NEWS RELEASE

METRO HOLDINGS EXPANDS REGIONAL PRESENCE INTO AUSTRALIA BY INVESTING IN A PORTFOLIO OF 14 OFFICE AND RETAIL PROPERTIES

- ***Expand regional footprint into Australia by acquiring a 20% stake in a portfolio of fourteen quality freehold office and retail properties in Australia***
- ***First collaboration and strategic partnership with Sim Lian which has deep expertise and a proven track record in Australia***





Left: 50 Margaret Street, Sydney (Office) ***Right: Coltman Plaza Lucas, Victoria (Retail)***

Singapore, 8 November 2019 – Main Board-listed Metro Holdings Limited ("**Metro**" or the "**Group**") ("美罗控股有限公司"), a property development and investment group backed by established retail operations in the region, has grown its regional presence into Australia by acquiring a 20% stake in a portfolio of 14 quality freehold office and retail properties (the "**Portfolio**") worth approximately A$900 million (approximately S$842 million) by subscribing into the units issued for the three property trusts (the

Metro Holdings Limited
391A Orchard Road • #19-00 Tower A • Ngee Ann City • Singapore 238873
Tel: (65) 6733-3000 • Fax: (65) 6735-3515
Co. Registration No.: 197301792W

'**Trusts**') for a purchase consideration of approximately A$95.8 million (approximately S$89.7 million) which mainly comprise the consolidated net asset value of the Trusts.

This represents the first collaboration and strategic partnership between Metro and Sim Lian Group of Companies ("**Sim Lian**"). Founded in 1976, Sim Lian has established property development and investment, asset management, and construction business, amongst others across Singapore, Malaysia and Australia.

Under the Joint Venture Agreement, both parties will set up an asset management company ("**AM Co**"), to be owned 20% and 80% by Metro's and Sim Lian's affiliate respectively. The AM Co will be appointed as the asset and investment manager of the Trusts to manage the Portfolio.

QUALITY PORTFOLIO TO GENERATE STABLE INCOME

The Portfolio comprises 4 office buildings and 10 retail centres that span across 4 key states in Australia, namely New South Wales, Victoria, Queensland and Western Australia, with a total net lettable area of 130,925 square metres, at a high committed average occupancy rate of 96.7% and with the defensive leases of a long overall weighted average lease expiry (**"WALE"**) of approximately 8 years.

The 4 office buildings are strategically located in the core CBD precincts of Sydney and Brisbane, and the fringe CBD of Melbourne and Perth. It has a total net lettable area of 44,995 square metres, and at a high committed average occupancy rate of 94.5%, with a WALE of approximately 4 years.

The 10 retail centres are located regionally with over 90% of the retail space anchored by non-discretionary retailers such as supermarkets, cafes/restaurants, pharmacies, gyms and fitness centres, and medical clinics that caters to the day-to-day necessities of the community within primary residential catchment areas. It has a total net lettable area of 85,930 square metres, and at a high committed average occupancy rate of 97.8%, with a WALE of approximately 11 years.

This investment is in line with the Group's strategy to expand its geographical footprint beyond its current presence in China, Indonesia, United Kingdom and Singapore, and to drive the diversification of its investment portfolio across the region. Given the high occupancy rate and long WALE of the Portfolio, it will further enhance the quality, diversity and income profile of Metro's investment portfolio and at the same time will generate stable and recurring income stream to the Group immediately.

(Please see Appendix A for information)

Commenting on the Group's entry into the Australia office and retail segment, Chairman Winston Choo said, "Through our established track record, business network and strategic partnerships, the Group is constantly seeking attractive investment opportunities to optimise shareholders' returns."

"This acquisition of a portfolio of quality assets in Australia is in line with the Group's strategy to expand our regional presence and diversify our investment portfolio", added Chairman Choo.

Group Chief Executive Officer, Yip Hoong Mun said, "This investment marks our entry into the Australia office and retail segment through a strategic partnership with Sim Lian, which possess deep expertise in the Australia market. With this acquisition, Metro will be able to establish an immediate presence in Australia with quality assets spanning across four key states in Australia and generating immediate recurring income. Together with our partner, we will continue to seek investment opportunities to grow the portfolio."

Mr Kuik Ah Han, Chairman of Sim Lian said, "Sim Lian has continued to build up a quality investment portfolio of freehold office and retail properties in Australia. We look forward to working closely with Metro Holdings, a highly-valued strategic partner. With the combined expertise of Sim Lian and Metro Holdings, we are confident that our dedicated asset management team will further grow and enhance the current portfolio."

ABOUT METRO HOLDINGS LIMITED

Listed on the Main Board of the SGX-ST in 1973, Metro Holdings started out in 1957 as a textile store on 72 High Street. Over the years, Metro has grown to become a property and retail group with investments and operations in the region.

Today, the Group operates two core business segments – property investment and development, and retail – and focuses on key markets in Singapore, China, Indonesia and the United Kingdom.

Property Investment and Development

The Group's property arm owns and manages several prime retail and office properties in first tier cities in China, such as Shanghai and Guangzhou, and up-and-coming high growth cities like Chengdu. It has expanded its portfolio to cover a fuller spectrum of properties in Singapore, China, Indonesia and the United Kingdom.

Retail

Metro's retail arm serves customers through two Metro department stores in Singapore, and another 11 department stores in Indonesia. The Metro shopping brand is an established household name in the retail industry, and offers a wide range of quality merchandise over 1.3 million square feet of downtown and suburban retail space in Singapore and Indonesia.

ABOUT SIM LIAN

Sim Lian is a group of companies with established businesses in property development and investment, construction, asset management, and financial investments across Singapore, Malaysia and Australia. Founded in 1976, it consists of Sim Lian Holdings Private Limited and Sim Lian Group Limited.

Sim Lian Holdings Pte Ltd is a property development and investment company with a focus on commercial and retail developments. This is complemented by its asset management arm which has deep expertise and a strong track record in the Singapore and Australia real estate markets.

Sim Lian Group Ltd is an established construction, property development and investment company. The Group was listed on the Mainboard of the Singapore Exchange for 16 years from 2000 to 2016, and has a broad portfolio of residential, commercial, industrial, retail and mixed-use developments, built on the core foundations of prime location, quality workmanship and efficient space planning.

For more information, please visit http://www.simlian.com.sg OR Contact Ms. Akashah, Director of Ogilvy at Telephone +65 6213 7881/ Mobile +65 9825 1944 and email: akashah.q@ogilvy.com

ISSUED ON BEHALF OF	:	Metro Holdings Limited
BY	:	Citigate Dewe Rogerson Singapore Pte Ltd 105 Cecil Street #09-01 SINGAPORE 069534
CONTACT	:	Ms Dolores Phua / Mr Joey Ho at telephone
DURING OFFICE HOURS	:	6534-5122
EMAIL	:	dolores.phua@citigatedewerogerson.com / joey.ho@citigatedewerogerson.com

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Appendix A

The table below sets out a summary of information on the Portfolio.

S/N	Property	State	Net lettable area[1] (square metres)
1	50 Margaret Street, Sydney, NSW 2000	New South Wales	8,765
2	390 St Kilda Road, Melbourne, VIC 3004	Victoria	16,265
3	100 Edward Street, Brisbane City, QLD 4000	Queensland	7,129
4	59 Albany Highway, Victoria Park, WA 6100	Western Australia	12,836
Sub-total Office Buildings			**44,995**
1	Jordan Springs Shopping Centre, 61–63 Water Gum Drive, Jordan Springs, NSW 2747	New South Wales	6,246
2	Lake Munmorah Shopping Centre, 275 Pacific Highway, Lake Munmorah, NSW 2259	New South Wales	5,661
3	Tarneit Gardens Shopping Centre, 747 Tarneit Rd, VIC 3029	Victoria	6,419
4	6 Coltman Plaza, Lucas, VIC 3350	Victoria	5,517
5	Lara Village Shopping Centre, 2-4 Waverley Road, Lara, VIC 3212	Victoria	6,441
6	Town Square Redbank Plains, 357-403 Redbank Plains Road, Redbank Plains, QLD 4301	Queensland	26,977
7	Everton Park Woolworths, 768 Stafford Road, Everton Park, QLD 4053	Queensland	5,683
8	752 Stafford Road, Everton Park, QLD 4053	Queensland	11,520
9	Woolworths Rothwell, 763 Deception Bay Road, Rothwell, QLD 4022	Queensland	4,965
10	Dalyellup Shopping Centre, 54 Tiffany Centre, Dalyellup, WA 6230	Western Australia	6,501
Sub-total Retail Centres			**85,930**
Overall Portfolio			**130,925**

[1] As at 30 June 2019