---|
| Car maintenance and fuel costs | \$183 | \$73 | \$110 | Transition to EV and plug into Providences solar/battery embedded network |
| Council rates | \$42 | - | \$42 | Included in the Providence weekly fee |
| Power and gas costs | \$61 | \$10 | \$51 | Energy efficient homes with 8kWh of daily electricity included |
| Water rates | \$25 | - | \$25 | Included in the Providence weekly fee |
| Repairs & maintenance | \$23 | \$6 | \$17 | Each home is brand new and designed for minimum longterm maintenance |
| Water consumption | \$20 | \$10 | \$10 | Providence water wise, smaller gardens reduce annual consumption |
| Bundle: home phone/broadband/mobile | \$29 | \$20 | \$9 | Utilise the Providence TCP for a better and faster service |
| Household cleaning & other supplies | \$30 | \$21 | \$9 | Smaller, well designed Providence homes reduce cleaning costs |
| Home improvements | \$8 | - | \$8 | Providence homes are already fitted with most improvements |
| Cinema/plays/day trips | \$10 | \$5 | \$5 | With Providence many outings are discounted with group bookings |
| Building & contents insurance | \$38 | \$30 | \$8 | Lower premiums due to a more secure environment |
| Memberships | \$6 | - | \$6 | Homeowners have year round access all year round to the resort amenities |
| Public transport | \$5 | \$2 | \$3 | Resort bus available for weekly trips to local shops and amenities* |
| Total | \$481* | \$177** | \$304** | |

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