

MEDIA RELEASE

11 August 2003

METLIFECARE ANNOUNCES 53% INCREASE FOR ITS HALF YEAR RESULT

Metlifecare announced today a half-year net surplus of \$6.3 million, a 53% increase on the \$4.1 million achieved for the same period last year.

Company Chairman, Peter Fitzsimmons said “The continued increase in Metlifecare’s performance is testimony to the quality of the Company’s assets, management and business strategy. Metlifecare is now realising the potential of the demographics that point to the retirement industry as an attractive proposition for business growth and investment.”

Total revenue generated for the period closed at \$53 million, up 23% on the \$43 million for the same period last year.

Metlifecare Chief Executive Officer, Gavin Aleksich, said “significant achievements included a marked improvement in Operations, with revenue up 15% from \$34.6 million in 2002, to \$39.9 million in 2003.”

The demand for Metlifecare’s products and service continues to be strong. Most notably resales volume and value exceed the prior period results. During the six-month period there were 115 resales with a value of \$23.0 million in 2003 compared to 94 resales with a value of \$17.6 million in 2002.

“Metlifecare has continued to achieve cost and efficiency improvements through streamlining, improving and increasing service delivery across all business activities, increasing our operations margins over those achieved in 2002. These benefits will continue to accrue as the Company continues to increase its scale of operations.”

Metlifecare continues to bring the Company's available land into production. Revenue from Development activities was up against the same period last year with 51 sales with a value of \$13.3 million in 2003 compared to 34 sales with a value of \$8.5 million in 2002. This has also resulted in operating cashflows being up \$8.5 million to \$15.6 million, compared to \$7.1 million for the same period last year.

Mr Aleksich emphasised the development result is consistent with the Company's strategy of being an operator that enters into development in response to demand. "Our approach to development is on a demand driven basis, which as a result enables us to increase the scale of our operations."

Mr Aleksich said "Metlifecare continues to remain focused on achieving its 2003 targets and expects to build upon the strong first half performance to significantly exceed last year's annual result."

Consistent with the Company's current policy, no dividend will be paid.

A market briefing will be held on Wednesday the 20th of August 2003. Shareholders are welcome to attend. For further information and RSVP, please contact Suzi McMaster, Executive Assistant, phone 09 379 8070.

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or

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KEY POINTS - SIX MONTHS ENDED 30 JUNE 2003

- Net surplus of \$6.3 million for the six months to 30 June 2003, a \$2.2 million (53%) improvement on the same period last year.

- Total revenues increased to \$53.2 million, compared to \$43.1 million for the same period last year.

FINANCIAL TABLES

As at 30 June	2003 (\$m)	2002 (\$m)
Total revenue	53.2	43.1
Net surplus	6.3	4.1

As at 30 June	Revenue 2003 (\$m)	Revenue 2002 (\$m)
Operations		
- Resales	23.0	17.6
- Amenities Contribution	4.6	4.2
- Ancillary & Support Services	5.5	5.2
- Nursing homes & Hospitals	6.8	7.6
Sub-Total	39.9	34.6
Development		
- Sales	13.3	8.5
Total Revenue	53.2	43.1
Net Operating Cashflow	15.6	7.1

As at 30 June	Number 2003	Number 2002
Sales	51	34
Resales	115	94
Total	166	128