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.

Due to the Covid-19 situation and the elevated safe distancing measures, shareholders who wish to inspect the valuation reports are advised to contact the Company at the email address Dpo@metroholdings.com.sg.

The valuation reports are available for inspection until 25 August 2021.

Investment Property Owned By Subsidiary

Date of Valuation	:	31 March 2021
Name of Valuer	:	Cushman & Wakefield 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 (100%)	:	RMB545,000,000 (equivalent to approximately S$111,725,000)

Investment Properties Owned By Joint Ventures

Date of Valuation	:	31 March 2021
Name of Valuer	:	Cushman & Wakefield Limited
Description of Property	:	Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre.
Valuation (60%)	:	RMB548,400,000 (equivalent to approximately S$112,422,000)

Date of Valuation	:	31 March 2021
Name of Valuer	:	Cushman & Wakefield Limited
Description of Property	:	Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower.
Valuation (60%)	:	RMB672,000,000 (equivalent to approximately S$137,760,000)

Metro Holdings Limited
- Notice of Recent Valuation Of Properties

Investment Properties Owned By Joint Ventures (cont'd)

Date of Valuation	:	31 March 2021
Name of Valuer	:	Colliers International Valuation UK LLP
Description of Property	:	Part of 5 Chancery Lane, London, comprising 50% of a 8-storey office building.
Valuation (50%)	:	GBP40,000,000 (equivalent to approximately S$74,000,000)

Date of Valuation	:	31 March 2021
Name of Valuer	:	Knight Frank Pte Ltd
Description of Property	:	Part of 7 & 9 Tampines Grande, Singapore, comprising 50% of two blocks of 8-storey commercial development with retail/F&B units on the 1st storey and a basement carpark.
Valuation (50%)	:	S$202,500,000

By Order of the Board
Tan Ching Chek and Eve Chan Bee Leng
Joint Company Secretaries
Dated : 25 May 2021