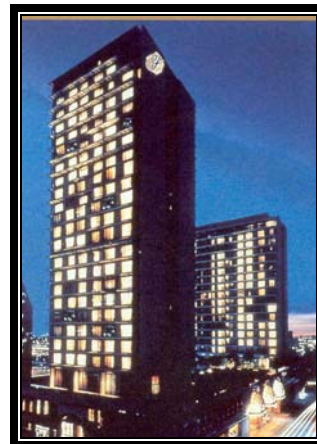


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For Immediate Release

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METLIFE PLACES \$30 MM COMMERCIAL MORTGAGE IN DALLAS, TX

Dallas, TX, – July, 2005 – MetLife Real Estate Investments has placed a \$30 MM mortgage on the Fairmont Hotel, Dallas, TX.

The Fairmont contains 551 rooms and is a AAA 4-diamond hotel. It contains the renowned Pyramid Room as well as 77,000 sf of meeting space.

The deal was brought to MetLife by Maritz Wolff. Karla Peterson of MetLife's Dallas office led the transaction.

MetLife Real Estate Investments ranks among the most active commercial mortgage lenders, with annual transaction volume of \$7 billion and an existing portfolio exceeding \$25 billion. The company's investment focus centers on institutional quality office, multi-family, retail, industrial, and hotel properties in major markets with experienced sponsors. MetLife provides fixed and floating rate loans, with flexible terms.

MetLife also has a \$7 billion equity portfolio and is actively looking to increase the portfolio by \$1.2 billion annually.

MetLife, Inc. (NYSE: MET), is a leading provider of insurance and other financial services to individual and institutional customers. The MetLife companies serve approximately 12 million individuals in the U.S. and provide benefits to 37 million employees and family members through their plan sponsors. Outside the U.S., the MetLife companies have insurance operations in 10 countries serving approximately 8 million customers. For more information about MetLife, please visit the company's Web site at www.metlife.com.