METRO HOLDINGS LIMITED
(Company Registration No :197301792W)

NOTICE OF RECENT VALUATION OF PROPERTIES

The Directors of Metro Holdings Limited ("Metro" or the "Company") wish to inform that in accordance with the Metro Group's accounting policies, a valuation exercise has been conducted on the following properties of the Metro Group on an open market value for existing use basis. The valuation reports are available for inspection at 391A Orchard Road #19-00 Tower A Ngee Ann City Singapore 238873 during normal business hours up to 26 August 2016.

Investment Properties Owned By Subsidiaries

Date of Valuation	:	31 March 2016
Name of Valuer	:	DTZ Debenham Tie Leung Limited
Description of Property	:	Part of Guangzhou International Electronics Tower, Guangzhou, comprising approximately 62.5% of a 7-storey shopping podium and 35-storey office tower.
Valuation	:	RMB479,300,000 (equivalent to approximately S$100,173,700)

Investment Properties Owned By Joint Ventures

Date of Valuation	:	31 March 2016
Name of Valuer	:	DTZ Debenham Tie Leung Limited
Description of Property	:	Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre.
Valuation	:	RMB635,400,000 (equivalent to approximately S$132,798,600)

Date of Valuation	:	31 March 2016
Name of Valuer	:	DTZ Debenham Tie Leung Limited
Description of Property	:	Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower.
Valuation	:	RMB574,500,000(equivalent to approximately S$120,070,500)

By Order of the Board
Tan Ching Chek and Lee Chin Yin
Joint Company Secretaries
Dated : 26 May 2016