



NZX/MEDIA RELEASE

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SUPPLEMENTARY COMMENTARY ON HALF YEAR RESULT

Further to the announcement made on 29 July 2005, relating to Metlifecare's result for the half year ended 30 June 2005, the following additional information is provided.

For the six months ended 30 June	2005	2004
	(\$m)	(\$m)
Total Revenue	54.6	54.6
Net Surplus	8.8	8.2
Net Operating Cash Flows	13.0	10.4

Net surplus as a percentage of total revenue was up from 15% to 16% on the same period last year.

Net Operating Cash Flows increased from \$10.4 million for the first half of 2004 to \$13.0 million in 2005. This is due largely to the timing of the completion and settlement of development projects and resales at improved margins.

For the six months ended 30 June	Revenue	Revenue
	2005	2004
	(\$m)	(\$m)
- Operations		
Resales	23.5	22.9
Amenities Contributions	6.4	5.4
Ancillary & Support Services	6.3	6.1
Nursing Homes & Hospitals	7.1	6.5
Revenue from Operations	43.3	40.9
-Development		
Revenue from Development Sales	11.3	13.7
Total Revenue	54.6	54.6

Revenue from Operations was up 6% from \$40.9 million in 2004 to \$43.3 million in 2005.

Revenue from Development was down against the same period last year due to lower volumes. Higher selling prices were achieved on sales of new villas and apartments.

While Total Revenue remained constant, there was significant improvement in operational performance driven largely by a lift in Amenities Contributions on improved selling prices.

The Company has achieved 121 sales and resales of villas and apartments during the period.

For the six months ended 30 June	Number	Number
	2005	2004
Sales	29	41
Resales	92	97
Total	121	138

Sales in the second half of 2005 will see full year numbers ahead of the prior year.

Although resales numbers were lower, revenue has lifted due to improved selling prices. The average resale price for the first half of 2005 was \$255,000 compared with \$236,000 for the same period last year.

Increased revenue from development activities in the second half of 2005 is anticipated as the 7 Saint Vincent village development currently under construction is completed and occupied. This development is progressing well. The addition of 42 apartments, 12 serviced apartments and two care suites to the existing 39 apartments will complete development for this village. The apartments are scheduled for completion at the end of 2005 with serviced apartments and care suites to be completed and available during the first quarter of 2006.

As announced earlier the Company is on track to deliver a 2005 full year net surplus of \$21.5 million. However the final outcome for the year is dependent up on the completion and sale of apartments at 7 Saint Vincent.

- Ends -

For further information:

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