
Not filed with the U.S. Securities and Exchange Commission

FORM 8-K

CURRENT REPORT

Pursuant to the Indenture, dated as of February 6, 2013 governing the 6.875% Senior Notes due 2021 issued by Ashton Woods USA L.L.C. and in the Indenture, dated as of August 8, 2017 governing the 6.750% Senior Notes due 2025 issued by Ashton Woods USA L.L.C.

Date of Report (Date of earliest event reported): April 11th, 2018

ASHTON WOODS USA L.L.C.

(Exact name of Registrant as Specified in Charter)

Nevada

(State or Other Jurisdiction of Incorporation)

1405 Old Alabama Road, Suite 200, Roswell, Georgia 30076

(Address of principal executive offices)

(770) 998-9663

(Registrant's telephone number, including area code)

Not Applicable

(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12(b) under the Exchange Act (17 CFR 240.14a-12(b))
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
-

Item 2.02 Results of Operations and Financial Condition

On April 11, 2018, Ashton Woods USA L.L.C. (the "Company") issued supplemental information related to its financial results for the three and nine months ended February 28, 2018. A copy of the supplemental information is attached hereto as Exhibit 99.1 and is incorporated by reference in its entirety into this item 2.02.

Item 9.01 Financial Statements and Exhibits

Exhibit No.	Description
99.1	Ashton Woods USA L.L.C. supplemental information related to its three and nine months ended February 28, 2018.

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Dated: April 11, 2018

ASHTON WOODS USA L.L.C.

By: /s/ Cory Boydston

Cory Boydston

Chief Financial Officer

EXHIBIT INDEX

Exhibit No.	Description
99.1	Ashton Woods USA L.L.C. supplemental information related to its three and nine months ended February 28, 2018.

Supplemental Information

Q3 FY2018



AW
ASHTON WOODS

Disclaimer

This presentation and associated discussion include forward-looking statements as characterized in the Private Securities Litigation Reform Act of 1995. Such statements include, but are not limited to: our expectations about trends in the housing or homebuilding markets, or for Ashton Woods Homes in particular; plans to protect our balance sheet and leverage ratios, maintain liquidity, reduce inventory, lot supply, debt, overhead and costs; results of option contract renegotiations; sales of land or joint venture interests; the level of non-cash impairment charges we may incur; expectations for cash flow; as well as the timing of these items or their related metrics; and our future opportunities and operations of Ashton Woods Homes. When used in this presentation, the words “estimate,” “expect,” “anticipate,” “project,” “plan,” “intend,” “believe,” “forecast,” “will” and variations of such words or similar expressions are intended to identify forward-looking statements. These forward-looking statements are based upon the expectations of management under current assumptions at the time of the presentation. These expectations, beliefs and projections are expressed in good faith and we believe there is a reasonable basis for them. However, we cannot offer any assurance that our expectations, beliefs and projections will actually be achieved. The Company makes no commitment, and disclaims any duty to update or revise any forward-looking statements to reflect future events or changes in our expectations. There are a number of risks and uncertainties that could cause our actual results to differ materially from the forward-looking statements contained in this presentation.

AW
ASHTON WOODSSM

Geographic Footprint



Product Stratification

Percentages of total Net Homes Sold, Homes Closed, Backlog and Average Sales Prices by Product

	Quarter Ended February 28, 2018				Quarter Ended November 30, 2017				Quarter Ended August 31, 2017			
	Net Homes Sold	Homes Closed	Backlog	Closings ASPs	Net Homes Sold	Homes Closed	Backlog	Closings ASPs	Net Homes Sold	Homes Closed	Backlog	Closings ASPs
Entry-Level - Starlight	24%	18%	15%	\$ 208.4	20%	14%	12%	\$ 208.5	19%	13%	9%	\$ 212.6
Entry-Level - Ashton Woods	12%	12%	13%	\$ 286.5	11%	10%	12%	\$ 325.7	10%	12%	11%	\$ 322.6
Move-Up - Ashton Woods	47%	56%	47%	\$ 392.6	50%	58%	52%	\$ 392.7	52%	60%	56%	\$ 399.8
Multi-Move-Up - Ashton Woods	17%	14%	25%	\$ 731.6	19%	18%	24%	\$ 705.7	19%	15%	24%	\$ 642.2
Total	100%	100%	100%	\$ 395.2	100%	100%	100%	\$ 414.9	100%	100%	100%	\$ 401.9

	Quarter Ended May 31, 2017				Quarter Ended February 28, 2017			
	Net Homes Sold	Homes Closed	Backlog	Closings ASPs	Net Homes Sold	Homes Closed	Backlog	Closings ASPs
Entry-Level - Starlight	10%	3%	5%	\$ 203.7	0%	0%	0%	\$ -
Entry-Level - Ashton Woods	13%	17%	12%	\$ 273.4	13%	14%	14%	\$ 283.0
Move-Up - Ashton Woods	58%	64%	61%	\$ 403.4	66%	65%	65%	\$ 390.1
Multi-Move-Up - Ashton Woods	19%	16%	22%	\$ 673.2	21%	21%	20%	\$ 663.3
Total	100%	100%	100%	\$ 419.7	100%	100%	100%	\$ 432.6





AW
ASHTON WOODS