



METRO HOLDINGS LIMITED
(Company Registration No. 197301792W)

METRO GROUP INVESTS INTO HIGH-SPEC INDUSTRIAL PROPERTY VIA BOUSTEAD INDUSTRIAL FUND

The Board of Directors of Metro Holdings Limited (“**Metro**” or the “**Company**”, together with its subsidiaries, the “**Metro Group**”) wishes to announce the following:

As announced¹ by the Company on 31 December 2020, Metro Group through its indirect wholly-owned subsidiary, Metrobilt Construction Pte Ltd (“**Metrobilt Construction**”), deepens its presence in Singapore by investing into a quality portfolio of fourteen industrial, business park, high-spec industrial and logistic properties in Singapore through investing in Boustead Industrial Fund (“**BIF**”) by subscribing for 26% in both the Units (“**Units**”) and 7.0 per cent. Notes due 2031, for an investment amount of up to S\$76.6 million. Subsequently, BIF acquired the property located at 351 Braddell Road, Singapore 579713, a high-spec industrial property on 22 October 2021.

On 30 January 2023, BIF through its Trustee has executed a Put and Call Option Agreement (“**PCOA**”) with Suki Sushi Pte Ltd (the “**Vendor**”), to acquire the property located at 26 Tai Seng Street, Singapore 534057 (the “**Property**”), a high-spec industrial property (the “**Investment**”). The completion of the PCOA shall be subject to and conditional upon certain major conditions being fulfilled.

BIF will acquire the Property at a purchase price of S\$98.8 million, negotiated on a willing buyer willing seller basis. The total cost of the acquisition is estimated to be S\$109.5 million, factoring in the estimated upfront land premium for the balance of the Property’s first 30-year leasehold land tenure.

BIF will fund the Investment with the issuance of up to S\$10.9 million Units in BIF and S\$50.0 million of 7.0 per cent notes due 2031 (“**Notes**”) as part of BIF’s S\$1 billion notes programme (the “**Programme**”), in addition to bank borrowings. Metro Group will subscribe to 26% in both the Units and Notes in BIF, for an aggregate amount of up to S\$15.8 million.

The manager of BIF is Boustead Industrial Fund Management Pte. Ltd. (the “**Manager**”), a wholly-owned subsidiary of Boustead Projects Limited (“**BPL**”)² and the trustee of BIF is Perpetual (Asia) Limited (the “**Trustee**”). The sponsor of BIF is BPL.

With the completion of this latest acquisition, the total portfolio under BIF will be 16 properties, comprising six industrial properties, one business park, six high-spec industrial properties and three logistics properties located across Singapore and within proximity to transportation nodes. This will bring the total assets under management to approximately S\$749 million, with a high committed average occupancy rate of 98% and a long weighted average lease expiry of approximately 6.1 years.

The Metro Group’s investment via BIF is in the ordinary course of Metro Group’s property investment and development business.

¹ Unless otherwise defined, all terms and references used herein are as defined in the announcements dated 31 December 2020 and 22 October 2021.

² For BPL’s related announcements and information, please refer to BPL’s corporate website at www.bousteadprojects.com.

Information on the Property

The Property, also known as J'Forte Building, is an eight-storey high-spec industrial building with a basement carpark and has white space located at the first storey. It has a gross floor area and land area of approximately 17,931 square metres and 6,589 square metres respectively. The Property has a leasehold land tenure of 30 years commencing from 9 June 2007, with an option to renew for a further leasehold land tenure of 30 years. The Property is designated as Lot No. 6531P of Mukim 23 and has major tenants in the Food and Beverage ("F&B"), lifestyle and banking sectors, including the Vendor's own F&B operations.

The Property, a high-spec industrial property, is in a prime location with good accessibility to Tai Seng MRT Station, Kallang-Paya Lebar and Pan-Island Expressways. It has a long remaining leasehold land tenure of about 44 years, with a 10-year leaseback from the Vendor of their existing space; and is zoned for food processing operations which has a limited supply of properties with this type of zoning in the area.

Consideration

Metro Group's consideration for the Investment via BIF through the 26% subscription of the Units is up to S\$2.8 million and 26% of the Notes is S\$13.0 million, totalling up to S\$15.8 million. The Investment consideration comprised the purchase price of the Property, estimated upfront land premium, stamp duty and related acquisition fees and expenses and was arrived at on a willing buyer willing seller basis after taking into account inter alia the expected net income to be derived from the Property.

The Metro Group's consideration for the Investment via BIF will be funded from internal cash sources.

NTA/Financial Effects

The Metro Group's investment via BIF is not expected to have any significant effect on the consolidated net tangible asset per share and the consolidated earnings per share of the Metro Group for the financial year ending 31 March 2023.

Interests of Directors and Controlling Shareholders

To the best of the knowledge of the Company, none of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the above matter other than through their shareholding interests in the Company.

By Order Of The Board
Tan Ching Chek and Eve Chan Bee Leng
Joint Company Secretaries
30 January 2023