METRO HOLDINGS LIMITED
(Company Registration No. 197301792W)

GENERAL ANNOUNCEMENT

The Board of Directors of Metro Holdings Limited ("**Metro**" or the "**Company**", together with its subsidiaries, the "**Metro Group**") referred to the announcement released by Jumbo Group Limited dated 19 January 2026 and titled "Proposed Participation in Joint Venture for the Acquisition of a Property" ("**Jumbo Announcement**") in which Jumbo Group of Restaurants Pte. Ltd. ("**JGOR**"), has entered into a framework agreement dated 19 January 2026 (the "**Framework Agreement**") with Perpetual (Asia) Limited (in its capacity as trustee of Boustead Industrial Fund ("**BIF**")) (the "**BIF Trustee**"), pursuant to which JGOR and the BIF Trustee have agreed to a framework for their agreed arrangements in relation to JGOR's potential future investment in the leasehold interest in 26 Tai Seng Street, Singapore 534057 (the "**Property**") (the "**Proposed Investment**").

A copy of the announcement of Jumbo Announcement on the Proposed Investment is attached to this announcement for information.

The Company through its indirect wholly-owned subsidiary, Metrobilt Construction Pte Ltd, currently holds 26% of the units and 7.0 per cent. Notes due 2031 issued by Perpetual (Asia) Limited (in its capacity as trustee of BIF).

The Proposed Investment is not expected to have any significant effect on the consolidated net tangible assets per share and consolidated earnings per share of the Metro Group for the current financial year ending 31 March 2026.

None of the Directors or controlling shareholders of the Company (to the best of the knowledge of the Company) has any interest, direct or indirect, in the Proposed Investment 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
19 January 2026