



METRO HOLDINGS LTD
(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 22 August 2026.

Investment Property Owned By Subsidiary

Date of Valuation	: 31 March 2026
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%)	: RMB461,400,000 (equivalent to approximately S\$86,281,800)

Investment Properties Owned By Joint Ventures

Date of Valuation	: 31 March 2026
Name of Valuer	: Cushman & Wakefield Limited
Description of Property	: Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre.
Valuation (60%)	: RMB171,000,000 (equivalent to approximately S\$31,977,000)

Date of Valuation	: 31 March 2026
Name of Valuer	: Cushman & Wakefield Limited
Description of Property	: Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower.
Valuation (60%)	: RMB543,600,000 (equivalent to approximately S\$101,653,200)

Metro Holdings Limited
- Notice of Recent Valuation of Properties

Investment Properties Owned By Joint Ventures (cont'd)

Date of Valuation	: 31 March 2026
Name of Valuer	: Knight Frank LLP
Description of Property	: Part of 5 Chancery Lane, London, comprising 50% of a 8-storey office building.
Valuation (50%)	: GBP53,050,000 (equivalent to approximately S\$90,397,200)

Date of Valuation	: 31 March 2026
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 1 st storey and a basement carpark.
Valuation (50%)	: S\$215,000,000

By Order of the Board
Joanna Lim and Eve Chan Bee Leng
Joint Company Secretaries
Dated : 22 May 2026