

**RYMAN HEALTHCARE LIMITED**

**Audited results for announcement to the market**

Reporting Period	Twelve months to 31 March 2009
Previous Reporting Period	Twelve months to 31 March 2008

	Amount (000s)	Percentage change
Revenue from ordinary activities	\$92,401	+ 22.3%
Total Income from ordinary activities	\$149,599	+ 6.1%
Profit (loss) from ordinary activities after tax attributable to security holders	\$66,068	(9.0)%
Net profit (loss) attributable to security holders	\$66,068	(9.0)%

Final Dividend	Amount per security	Imputed amount per security
	2.85 cents	Not imputed

Record Date	12 June 2009
Dividend Payment Date	26 June 2009

Audit	The financial statements for the twelve months ended 31 March 2009 have been audited and are not subject to qualification.
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Comments	Refer to Media Release below
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**Media release – May 21, 2009**

**Ryman lifts realised profits and dividends**

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Leading aged care and retirement village operator Ryman Healthcare today announced a realised profit of \$53 million for the year, up 5% on the same period last year. Unrealised valuation gains lifted the reported profit under IFRS to \$66 million.

Ryman shareholders will receive a 5% increase in the annual dividend - an increase which reflects the growth in realised profits. The final dividend of 2.85 cents per share will be paid on June 26, and the record date for entitlements is June 12.

“We are very pleased to have achieved growth in both our profits and dividends,” said chairman Dr David Kerr, “in a year which has been challenging for many businesses.”

The year was marked by the very successful opening of the Ernest Rutherford Retirement Village in Nelson, which is now home to over 200 residents and is continuing to expand. The initial stages of the new villages in New Plymouth and Whangarei are now open, and work is well advanced on what will become the Group’s 21st village in Orewa.

“Our operating cash flows this year were again very strong at \$114 million. This has allowed us to increase our level of dividends, and fund the building of our new villages without the need to raise fresh capital or to increase debt.”

Demand for the company’s product continues to grow, with sales of retirement village units up 3% on last year with prices steady, and resthome and hospital occupancy at all time highs. This growth in demand reflects the burgeoning elderly population and underlines the growing need for the company’s services, irrespective of wider economic conditions.

“We are committed to our new village development programme, and to building 300 units and 100 care beds per annum. Presales for our new villages are strong, we have term bank facilities in place and we have sufficient land to build more than 1,700 new units or beds,” said Dr Kerr.

“We are therefore well placed to achieve growth in our realised profits and dividends in the year ahead.”

Ryman currently owns 21 villages nationwide, and plans to open two new villages each year. The villages are all designed, built and operated by Ryman. Since listing in 1999 the company has increased profits and dividends nine-fold without seeking any fresh capital from shareholders.

The company is a six times winner of Best Retirement Village in New Zealand, and serves over 4500 elderly New Zealanders.

Note: “Realised profit” excludes deferred tax charges and unrealised fair value movements in investment properties.

Ends

**Media advisory:** For further information, photos, interviews or comment please contact Ryman chairman Dr David Kerr on 021 362 403, or Ryman chief executive Simon Challies on 03 3664069 or 0274 968 762

<b>RYMAN HEALTHCARE LIMITED</b> <b>KEY STATISTICS</b>
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	Notes	Mar 09 Full Year	Mar 08 Full Year
<b>Realised Profit (\$m)</b>		<b>53.0</b>	<b>50.5</b>
Less: Deferred tax expense (\$m)		(3.3)	(1.5)
Plus: Unrealised fair value movement (\$m)	3	16.4	23.6
Reported Profit after tax (\$m)		66.1	72.6
 <b>Operating Cash Flows (\$m)</b>		 <b>114.2</b>	 <b>125.8</b>
 <b>Earnings per share (cents)</b>		 <b>13.3</b>	 <b>14.6</b>
<b>Dividend per share (cents)</b>		<b>5.25</b>	<b>5.0</b>
<b>Net Tangible Assets per share (cents)</b>		<b>81.6</b>	<b>74.4</b>
 <b>Sales of Occupation Right Agreements</b>			
New Units (no.)		292	337
Existing Units (no.)		305	241
Total (no.)		597	578
 New Units (\$m)		 92.8	 103.6
Existing Units (\$m)		84.3	66.9
Total (\$m)		177.1	170.5
 <b>Asset Base</b>			
Retirement Village Units (no.)		2,264	1,986
Residential Care Beds (no.)		1,519	1,394
Total (no.)		3,783	3,380
 <b>Landbank - to be developed</b>			
Retirement Village Units (no.)		1,138	1,170
Residential Care Beds (no.)		652	597
Total (no.)		1,790	1,767

**RYMAN HEALTHCARE LIMITED  
CONSOLIDATED INCOME STATEMENT  
FOR THE YEAR ENDED 31 MARCH 2009**

	Notes	31 Mar 2009 \$000	31 Mar 2008 \$000	Variance %
Care fees		77,085	63,240	21.9
Management fees		14,446	11,485	25.8
Interest revenue		781	704	10.9
Other income		89	113	(21.2)
<b>Total revenue</b>		<b>92,401</b>	<b>75,542</b>	<b>22.3</b>
Fair value movement of investment property	3	57,198	65,498	(12.7)
<b>Total income</b>		<b>149,599</b>	<b>141,040</b>	<b>6.1</b>
Operating expenses		(70,592)	(59,123)	19.4
Depreciation		(4,500)	(3,749)	20.0
Finance costs		(5,067)	(4,034)	25.6
<b>Total expenses</b>		<b>(80,159)</b>	<b>(66,906)</b>	<b>19.8</b>
<b>Profit before income tax</b>		<b>69,440</b>	<b>74,134</b>	<b>(6.3)</b>
Income tax expense		(3,372)	(1,532)	120.1
<b>Net profit for the period</b>		<b>66,068</b>	<b>72,602</b>	<b>(9.0)</b>
<b>Earnings per share:</b>				
Basic and Diluted (cents per share)	6	13.3	14.6	(8.9)

*Note: all net profit is attributable to Company shareholders.*

**RYMAN HEALTHCARE LIMITED**  
**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 MARCH 2009**

	<b>31 Mar 2009</b>	<b>31 Mar 2008</b>
	<b>\$000</b>	<b>\$000</b>
<b>Equity at beginning of period</b>	<b>372,204</b>	<b>260,499</b>
Net profit for the period	66,068	72,602
Revaluation of property, plant & equipment (unrealised)	-	61,295
Deferred tax impact on reserves	-	638
Fair value movement of interest rate swaps	(5,265)	(57)
Movement in deferred tax related to interest rate swaps	1,579	40
	<hr/>	<hr/>
<b>Total recognised income and expense</b>	<b>62,382</b>	<b>134,518</b>
Treasury stock movement	(384)	(813)
Dividends paid	(26,000)	(22,000)
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<b>Equity at end of period</b>	<b>408,202</b>	<b>372,204</b>

The accompanying notes form part of these financial statements.

**RYMAN HEALTHCARE LIMITED  
CONSOLIDATED BALANCE SHEET  
AS AT 31 MARCH 2009**

	Notes	As at 31 Mar 2009 \$000	As at 31 Mar 2008 \$000
<b>Assets</b>			
Cash and cash equivalents		1,303	2,519
Trade and other receivables		67,261	57,137
Interest rate swaps		-	694
Advances to employees		1,267	263
Property, plant and equipment		273,376	266,665
Investment properties	3	830,580	694,392
<b>Total assets</b>		<b>1,173,787</b>	<b>1,021,670</b>
<b>Equity</b>			
Issued capital		33,290	33,290
Asset revaluation reserve		85,573	85,573
Interest rate swap reserve		(3,200)	486
Treasury stock		(4,123)	(3,739)
Retained earnings		296,662	256,594
<b>Total equity</b>		<b>408,202</b>	<b>372,204</b>
<b>Liabilities</b>			
Trade and other payables		21,991	13,663
Employee entitlements		4,460	3,935
Revenue in advance		8,293	6,478
Interest rate swaps		4,571	-
Bank loans (secured)	8	143,000	147,500
Occupancy advances (non-interest bearing)	4	559,932	456,345
Deferred tax liability (net)		23,338	21,545
<b>Total liabilities</b>		<b>765,585</b>	<b>649,466</b>
<b>Total equity and liabilities</b>		<b>1,173,787</b>	<b>1,021,670</b>

The accompanying notes form part of these financial statements.

**RYMAN HEALTHCARE LIMITED**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2009**

	31 Mar 2009 \$000	31 Mar 2008 \$000
<b>Operating activities</b>		
Receipts from residents	244,673	233,431
Interest received	611	614
Payments to suppliers and employees	(68,675)	(56,788)
Payments to residents	(57,115)	(47,703)
Interest paid	(5,254)	(3,725)
<b>Net operating cash flows (note 2)</b>	<b>114,240</b>	<b>125,829</b>
<b>Investing activities</b>		
Purchase of property, plant & equipment	(25,638)	(42,891)
Purchase of investment properties	(51,042)	(80,938)
Capitalised interest paid	(6,888)	(8,486)
Advances to employees	262	(106)
<b>Net investing cash flows</b>	<b>(83,306)</b>	<b>(132,421)</b>
<b>Financing activities</b>		
(Repayment)/drawdown of bank loans	(4,500)	30,500
Dividends paid	(26,000)	(22,000)
Purchase of treasury stock (net)	(1,650)	(813)
<b>Net financing cash flows</b>	<b>(32,150)</b>	<b>7,687</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(1,216)</b>	<b>1,095</b>
Cash and cash equivalents at the beginning of period	2,519	1,424
<b>Cash and cash equivalents at the end of period</b>	<b>1,303</b>	<b>2,519</b>

The accompanying notes form part of these financial statements.

**RYMAN HEALTHCARE LIMITED**  
**SELECTED NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2009**

**1. SUMMARY OF ACCOUNTING POLICIES**

**Reporting entity**

Ryman Healthcare Limited ("the Company") is a profit oriented entity incorporated and domiciled in New Zealand, registered under the Companies Act 1993 and listed on the NZX.

The Company and its wholly owned subsidiaries comprise the Ryman Group ("the Group").

The Company is an issuer for the purposes of the Financial Reporting Act 1993.

**Basis of preparation**

These financial statements for the year ended 31 March 2009 have been extracted from the audited annual Group financial statements for the year ended 31 March 2009 and have been prepared to satisfy the Group's NZX reporting obligations.

These audited financial statements have been prepared under the same accounting policies and basis as those used in the prior years interim and annual financial statements.

The financial statements were approved by the Board of Directors on 20 May 2009.

The information is presented in thousands of New Zealand dollars.

**2. RECONCILIATION OF NET PROFIT AFTER TAX WITH NET CASHFLOW FROM OPERATING ACTIVITIES**

	<b>31 Mar 2009</b>	<b>31 Mar 2008</b>
	<b>\$000</b>	<b>\$000</b>
<b>Net profit after tax</b>	<b>66,068</b>	<b>72,602</b>
<i>Non-cash items:</i>		
Fair value movement of investment properties	(57,198)	(65,498)
Depreciation	4,500	3,749
Deferred tax	3,372	1,532
<i>Movements in balance sheet items:</i>		
Accrued management fees	(9,521)	(7,234)
Trade and other payables	945	591
Trade and other receivables	(9,374)	(7,166)
Employee entitlements	526	1,323
Occupancy advances	114,922	125,930
<b>Net operating cash flows</b>	<b>114,240</b>	<b>125,829</b>

**RYMAN HEALTHCARE LIMITED**  
**SELECTED NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2009**

**3. INVESTMENT PROPERTIES**

	<b>31 Mar 2009</b>	<b>31 Mar 2008</b>
	<b>\$000</b>	<b>\$000</b>
<b>At fair value</b>		
Balance at beginning of financial year	694,392	517,422
Transfer from property, plant and equipment	78,990	111,472
Fair value movement		
Realised	40,774	41,858
Unrealised	16,424	23,640
	<b>57,198</b>	<b>65,498</b>
Net movement for the year	<b>136,188</b>	<b>176,970</b>
<b>Balance at end of financial year</b>	<b>830,580</b>	<b>694,392</b>

Realised fair value gains arise from the sale and resale of occupancy advances to residents. Investment properties are not depreciated and are fair valued.

The carrying value of investment property is the fair value of the property as determined by an independent valuation report prepared by registered valuers CB Richard Ellis Limited, as at 31 March 2009, combining discounted future cash flows and the occupancy advances received from residents. Significant assumptions used by the valuer include long term house price inflation (which ranges from 1% to 3% nominal) and discount rate (which ranges from 13% to 16%). Principal assumptions are unchanged from the prior year.

**4. OCCUPANCY ADVANCES (non interest bearing)**

Occupancy advances comprise the following balances:

	<b>31 Mar 2009</b>	<b>31 Mar 2008</b>
	<b>\$000</b>	<b>\$000</b>
Gross occupancy advances	614,108	498,701
Less: management fees & resident loans	(54,176)	(42,356)
<b>Occupancy advances</b>	<b>559,932</b>	<b>456,345</b>

Gross occupancy advances are non interest bearing. An occupancy advance is not required to be repaid following termination of the occupation agreement until receipt of the new occupancy advance from the incoming resident, or at the end of three years following termination, whichever is earlier. To date, new occupancy advances received have always exceeded repaid occupancy advances (net of management fees), and represent a positive net operating cash flow to the Group.

**RYMAN HEALTHCARE LIMITED**  
**SELECTED NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2009**

**5. DIVIDEND**

On 20 May 2009 a final dividend of 2.85 cents per share was declared and will be paid on 26 June 2009. The record date for entitlements is 12 June 2009.

**6. SHARE CAPITAL**

Issued and paid up capital consists of 500,000,000 fully paid ordinary shares (2008: 500,000,000) less treasury stock of 2,238,312 shares (2008: 2,464,459 shares). All shares rank equally in all respects.

Basic and diluted earnings per share has been calculated on the basis of 497,686,306 ordinary shares (2008: 497,619,284), having adjusted for the weighted average number of treasury stock shares during the year.

**7. COMMITMENTS**

The Group had commitments relating to the acquisition of land and construction contracts amounting to \$11.6 million as at 31 March 2009 (2008: \$16.8 million). There were no conditional contracts relating to land purchases at 31 March 2009 (2008: \$7.6 million); conditional land purchases noted as commitments in 2008 have been recorded within Trade and other payables as at 31 March 2009 as they were unconditional at that date.

**8. BANK LOANS**

At balance date the Group had \$50.55 million (2008: \$27.27 million) of undrawn bank facilities at its disposal. No bank loans mature until 13 October 2010.