

HY to 30/06/2005 \$8.827m (\$8.159m) + '8.19'% Div '2.2'cps

LISTED ISSUER: Metlifecare Limited

CONSOLIDATED OPERATING STATEMENT FOR THE HALF YEAR ENDED 30/06/2005

Unaudited NZ\$'000

Current Period; (Previous Corresponding Period)

OPERATING REVENUE

Trading revenue \$54,513; (\$54,524)
Other revenue \$49; (\$67)
Total Operating Revenue \$54,562; (\$54,591)

OPERATING SURPLUS BEFORE TAXATION \$9,114; (\$8,414) +8.32%

Less taxation on operating profit -;-

OPERATING SURPLUS AFTER TAX \$9,114; (\$8,414) +8.32%

Extraordinary items after tax -;-

Unrealised net change in value of investment properties -;-

NET SURPLUS FOR THE PERIOD \$9,114; (\$8,414) +8.32%

Net Surplus attributable to minority interests \$287; (\$255)

NET SURPLUS ATTRIBUTABLE TO MEMBERS OF THE LISTED ISSUER
\$8,827; (\$8,159) +8.19%

EPS 10.1cps; (9.4cps)

Interim Dividend: 2.2cps

Record Date: 12/08/05

Payment Date: 19/08/05

Imputation Credit Details: n/a



NZX MEDIA RELEASE

29 July 2005

**METLIFECARE ANNOUNCES ITS
HALF YEAR RESULT**

Metlifecare announced today a net surplus of \$8.8 million for the half year ended 30 June 2005.

The result reflects strong margin growth in sales and resales that are expected to continue through the second half of 2005. The Board remains confident that Metlifecare is on track to deliver a full year net surplus of \$21.5 million.

The final outcome for the year is dependent upon the completion and sale of apartments at 7 Saint Vincent, Remuera.

The Company also confirmed it would pay an interim dividend of 2.2 cents per share, without imputation credits. The date of record for the interim dividend entitlement is 12th August 2005 and the date of payment is 19th August 2005.

- ends -

**For further information:
Metlifecare
Peter W Fitzsimmons OBE
Chairman
Ph: 021 930 246**

PRELIMINARY HALF YEAR REPORT ANNOUNCEMENT

Metlifecare Limited

For Half Year Ended 30 June 2005

(referred to in this report as the "current half year")

Preliminary **half year** report on consolidated results (including the results for the previous corresponding half year) in accordance with Listing Rule 10.4.2.

This report has been prepared in a manner which complies with generally accepted accounting practice and gives a true and fair view of the matters to which the report relates [see Note [X] attached] and is based on unaudited financial statements. If the report is based on audited financial statements, any qualification made by the auditor is to be attached.

The Listed Issuer **has** a formally constituted Audit Committee of the Board of Directors.

[PLEASE REFER TO ATTACHED NOTES WHEN COMPLETING THIS FORM]

1 CONSOLIDATED STATEMENT OF FINANCIAL PERFORMANCE	*Consolidated Statement Financial Performance		
	Current half Year \$NZ'000	*Up/Down %	Previous corresponding half year \$NZ'000
1.1 OPERATING REVENUE			
(a) Trading Revenue	54,513		54,524
(b) Other Revenue	49		67
(c) Total Operating Revenue	54,562	-0.05%	54,591
1.2 OPERATING *SURPLUS (DEFICIT) BEFORE TAXATION	9,114	8.32%	8,414
(a) Less taxation on operating result			
1.3 OPERATING *SURPLUS (DEFICIT) AFTER TAX	9,114	8.32%	8,414
(a) Extraordinary Items after Tax [detail in Item 3]			
(b) Unrealised net change in value of investment properties			
1.4 NET *SURPLUS (DEFICIT) FOR THE PERIOD	9,114	8.32%	8,414
(a) Net *Surplus (Deficit) attributable to minority interests	287		255
1.5 NET SURPLUS (DEFICIT) ATTRIBUTABLE TO MEMBERS OF THE LISTED ISSUER	8,827	8.19%	8,159

2 DETAILS OF SPECIFIC RECEIPTS/OUTLAYS, REVENUES/ EXPENSES FOR HALF YEAR	*Consolidated Statement of Financial Performance	
	Current half year \$NZ'000	Previous corresponding half year \$NZ'000
2.1 INCLUDED IN CONSOLIDATED STATEMENT OF FINANCIAL PERFORMANCE		
(a) Interest revenue included in Item 1.1(b)	43	47
(b) # Unusual items for separate disclosure (gain/loss) (detail - Item 3)		
(c) Equity earnings (gain/loss) (detail - Item 16)		
(d) Interest expense included in Item 1.2 (include all forms of interest, etc)	1,104	690
(e) Leasing and renting expenses	94	185
(f) Depreciation	752	927
(g) Diminuton in the value of assets (other than depreciation)		
(h) Amortisation of goodwill	75	44
(i) Amortisation of other intangible assets		
(j) Impairment of goodwill		
(k) Impairment of other intangible assets		

5 EARNINGS PER SECURITY	Earnings Per Security	
	Current half year \$NZ'000	Previous corresponding half year \$NZ'000
Calculation of basic and fully diluted, EPS in accordance with IAS33: Earnings Per Share		
(a) Basic EPS	10.1 CPS	9.4 CPS
(b) Diluted EPS (if materially different from (a))		

6 MATERIAL ACQUISITIONS OF SUBSIDIARIES (See Note (VI))	
(a) Name of subsidiary or group of subsidiaries
(b) Percentage of ownership acquired
(c) Contribution to consolidated net *Surplus (Deficit) (Item 1.4)	\$
(d) Date from which such contribution has been calculated
	\$

7 MATERIAL DISPOSALS OF SUBSIDIARIES (See Note (VII) attached)	
(a) Name of subsidiary or group of subsidiaries
(b) Contribution to consolidated net *Surplus (Deficit) (Item 1.4)	\$
(c) Date from which such contribution has been calculated
(d) Contribution to consolidated net *Surplus (Deficit) (Item 1.4) for the previous corresponding half year/full year
(e) Contribution to consolidated net *Surplus (Deficit) (Item 1.4) from sale of subsidiary	\$

8 REPORTS FOR INDUSTRY AND GEOGRAPHICAL SEGMENTS

Information on the industry and geographical segments of the Listed Issuer is to be reported for the half year in accordance with the provisions of SSAP:23: Financial Reporting for Segments. Because of the differing nature and extent of segments among Listed Issuers, no complete proforma is provided, and the segment information should be completed separately and attached to this report. However, the following shows a suitable list of items for presentation and indicates which amounts should agree with items included elsewhere in the half year/full year report:

SEGMENTS

The Group operates in one industry, the accommodation and care of the aged through the ownership and management of retirement villages. All operations are carried out in New Zealand.

Consolidated Statement of Financial Position			
(Note (VIII) attached has particular relevance for the preparation)	At end of current half Year \$NZ'000	As shown in last Annual Report \$NZ'000	As shown in last half yearly report \$NZ'000
9 CURRENT ASSETS:			
(a) Cash	95	646	438
(b) Trade receivables	822	939	929
(c) Investments			
(d) Inventories	40,043	38,365	27,187
(e) Other assets - Taxation Receivable	19	20	15
- Amenities Contribution Receivable	4,512	4,512	3,835
- Unconditional Sale and Resale Receivable	13,633	10,868	14,323
- Sundry Debtors and Prepayments	1,724	1,857	1,210
TOTAL CURRENT ASSETS	60,848	57,207	47,937
9.1 NON-CURRENT ASSETS			
(a) Trade receivables	2,390	1,818	2,053
(b) Investments			
(c) Inventories			
(d) Property, plant and equipment - Nursing Homes, Hospitals	32,653	32,442	33,270
- Investment Properties (net, refer Note)	140,718	149,361	92,232
(e) Goodwill	65	140	185
(f) Deferred Taxation Assets			
(g) Other Intangible Assets			
(h) Other assets - Amenities Contribution Receivable	41,617	36,438	32,942
9.2 TOTAL NON-CURRENT ASSETS	217,443	220,199	160,682
9.3 TOTAL ASSETS	278,291	277,406	208,619
9.4 CURRENT LIABILITIES			
(a) Trade Creditors	9,416	8,052	8,958
(b) Income in advance, current			
(c) Secured loans	131		1,598
(d) Unsecured loans		465	
(e) Provisions, current			
(f) Other liabilities - Amortising Liabilities to Residents	315	328	155
- Occupation Licences Payable	6,308	4,276	6,234
TOTAL CURRENT LIABILITIES	16,170	13,121	16,945
9.5 NON-CURRENT LIABILITIES			
(a) Accounts payable, non-current	117	127	813
(b) Secured loans	64,525	63,825	39,000
(c) Unsecured loans			
(d) Provisions, non-current			
(e) Deferred Taxation Liability, non-current			
(f) Other liabilities - Amortising Liabilities to Residents	188	306	638
- Occupation Licences Payable	1,724	2,022	2,185
9.6 TOTAL NON-CURRENT LIABILITIES	66,554	66,280	42,636
9.7 TOTAL LIABILITIES	82,724	79,401	59,581
9.8 NET ASSETS	195,567	198,005	149,038
9.9 SHAREHOLDERS' EQUITY			
(a) Share capital (optional)	44,470	43,514	43,514
(b) Reserves (optional)			
(i) Revaluation reserve	77,607	86,808	47,826
(ii) Other reserves			835
(c) Retained Surplus (accumulated Deficit) (optional)	68,082	62,302	53,886
9.10 SHAREHOLDERS' EQUITY ATTRIBUTABLE TO MEMBERS OF THE LISTED ISSUER	190,159	192,624	146,061
(a) Minority equity interests in subsidiaries	5,408	5,381	2,977
9.11 TOTAL SHAREHOLDERS' EQUITY	195,567	198,005	149,038
(a) Returns on Assets (%) (EBIT divided by Total Assets)	3.66%	8.11%	4.42%
(b) Return on Equity (%) (Net Income divided by Shareholders' Equity)	4.63%	10.28%	5.60%
(c) Debt to Equity Ratio (%) (Total Liabilities divided by Shareholders' Equity)	42.30%	40.10%	39.98%

Note to Item 9.1 (d)

Investment Properties

Completed Facilities at net current values	507,616	497,514	435,002
Development Properties	17,635	16,771	2,427
Less: Refundable Occupation Licences	(384,533)	(364,924)	(345,197)
Net Investment Properties	140,718	149,361	92,232

		Consolidated Statement of cashflows for half year	
(See Note (IX) attached)		Current half year \$NZ'000	Corresponding half year \$NZ'000
10 CASH FLOWS RELATING TO OPERATING ACTIVITIES			
(a)	Receipts from customers	48,917	43,041
(b)	Interest received	5	17
(c)	Dividends received		
(d)	Payments to suppliers and employees	(18,583)	(16,930)
(e)	Interest paid	(715)	(503)
(f)	Income taxes paid		
(g)	Other cash flows relating to operating activities	(16,639)	(15,193)
	NET OPERATING FLOWS	12,985	10,432

(See Note (IX) attached)			
11 CASH FLOWS RELATING TO INVESTING ACTIVITIES			
(a)	Cash proceeds from sale of property, plant and equipment	4	78
(b)	Cash proceeds from sale of equity investments		
(c)	Loans repaid by other entities		
(d)	Cash paid for purchases of:		
	- property, plant and equipment	(896)	(560)
	- investment property and development in progress	(9,588)	(12,287)
(e)	Interest paid - capitalised	(1,320)	(685)
(f)	Cash paid for purchases of equity investments		
(g)	Loans to other entities		
(h)	Other cash flows relating to operating activities		
	NET INVESTING CASH FLOWS	(11,800)	(13,454)

(See Note (IX) attached)			
12 CASH FLOWS RELATED TO FINANCING ACTIVITIES			
(a)	Cash proceeds from issue of shares, options, etc.	956	
(b)	Borrowings	700	6,700
(c)	Repayment of borrowings	(465)	
(d)	Dividends paid	(3,047)	(4,327)
(e)	Other cash flows relating to financing activities	(11)	
	NET FINANCING CASH FLOWS	(1,867)	2,373

(See Note (IX) attached)			
13 NET INCREASE (DECREASE) IN CASH HELD		(682)	(649)
(a)	Cash at beginning of half year	646	(111)
(b)	Exchange rate adjustments to Item 12.3(a) above		
(c)	CASH AT END OF HALF YEAR	(36)	(760)

14 NON-CASH FINANCING AND INVESTING ACTIVITIES

Provide details of financing and investing transactions which have had a material effect on group assets and liabilities but did not involve cash flows:

.....

.....

.....

.....

(See Note (IX) attached)			
15 RECONCILIATION OF CASH			
For the purposes of the above Statement of cash flows, cash includes:		Current half Year NZ\$'000	Previous Corresponding half Year NZ\$'000
.....			
Cash at the end of the half year as shown in the statement of cash flows is reconciled to the related items in the financial statements as follows:			
Cash on hand and at bank		95	438
Deposits at call			
Bank overdraft		(131)	(1,198)
Other (provide details eg Term Deposits			
Total = Cash at End of Half Year (Item 13(c) above)		(36)	(760)

16 EQUITY ACCOUNTED INVESTMENTS IN ASSOCIATES

Information attributable to the reporting group's share of investments in associates and other material interests is to be disclosed by way of separate note below (refer FRS-38 Accounting for Investments in Associates).

16.1 GROUP SHARE OF RESULTS OF ASSOCIATES

	Equity Earnings	
	Current half year \$NZ'000	Previous corresponding half year \$NZ'000
(a) OPERATING *SURPLUS (DEFICIT) BEFORE TAX		
(b) Less tax		
(c) OPERATING *SURPLUS (DEFICIT) AFTER TAX		
(i) Extraordinary items		
(d) NET *SURPLUS (DEFICIT) AND EXTRAORDINARY ITEMS AFTER TAX		

16.2 MATERIAL INTERESTS IN CORPORATIONS NOT BEING SUBSIDIARIES

(a) The group has a material (from group's viewpoint) interest in the following corporations:

Name	Percentage of ordinary shares held at end of Half Year		Contribution to net *surplus (deficit) (Item 1.5)	
	Current Half Year	Previous Corresponding Half Year	Current Half Year NZ\$'000	Previous Corresponding Half Year NZ\$'000
Equity Accounted Associates			<i>Equity Accounted in current year</i>	
Other Material Interests			<i>Not Equity Accounted in current year</i>	

(b) Investments in Associates

	Current half Year \$NZ'000	Previous Corresponding half year \$NZ'000
Carrying value of investments in associates beginning of half year		
Share of changes in associates' post acquisition surpluses/and reserves:		
- Retained surplus		
- Reserves		
Net goodwill amortisation and impairment adjustments in the period		
Less Dividends received in the period		
Equity carrying value of investments at the end of half year		
Amount of goodwill included in carrying value at end of that half year		

17 ISSUED AND QUOTED SECURITIES AT END OF CURRENT HALF YEAR

Category of Securities	Number Issued	Number Quoted	Paid-Up Value (If not fully paid)	
PREFERENCE SHARES:				
# (Description)				
Issued during current half year	NIL			
ORDINARY SHARES:				
	87,348,541	87,348,541		
Issued during current half year	800,000	800,000		
CONVERTIBLE NOTES				
# (Description)				
Issued during current half year	NIL			
OPTIONS:				
	Issued	Quoted	Exercise Price	Expiry Date
Issued during current half year	NIL			
Executive Share Option Plan	100,000		\$ 1.26	23/05/07
DEBENTURES - Totals only:	NIL	\$		
UNSECURED NOTES - Totals only:	NIL	\$		
OTHER SECURITIES	NIL	\$	\$	

Description includes rate of dividend or interest and any redemption or conversion rights together with the prices and dates thereof.

18 COMMENTS BY DIRECTORS

If no report in any section, state NIL. If insufficient space below, provide details in the form of notes to be attached to this report.

- (a) Material factors affecting the revenues and expenses of the group for the current half year
NIL
- (b) Significant trends or events since end of current half year
NIL
- (c) Changes in accounting policies since last Annual Report and last Half Yearly to be disclosed
NIL
- (d) Critical Accounting Policies - Management believes the following to be critical accounting policies. That is they are both important to the portrayal of the Issuer's financial condition and results, as they require management to make judgments and estimates about matters that they are inherently uncertain
Refer to 2004 Annual Report
- (e) Management's discussion and analysis of financial condition, result and/or operations (optional) - this section should contain forward looking statements that should outline where these involve risk and uncertainty
NIL
- (f) Other comments
NIL

19 DIVIDEND

(a) Dividend Yield as at balance date (%) (Annual dividend per share divided by price per share)

(b) Tax Adjusted Dividend Yield as at balance date (%) (Annual net dividend per share divided by price per share)

20 ANNUAL MEETING (if full year report)

(a) To be held at _____

(b) Date _____ 200 _____ Time _____

(c) Approximate date of availability of Annual Report _____

If this half year report was approved by resolution of the Board of Directors, please indicate date of meeting:

28 July 2005

(signed by) Authorised Officer of Listed Issuer

(date)

Notice of event affecting securities

New Zealand Stock Exchange Listing Rule 7.12.2. For rights, Listing Rules 7.10.9 and 7.10.10. For change to allotment, Listing Rule 7.12.1, a separate advice is required.

Number of pages including this one
(Please provide any other relevant details on additional pages)

Full name of Issuer **Metlifecare Limited**

Name of officer authorised to make this notice **K B De Suza** Authority for event, e.g. Directors' resolution **Directors Resolution**

Contact phone number **09 379 1669** Contact fax number **09 377 2471** Date **28 / 07 / 05**

Nature of event
Tick as appropriate

Bonus Issue If ticked, state whether: Taxable / Non Taxable Conversion Interest Rights Issue Renounceable

Rights Issue non-renounceable Capital change Call Dividend If ticked, state whether: Interim Full Year Special

EXISTING securities affected by this *If more than one security is affected by the event, use a separate form.*

Description of the class of securities **Ordinary Shares** ISIN **NZ METE0001S2**
If unknown, contact NZX

Details of securities issued pursuant to this event *If more than one class of security is to be issued, use a separate form for each class.*

Description of the class of securities **N/A** ISIN
If unknown, contact NZX

Number of Securities to be issued following event Minimum Entitlement Ratio, e.g. ① for ② for

Conversion, Maturity, Call Payable or Exercise Date Treatment of Fractions

Enter N/A if not applicable Tick if pari passu OR provide an explanation of the ranking

Strike price per security for any issue in lieu or date Strike Price available.

Monies Associated with Event *Dividend payable, Call payable, Exercise price, Conversion price, Redemption price, Application money.*

In dollars and cents

Amount per security **0.022** Source of Payment **Retained Earnings**

Currency **\$NZ** Supplementary dividend details - Listing Rule 7.12.7 Amount per security in dollars and cents **\$**

Total monies **\$1,921,667.90** Date Payable

Taxation *Amount per Security in Dollars and cents to six decimal places*

In the case of a taxable bonus issue state strike price **\$** Resident Withholding Tax **\$0.007260** Credits (Give details) **\$**

Timing (Refer Appendix 8 in the Listing Rules)

Record Date 5pm For calculation of entitlements - must be the last business day of a week **12 August, 2005**

Application Date Also, Call Payable, Dividend / Interest Payable, Exercise Date, Conversion Date. In the case of applications this must be the last business day of the week. **19 August, 2005**

Notice Date Entitlement letters, call notices, conversion notices mailed

Allotment Date For the issue of new securities. Must be within 5 business days of record date.

OFFICE USE ONLY

Ex Date:
Commence Quoting Rights:
Cease Quoting Rights 5pm:
Commence Quoting New Securities:
Cease Quoting Old Security 5pm:

Security Code:
Security Code: