

1 November 2007

NZX/Media Announcement

Metlifecare Limited

Chairman's Address to Annual Meeting held on 1 November 2007

Hon Jim McLay, CNZM, QSO

Metlifecare is pleased to report an operating surplus (before interest, tax, unusual items and minority interest) for the year ended 30 June 2007 of \$35.9 million (compared with \$12.8 million for the six months ended 30 June 2006).

It should be noted that the Company changed its balance date in 2006 to 30 June to align with the financial year-end of its major shareholder.

The net surplus (after minority interest) was \$30.7 million (as against \$11.5 million for the six months ended 30 June 2006).

Total revenue for the period was \$171.4 million, compared with revenues of \$59.1 million for the six months ended 30 June 2006.

Total assets stood at \$400.3 million (as against \$356.7 million at 30 June 2006), with the total value of all properties, including chattels, valued at \$878.3million (compared with \$786.8 million at 30 June 2006).

The Group's operating cash flow for the 12 months was \$48.8 million (against \$17.9 million for the six months ended 30 June 2006).

The revenue from Membership Fees for the period was \$20.6 million (against \$8.9 million for the six months ended 30 June 2006).

The average resales price for the period was \$286,000, compared with \$267,000 for the six months ended 30 June 2006.

As at 30 June 2007, Metlifecare's portfolio of villas and apartments totalled 2,278, comprising 1,395 villas and 883 apartments (1,395 villas and 777 apartments as at 30 June 2006).

The increase was due to the construction of additional apartments at Metlifecare Pinesong, Metlifecare Greenwood Park and Metlifecare The Avenues.

During the period, Metlifecare sold 106 new villas and apartments, with an average selling price of \$403,000 (as against \$449,000 for the six months ended 30 June 2006).

Work continues on the feasibility and planning for Metlifecare Takapuna.

The Directors have declared a final dividend of 12 cents per share, without imputation credits, bringing the total dividend for the year to 22 cents per share, again without imputation credits.

Metlifecare's focus remains on being the pre-eminent operator of lifestyle retirement villages in New Zealand, undertaking development, and making acquisitions to deliver high quality villages for long-term management by the company.

Hand-in-hand with our business strategy is an ongoing focus on providing a superior level of service for our residents, as is well evidenced by our satisfaction surveys.

Acquisition opportunities, together with our target market demographics and the continued achievements of Metlifecare, all combine to position the company favourably to continue its trend of improved performance.

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Contact:

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