



**Metro Holdings Limited
and its Subsidiaries**
(Company Registration No. 197301792W)

Unaudited Condensed Interim Financial Statements
For the six months and full year ended 31 March 2024

Metro Holdings Limited and its Subsidiaries

Condensed Interim Financial Statements for the six months and full year ended 31 March 2024

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Metro Holdings Limited and its Subsidiaries

**Condensed Interim Consolidated Income Statement
For the six months and full year ended 31 March 2024**

		Group			Group		
		6 months	6 months	%	12 months	12 months	%
	Note	ended	ended	Change	ended	ended	Change
		31-Mar-2024	31-Mar-2023		31-Mar-2024	31-Mar-2023	
		\$'000	\$'000		\$'000	\$'000	
Revenue							
- Retail		59,847	56,672	5.6	105,441	103,980	1.4
- Sale of property rights		3,163	3,367	(6.1)	4,990	6,834	(27.0)
- Rental income		2,737	3,311	(17.3)	5,477	6,423	(14.7)
	4	<u>65,747</u>	<u>63,350</u>	3.8	<u>115,908</u>	<u>117,237</u>	(1.1)
Cost of revenue	5	<u>(58,514)</u>	<u>(52,183)</u>	12.1	<u>(103,564)</u>	<u>(96,865)</u>	6.9
Gross profit		<u>7,233</u>	<u>11,167</u>	(35.2)	<u>12,344</u>	<u>20,372</u>	(39.4)
Other net income	6	9,730	9,701	0.3	24,042	19,360	24.2
Fair value gain on an investment property		-	776	n.m.	-	776	n.m.
General and administrative expenses		(11,319)	(10,776)	5.0	(21,269)	(21,375)	(0.5)
Finance costs	7	(15,631)	(15,813)	(1.2)	(30,990)	(26,856)	15.4
Associates							
- Share of results, net of tax	12	22,685	(4,418)	n.m.	25,902	4,137	526.1
Joint ventures							
- Share of results, net of tax	13	(3,918)	20,366	n.m.	9,695	35,309	(72.5)
Profit from operations before taxation	8	<u>8,780</u>	<u>11,003</u>	(20.2)	<u>19,724</u>	<u>31,723</u>	(37.8)
Taxation	9	<u>(2,329)</u>	<u>(2,464)</u>	(5.5)	<u>(5,112)</u>	<u>(6,379)</u>	(19.9)
Profit net of taxation		<u>6,451</u>	<u>8,539</u>	(24.5)	<u>14,612</u>	<u>25,344</u>	(42.3)
Attributable to:							
Owners of the Company		6,361	8,264	(23.0)	14,553	25,151	(42.1)
Non-controlling interests		90	275	(67.3)	59	193	(69.4)
		<u>6,451</u>	<u>8,539</u>	(24.5)	<u>14,612</u>	<u>25,344</u>	(42.3)
Earnings per share		Cents	Cents		Cents	Cents	
Basic	10	<u>0.8</u>	<u>1.0</u>		<u>1.8</u>	<u>3.0</u>	
Diluted	10	<u>0.8</u>	<u>1.0</u>		<u>1.8</u>	<u>3.0</u>	

n.m. - not meaningful

Metro Holdings Limited and its Subsidiaries

**Condensed Interim Consolidated Statement of Comprehensive Income
For the six months and full year ended 31 March 2024**

	Group			Group		
	6 months ended 31-Mar-2024 \$'000	6 months ended 31-Mar-2023 \$'000	% Change	12 months ended 31-Mar-2024 \$'000	12 months ended 31-Mar-2023 \$'000	% Change
Profit net of taxation	6,451	8,539	(24.5)	14,612	25,344	(42.3)
Other comprehensive income/ (expense), net of tax:						
Items that will not be reclassified subsequently to profit or loss:						
Net change in fair value of equity investments at FVOCI (Note 1)	2,063	(2,686)	n.m.	1,262	(16,484)	n.m.
Items that may be reclassified subsequently to profit or loss:						
Currency translation adjustments on foreign subsidiaries, associates and joint ventures (Note 2)	(9,737)	(66,614)	(85.4)	(22,430)	(85,226)	(73.7)
Share of other comprehensive income/(expense) of associates and joint ventures (Note 3)	2,114	(10,931)	n.m.	(6,022)	(23,335)	(74.2)
Other comprehensive expense for the period	<u>(5,560)</u>	<u>(80,231)</u>	(93.1)	<u>(27,190)</u>	<u>(125,045)</u>	(78.3)
Total comprehensive income/ (expense) for the period	<u>891</u>	<u>(71,692)</u>	n.m.	<u>(12,578)</u>	<u>(99,701)</u>	(87.4)
Total comprehensive income/ (expense) attributable to:						
Owners of the Company	1,644	(70,146)	n.m.	(11,874)	(98,315)	(87.9)
Non-controlling interests	<u>(753)</u>	<u>(1,546)</u>	(51.3)	<u>(704)</u>	<u>(1,386)</u>	(49.2)
	<u>891</u>	<u>(71,692)</u>	n.m.	<u>(12,578)</u>	<u>(99,701)</u>	(87.4)

n.m. - not meaningful

Metro Holdings Limited and its Subsidiaries

Condensed Interim Consolidated Statement of Comprehensive Income (cont'd) For the six months and full year ended 31 March 2024

Note:

- (1) In FY2024, the net change in fair value of equity investments at fair value through other comprehensive income (FVOCI) of \$1.3 million mainly relates to fair value gain of \$1.5 million in the Group's long term investment in Daiwa House Logistics Trust.

In FY2023, the net change in fair value of equity investments at fair value through other comprehensive income (FVOCI) of \$16.5 million mainly relates to fair value loss of \$14.7 million in the Group's long term investment in Daiwa House Logistics Trust.

- (2) In 2HFY2024, currency translation adjustments of \$9.7 million mainly relates to the exchange translation loss of foreign operations' net assets due to the depreciation of IDR (\$8.9 million), HKD (\$2.5 million) and USD (\$1.1 million), partially mitigated by appreciation of GBP (\$2.0 million) and RMB (\$1.0 million) against SGD.

In 2HFY2023, currency translation adjustments of \$66.6 million mainly relates to the exchange translation loss of foreign operations' net assets due to the depreciation of RMB (\$24.6 million), IDR (\$16.2 million), HKD (\$15.7 million), and USD (\$11.0 million) against SGD.

In FY2024, currency translation adjustments of \$22.4 million mainly relates to the exchange translation loss of foreign operations' net assets due to the depreciation of RMB (\$20.2 million) and IDR (\$8.8 million), partially mitigated by appreciation of HKD (\$4.7 million), GBP (\$1.0 million) and USD (\$1.0 million) against SGD.

In FY2023, currency translation adjustments of \$85.2 million mainly relates to the exchange translation loss of foreign operations' net assets due to the depreciation of RMB (\$59.2 million), IDR (\$15.3 million), HKD (\$4.2 million) and USD (\$3.8 million) against SGD.

- (3) In 2HFY2024 and FY2024, share of other comprehensive income of \$2.1 million and expense of \$6.0 million respectively was largely attributable to our associate i.e. Top Spring International Holdings Limited ("Top Spring"), as a result of depreciating RMB against HKD.

In 2HFY2023 and FY2023, share of other comprehensive expense of \$10.9 million and \$23.3 million respectively was largely attributable to our associate i.e. Top Spring, as a result of depreciating RMB against HKD.

Metro Holdings Limited and its Subsidiaries

Condensed Interim Balance Sheets As at 31 March 2024

Balance Sheets as at	Note	Group		Company	
		31-Mar-2024 \$'000	31-Mar-2023 \$'000	31-Mar-2024 \$'000	31-Mar-2023 \$'000
Non-current assets					
Plant and equipment		1,343	1,844	60	131
Right-of-use assets		52,606	43,733	5,137	5,779
Investment property	11	102,364	106,196	-	-
Subsidiaries		-	-	67,828	46,828
Amounts due from subsidiaries		-	-	586,086	685,690
Associates	12	847,432	955,908	500	500
Joint ventures	13	373,580	340,737	-	-
Long term investments	14	106,805	109,065	-	-
		<u>1,484,130</u>	<u>1,557,483</u>	<u>659,611</u>	<u>738,928</u>
Current assets					
Development properties		136,305	145,555	-	-
Inventories		10,327	11,283	-	-
Prepayments		1,020	714	-	-
Accounts and other receivables	15	58,142	62,491	1,141	1,586
Amounts due from subsidiaries		-	-	378,862	261,778
Amounts due from associates	12	201,451	65,610	-	-
Amounts due from joint ventures	13	131,403	158,836	739	4,055
Short term investments	14	14,654	14,580	-	-
Cash and cash equivalents		272,687	329,305	144,019	118,431
		<u>825,989</u>	<u>788,374</u>	<u>524,761</u>	<u>385,850</u>
Current liabilities					
Borrowings	16	201,747	139,201	165,000	29,832
Accounts and other payables		45,051	49,234	6,633	7,847
Amounts due to subsidiaries		-	-	224,438	242,503
Lease liabilities		10,853	11,454	613	595
Provision for taxation		4,913	8,046	442	350
		<u>262,564</u>	<u>207,935</u>	<u>397,126</u>	<u>281,127</u>
Net current assets		563,425	580,439	127,635	104,723
Non-current liabilities					
Borrowings	16	391,368	455,802	391,368	455,802
Amounts due to joint ventures	13	130,949	135,584	-	-
Lease liabilities		47,102	38,303	4,835	5,448
Deferred income		3,929	3,154	-	-
Deferred taxation		24,100	23,763	48	37
		<u>597,448</u>	<u>656,606</u>	<u>396,251</u>	<u>461,287</u>
Net assets		<u>1,450,107</u>	<u>1,481,316</u>	<u>390,995</u>	<u>382,364</u>
Equity attributable to owners of the Company					
Share capital	17	169,717	169,717	169,717	169,717
Treasury shares	17	(1,768)	(1,768)	(1,768)	(1,768)
Reserves		1,258,236	1,288,741	223,046	214,415
		<u>1,426,185</u>	<u>1,456,690</u>	<u>390,995</u>	<u>382,364</u>
Non-controlling interests					
		23,922	24,626	-	-
Total equity		<u>1,450,107</u>	<u>1,481,316</u>	<u>390,995</u>	<u>382,364</u>

Metro Holdings Limited and its Subsidiaries

**Condensed Interim Statements of Changes in Equity
For the full year ended 31 March 2024**

Group	Share Capital \$'000	Treasury Shares \$'000	Fair Value Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory reserve \$'000	Other Reserve \$'000	Revenue Reserve \$'000	Total \$'000	Non- controlling Interests \$'000	Total Equity \$'000
At 1 April 2023	169,717	(1,768)	(14,063)	(67,679)	6,330	2,831	1,361,322	1,456,690	24,626	1,481,316
Profit for the year	-	-	-	-	-	-	14,553	14,553	59	14,612
<u>Other comprehensive income/(expense)</u>										
Net change in fair value of equity investments at FVOCI	-	-	1,262	-	-	-	-	1,262	-	1,262
Currency translation adjustments on foreign subsidiaries, associates and joint ventures	-	-	-	(21,667)	-	-	-	(21,667)	(763)	(22,430)
Share of other comprehensive expense of associates and joint ventures	-	-	-	(5,809)	-	(213)	-	(6,022)	-	(6,022)
Other comprehensive income/(expense) for the financial year, net of tax	-	-	1,262	(27,476)	-	(213)	-	(26,427)	(763)	(27,190)
Total comprehensive income/(expense) for the financial year	-	-	1,262	(27,476)	-	(213)	14,553	(11,874)	(704)	(12,578)
<u>Contributions by and distributions to owners</u>										
Dividends paid (Note 18)	-	-	-	-	-	-	(18,631)	(18,631)	-	(18,631)
Total contributions by and distributions to owners	-	-	-	-	-	-	(18,631)	(18,631)	-	(18,631)
<u>Others</u>										
Transfer to statutory reserve fund	-	-	-	-	425	-	(425)	-	-	-
At 31 March 2024	169,717	(1,768)	(12,801)	(95,155)	6,755	2,618	1,356,819	1,426,185	23,922	1,450,107

Metro Holdings Limited and its Subsidiaries

**Condensed Interim Statements of Changes in Equity (cont'd)
For the full year ended 31 March 2024**

Group	Share Capital \$'000	Treasury Shares \$'000	Fair Value Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory reserve \$'000	Other Reserve \$'000	Revenue Reserve \$'000	Total \$'000	Non- controlling Interests \$'000	Total Equity \$'000
At 1 April 2022	169,717	(1,768)	2,421	41,590	5,952	544	1,361,390	1,579,846	26,012	1,605,858
Profit for the year	-	-	-	-	-	-	25,151	25,151	193	25,344
<u>Other comprehensive income/(expense)</u>										
Net change in fair value of equity investments at FVOCI	-	-	(16,484)	-	-	-	-	(16,484)	-	(16,484)
Currency translation adjustments on foreign subsidiaries, associates and joint ventures	-	-	-	(83,647)	-	-	-	(83,647)	(1,579)	(85,226)
Share of other comprehensive (expense)/income of associates and joint ventures	-	-	-	(25,622)	-	2,287	-	(23,335)	-	(23,335)
Other comprehensive (expense)/income for the financial year, net of tax	-	-	(16,484)	(109,269)	-	2,287	-	(123,466)	(1,579)	(125,045)
Total comprehensive (expense)/income for the financial year	-	-	(16,484)	(109,269)	-	2,287	25,151	(98,315)	(1,386)	(99,701)
<u>Contributions by and distributions to owners</u>										
Dividends paid (Note 18)	-	-	-	-	-	-	(24,841)	(24,841)	-	(24,841)
Total contributions by and distributions to owners	-	-	-	-	-	-	(24,841)	(24,841)	-	(24,841)
<u>Others</u>										
Transfer to statutory reserve fund	-	-	-	-	378	-	(378)	-	-	-
At 31 March 2023	169,717	(1,768)	(14,063)	(67,679)	6,330	2,831	1,361,322	1,456,690	24,626	1,481,316

Metro Holdings Limited and its Subsidiaries

**Condensed Interim Statements of Changes in Equity (cont'd)
For the full year ended 31 March 2024**

<u>Company</u>	Share Capital \$'000	Treasury Shares \$'000	Revenue Reserve \$'000	Total Equity \$'000
At 1 April 2023	169,717	(1,768)	214,415	382,364
Profit for the year, representing total comprehensive income for the financial year	-	-	27,262	27,262
<u>Contributions by and distribution to owners</u>				
Dividends paid (Note 18)	-	-	(18,631)	(18,631)
At 31 March 2024	<u>169,717</u>	<u>(1,768)</u>	<u>223,046</u>	<u>390,995</u>
At 1 April 2022	169,717	(1,768)	204,370	372,319
Profit for the year, representing total comprehensive income for the financial year	-	-	34,886	34,886
<u>Contributions by and distribution to owners</u>				
Dividends paid (Note 18)	-	-	(24,841)	(24,841)
At 31 March 2023	<u>169,717</u>	<u>(1,768)</u>	<u>214,415</u>	<u>382,364</u>

Metro Holdings Limited and its Subsidiaries

Condensed Interim Consolidated Cash Flow Statement For the six months and full year ended 31 March 2024

	Group		Group	
	6 months ended 31-Mar-2024	6 months ended 31-Mar-2023	12 months ended 31-Mar-2024	12 months ended 31-Mar-2023
	\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities				
Operating profit before reinvestment in working capital	5,858	7,623	6,670	12,362
Decrease in development properties	2,625	2,532	4,074	4,983
(Increase)/decrease in inventories	(223)	(642)	832	(2,002)
(Increase)/decrease in accounts and other receivables	(951)	4,956	3,161	5,645
(Decrease)/increase in accounts and other payables	(1,898)	(2,784)	(3,854)	3,152
Cash flows from operations	5,411	11,685	10,883	24,140
Interest expense paid	(16,329)	(15,745)	(31,131)	(26,426)
Interest income received	15,190	17,717	31,732	33,944
Income taxes paid	(4,442)	(121)	(9,555)	(3,119)
Net cash flows (used in)/from operating activities	(170)	13,536	1,929	28,539
Cash flows from investing activities				
Purchase of plant & equipment	(954)	(512)	(1,030)	(1,051)
Decrease/(increase) in long term investments	2	732	(1,111)	(5,299)
Investment in associates	(15,884)	(5,581)	(16,872)	(17,124)
Investment in a joint venture	(33,627)	-	(33,627)	-
Increase in amounts due from associates	(7,950)	(16,101)	(5,661)	(19,683)
Increase in amounts due from joint ventures	(2,884)	(1,958)	(20,299)	(5,366)
Dividends received from:				
- long term investments	1,682	3,236	4,069	7,571
- short term investments	388	388	820	747
- associates	725	1,808	2,805	5,511
- joint ventures	30,061	14,611	50,164	29,792
Net cash flows used in investing activities	(28,441)	(3,377)	(20,742)	(4,902)
Cash flows from financing activities				
Drawdown of long term borrowings	180,000	-	186,608	-
Drawdown/(repayment) of short term borrowings (net)	65,000	(3,305)	9,273	16,833
Redemption of \$200 million 4.3% Notes due 2024	(200,000)	-	(200,000)	-
Payment of lease liabilities	(5,747)	(6,351)	(12,133)	(11,649)
Dividends paid	-	-	(18,631)	(24,841)
Net cash flows from/(used in) financing activities	39,253	(9,656)	(34,883)	(19,657)
Net increase/(decrease) in cash and cash equivalents	10,642	503	(53,696)	3,980
Effect of exchange rate changes in cash and cash equivalents	(1,243)	(4,490)	(2,922)	(6,035)
Cash & cash equivalents at beginning of period	263,288	333,292	329,305	331,360
Cash & cash equivalents at end of period	272,687	329,305	272,687	329,305

Metro Holdings Limited and its Subsidiaries

Condensed Interim Consolidated Cash Flow Statement (cont'd) For the six months and full year ended 31 March 2024

	Group		Group	
	6 months ended 31-Mar-2024 \$'000	6 months ended 31-Mar-2023 \$'000	12 months ended 31-Mar-2024 \$'000	12 months ended 31-Mar-2023 \$'000
Reconciliation between profit from operations before taxation and operating cash flows before changes in working capital:				
Profit from operations before taxation	8,780	11,003	19,724	31,723
Adjustments for:				
Fair value gain on investment property	-	(776)	-	(776)
Finance costs	15,631	15,813	30,990	26,856
Depreciation of plant and equipment	974	590	1,530	1,194
Depreciation of right-of-use assets	4,678	5,263	9,944	9,544
Share of results of associates, net of tax	(22,685)	4,418	(25,902)	(4,137)
Share of results of joint ventures, net of tax	3,918	(20,366)	(9,695)	(35,309)
Interest income	(11,258)	(14,254)	(24,175)	(24,205)
Dividends from				
- long term investments	(1,929)	(3,536)	(4,603)	(8,162)
- short term investments	(388)	(388)	(820)	(747)
Inventories written down	44	37	121	84
(Write-back of)/ allowance for obsolete inventories	(37)	(93)	3	(284)
Allowance for doubtful debts	-	-	-	23
Net change in fair value of investments at fair value through profit and loss	5,925	10,022	6,242	13,741
Unrealised foreign exchange adjustments	2,205	(110)	3,311	2,817
Operating profit before reinvestment in working capital	<u>5,858</u>	<u>7,623</u>	<u>6,670</u>	<u>12,362</u>

Metro Holdings Limited and its Subsidiaries

Notes to the Condensed Interim Consolidated Financial Statements For the six months and full year ended 31 March 2024

1. Corporate information

Metro Holdings Limited (the "Company") is a limited liability company incorporated and domiciled in Singapore and is listed on the Singapore Exchange Securities Trading Limited.

The registered office and principal place of business of the Company is located at 391A Orchard Road, #19-00, Tower A, Ngee Ann City, Singapore 238873.

The principal activities of the Company are those of management, property investment and holding company.

The principal activities of the Group are those of management and holding companies, retailers and department store operators, property investment and developers.

The condensed interim consolidated financial statements as at and for the six months and full year ended 31 March 2024 comprise the Company and its subsidiaries (referred to as the "Group") and the Group's interests in associates and joint ventures.

2. Material accounting policies

2.1 *Basis of preparation*

The condensed interim financial statements for the six months and full year ended 31 March 2024 have been prepared in accordance with SFRS(I) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore and should be read in conjunction with the Group's last annual consolidated financial statements as at and for the year ended 31 March 2023. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the year ended 31 March 2023.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)"), except for the adoption of new and amended standards as set out in Note 2.2.

The condensed interim financial statements are presented in Singapore Dollars (SGD or \$) and all values are rounded to the nearest thousand (\$'000) except when otherwise indicated.

2.2 *New and amended standards adopted by the Group*

The Group has applied various new accounting standards and interpretations of accounting standards for the first time for the annual period beginning on 1 April 2023. The application of these standards and interpretations did not have a material effect on the condensed interim financial statements.

2.3 *Use of judgement and estimates*

The preparation of the financial statements in conformity with SFRS(I) requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those described in the Group's financial statements as at and for the year ended 31 March 2023.

Metro Holdings Limited and its Subsidiaries

Notes to the Condensed Interim Consolidated Financial Statements For the six months and full year ended 31 March 2024

3. Seasonal operations

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period.

4. Revenue

	Note	Group 6 months ended 31 March		Group 12 months ended 31 March	
		2024	2023	2024	2023
		\$'000	\$'000	\$'000	\$'000
Revenue from contracts with customers	(a)	63,010	60,039	110,431	110,814
Rental income from an investment property		2,737	3,311	5,477	6,423
		<u>65,747</u>	<u>63,350</u>	<u>115,908</u>	<u>117,237</u>

(a) Disaggregation of revenue:

Segments	Retail 6 months ended 31 March		Property 6 months ended 31 March		Total revenue 6 months ended 31 March	
	2024	2023	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Primary geographical markets						
Singapore	59,847	56,672	–	–	59,847	56,672
Indonesia	–	–	3,163	3,367	3,163	3,367
Total revenue from contracts with customers	<u>59,847</u>	<u>56,672</u>	<u>3,163</u>	<u>3,367</u>	<u>63,010</u>	<u>60,039</u>
Major revenue streams						
Sales of goods	45,287	41,036	–	–	45,287	41,036
Net commission from concessionaires	14,560	15,636	–	–	14,560	15,636
Sales of property rights	–	–	3,163	3,367	3,163	3,367
Total revenue from contracts with customers	<u>59,847</u>	<u>56,672</u>	<u>3,163</u>	<u>3,367</u>	<u>63,010</u>	<u>60,039</u>

Metro Holdings Limited and its Subsidiaries

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For the six months and full year ended 31 March 2024**

4. Revenue (cont'd)

(a) Disaggregation of revenue (cont'd):

Segments	Retail		Property		Total revenue	
	12 months ended 31 March		12 months ended 31 March		12 months ended 31 March	
	2024	2023	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Primary geographical markets						
Singapore	105,441	103,980	–	–	105,441	103,980
Indonesia	–	–	4,990	6,834	4,990	6,834
Total revenue from contracts with customers	105,441	103,980	4,990	6,834	110,431	110,814
Major revenue streams						
Sales of goods	79,617	76,192	–	–	79,617	76,192
Net commission from concessionaires	25,824	27,788	–	–	25,824	27,788
Sales of property rights	–	–	4,990	6,834	4,990	6,834
Total revenue from contracts with customers	105,441	103,980	4,990	6,834	110,431	110,814

Revenue from contracts with customers are recognised at a point in time.

The gross revenue from concessionaire sales is analysed as follows:

	Group		Group	
	6 months ended 31 March		12 months ended 31 March	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Gross revenue from concessionaire sales	54,534	55,826	94,722	98,578

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Notes to the Condensed Interim Consolidated Financial Statements For the six months and full year ended 31 March 2024

5. Cost of revenue

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Retail	54,974	48,801	97,976	90,250
Property				
- Cost of property rights sold	3,062	2,812	4,643	5,527
- Rental	478	570	945	1,088
	<u>58,514</u>	<u>52,183</u>	<u>103,564</u>	<u>96,865</u>

6. Other net income

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Interest income from:				
- Financial instruments at amortised cost	11,258	14,254	24,175	24,205
Dividends, gross from:				
- Long term investments	1,929	3,536	4,603	8,162
- Short term investments	388	388	820	747
	<u>2,317</u>	<u>3,924</u>	<u>5,423</u>	<u>8,909</u>
Net change in fair value of investments at fair value through profit or loss:				
- Long term investments	(5,701)	(9,950)	(5,453)	(11,828)
- Short term investments	(224)	(72)	(789)	(1,913)
	<u>(5,925)</u>	<u>(10,022)</u>	<u>(6,242)</u>	<u>(13,741)</u>
Foreign exchange gain/(loss)	100	(15)	(2,656)	(2,614)
Other rental income	682	577	1,348	939
Sundry income	1,298	983	1,994	1,662
	<u>9,730</u>	<u>9,701</u>	<u>24,042</u>	<u>19,360</u>

7. Finance costs

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Interest on borrowings carried at amortised cost	9,441	9,518	18,759	14,541
Interest on notes carried at amortised cost	4,439	4,437	8,866	8,896
Interest on lease liabilities	818	779	1,514	1,638
Others	933	1,079	1,851	1,781
	<u>15,631</u>	<u>15,813</u>	<u>30,990</u>	<u>26,856</u>

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Notes to the Condensed Interim Consolidated Financial Statements For the six months and full year ended 31 March 2024

8. Profit from operations before taxation

Profit from operations before taxation is stated after charging/(crediting):

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Rental expense ⁽¹⁾	3,171	2,452	6,036	5,117
Depreciation of plant and equipment	974	590	1,530	1,194
Depreciation of right-of-use assets ⁽²⁾	4,678	5,263	9,944	9,544
Inventories written down	44	37	121	84
(Write-back of)/allowance for obsolete inventories	(37)	(93)	3	(284)
Allowance for doubtful debts	–	–	–	23

⁽¹⁾ Rental expense includes total contingent rents recognised as an expense of \$336,000 (2023: \$363,000) and \$580,000 (2023: \$635,000) for the six months and full year ended respectively.

⁽²⁾ During the previous financial period, these are presented net of rental rebate of \$Nil and \$985,000 for the six months and full year ended respectively.

9. Taxation

Tax expense for the period was derived at by applying the varying statutory tax rates on the taxable profit/(loss) and taxable/deductible temporary differences of the different countries in which the Group operates.

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2024	2023	2024	2023
	\$'000	\$'000	\$'000	\$'000
Current taxation				
- Current income taxation	2,499	3,986	3,839	7,361
- Under/(over) provision in respect of prior financial years	53	(1,561)	1	(1,649)
	2,552	2,425	3,840	5,712
Deferred taxation				
- Origination and reversal of temporary differences	(20)	(117)	1,475	(109)
- Under provision in respect of prior financial years	(203)	156	(203)	156
	(223)	39	1,272	47
Withholding tax	–	–	–	620
Income tax expense recognised in the consolidated income statement	2,329	2,464	5,112	6,379

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12. Associates

	Group		Company	
	31 March 2024	31 March 2023	31 March 2024	31 March 2023
	\$'000	\$'000	\$'000	\$'000
<u>Non-current</u>				
Investment in associates	428,525	399,284	500	500
Add:				
Amounts due from associates	418,907	556,624	–	–
	<u>847,432</u>	<u>955,908</u>	<u>500</u>	<u>500</u>
<u>Current</u>				
Amounts due from associates	201,451	65,610	–	–

The Group's share of associates' results, adjusted for the proportion of ownership interest by the Group, is as follows:

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Operating results	(28,002)	517	(23,838)	12,377
Negative goodwill ⁽¹⁾	60,347	–	60,347	–
Fair value adjustments on investment properties	(8,031)	(3,596)	(10,031)	(981)
Non-operating results ⁽²⁾	–	–	2,130	–
Taxation	(1,285)	(1,285)	(2,682)	(7,058)
Others	(344)	(54)	(24)	(201)
	<u>22,685</u>	<u>(4,418)</u>	<u>25,902</u>	<u>4,137</u>

(1) On 10 January 2024, the Group acquired an additional 6% equity stake in Top Spring International Holdings Limited ("Top Spring"). The Group's effective stake in Top Spring increased from 16.17% (14.93% on a fully diluted basis including perpetual subordinated convertible securities ("PCS")) to 22.17% (20.48% on a fully diluted basis including PCS). In accordance with SFRS(I) 1-28, the Group performed an exercise to ascertain the acquisition date fair value of the identifiable assets and liabilities of Top Spring. Based on the professional valuers' report, a negative goodwill of \$60.3 million representing the excess of the Group's incremental share of the acquisition date fair value of Top Spring's net identifiable assets over the purchase consideration for the 6% equity stake, was recognised by the Group in 2HFY2024.

(2) In the year ended 31 March 2024, the non-operating results of associates of \$2.1 million included the Group's share of non-operating results from Top Spring which included compensation income received from Hong Kong's government for land parcels in Yuen Long.

In 2HFY2024, the Group has applied the equity method for the operating results of Top Spring using financial statements that are prepared as of a different reporting date from that of the Company, after adjustments are made for the effects of significant transactions or events that occur between that date and the reporting date of the Company. As Top Spring releases its results on a half-year basis, with the last financial statements as at 31 December 2023, in accordance with the rules governing the listing securities on The Stock Exchange of Hong Kong Limited, the Group has equity accounted for Top Spring using its announced results for the 6 months to 31 December 2023 and adjusted for the effects of significant transactions or events that occurred between 1 January 2024 to 31 March 2024.

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13. Joint ventures

	Group		Company	
	31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
<u>Non-current</u>				
Investment in joint ventures	264,777	260,756	–	–
Add:				
Amounts due from joint ventures	108,803	79,981	–	–
	<u>373,580</u>	<u>340,737</u>	<u>–</u>	<u>–</u>
Amounts due to joint ventures	130,949	135,584	–	–
<u>Current</u>				
Amounts due from joint ventures	131,403	158,836	739	4,055

The summarised financial information of the joint ventures, adjusted for the proportion of ownership interest by the Group, is as follows:

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Operating results	21,454	24,882	39,164	49,362
Fair value adjustments on investment properties	(17,519)	(1,642)	(18,698)	(6,994)
Taxation	(7,853)	(2,874)	(10,771)	(7,059)
	<u>(3,918)</u>	<u>20,366</u>	<u>9,695</u>	<u>35,309</u>

14. Investments

	Group	
	2024 \$'000	2023 \$'000
Current:		
<i>Financial assets at fair value through profit or loss</i>		
Equity securities (unquoted)	1,434	–
Equity securities (quoted)	13,220	14,580
	<u>14,654</u>	<u>14,580</u>
Non-current:		
<i>Financial assets at fair value through other comprehensive income</i>		
Equity securities (quoted)	35,716	33,919
<i>Financial assets at fair value through profit or loss</i>		
Equity securities (unquoted)	67,945	70,699
Equity securities (quoted)	3,144	4,447
	<u>71,089</u>	<u>75,146</u>
	<u>106,805</u>	<u>109,065</u>

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15. Accounts and other receivables

	Note	Group		Company	
		31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
Accounts and other receivables					
<i>Current</i>					
Trade receivables		43,489	46,148	–	–
Deposits		2,304	2,151	214	214
VAT receivables		9,397	10,540	–	–
Other receivables		2,952	3,652	927	1,372
		<u>58,142</u>	<u>62,491</u>	<u>1,141</u>	<u>1,586</u>
Financial assets					
<i>Current</i>					
Accounts and other receivables		48,745	51,951	1,141	1,586
Amounts due from subsidiaries		–	–	382,088	261,778
Amounts due from associates	12	201,451	65,610	–	–
Amounts due from joint ventures	13	131,403	158,836	739	4,055
<i>Non-current</i>					
Amounts due from subsidiaries		–	–	116,945	236,955
Amounts due from associates		88,660	224,120	–	–
Amounts due from joint ventures		55,603	28,281	–	–
Total receivables (current and non-current)		<u>525,862</u>	<u>528,798</u>	<u>500,913</u>	<u>504,374</u>
Add:					
Cash and cash equivalents		<u>272,687</u>	<u>329,305</u>	<u>144,019</u>	<u>118,431</u>
Total financial assets carried at amortised cost		<u>798,549</u>	<u>858,103</u>	<u>644,932</u>	<u>622,805</u>

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16. Borrowings

	Note	Group		Company	
		31 March	31 March	31 March	31 March
		2024	2023	2024	2023
		\$'000	\$'000	\$'000	\$'000
Current					
Bank borrowings					
- Unsecured		201,747	139,201	165,000	29,832
		<u>201,747</u>	<u>139,201</u>	<u>165,000</u>	<u>29,832</u>
Non-current					
Bank borrowings					
- Unsecured		391,368	256,097	391,368	256,097
Unsecured borrowings under the multicurrency debt issuance programme					
- 4.30% p.a. fixed rate SGD notes (repayable on 2 April 2024)	(a)	–	199,705	–	199,705
		<u>391,368</u>	<u>455,802</u>	<u>391,368</u>	<u>455,802</u>
Maturity of borrowings					
Repayable:					
Within 1 year		201,747	139,201	165,000	29,832
Within 2 to 5 years		391,368	455,802	391,368	455,802
		<u>593,115</u>	<u>595,003</u>	<u>556,368</u>	<u>485,634</u>

- (a) On 2 April 2019, the Company issued \$200 million of unsecured fixed rate notes under its \$1 billion multicurrency debt issuance programme which was established on 4 October 2018. The notes will mature on 2 April 2024 and bear an interest of 4.30% per annum payable semi-annually in arrears.

In March 2024, term loans and revolving banking lines were drawn for the redemption of the \$200 million 4.3% notes. As at 31 March 2024, the \$200 million was repaid.

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17. Share capital and treasury shares

(a) *Share capital*

	Group and Company			
	31 March 2024		31 March 2023	
	No. of shares '000	\$'000	No. of shares '000	\$'000
Issued and fully paid:				
<i>Ordinary shares</i>				
Balance at beginning and end of the financial year	831,549	169,717	831,549	169,717

The holders of ordinary shares (except treasury shares) are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restriction. The ordinary shares have no par value.

The total number of issued ordinary shares, excluding treasury shares as at 31 March 2024 and 31 March 2023 was 828,035,874.

There were no convertible instruments outstanding as at 31 March 2024 (31 March 2023: Nil).

The Company did not have any subsidiary holdings in the year ended 31 March 2024.

(b) *Treasury shares*

	Group and Company			
	31 March 2024		31 March 2023	
	No. of shares '000	\$'000	No. of shares '000	\$'000
Balance at beginning and end of the financial year	3,513	1,768	3,513	1,768

Treasury shares relate to ordinary shares of the Company that are held by the Company.

The Company did not sell, transfer, cancel or use any treasury shares in the year ended 31 March 2024.

18. Dividends

	Group and Company	
	31 March 2024 \$'000	31 March 2023 \$'000
Dividends paid during the financial year:		
Final exempt (one-tier) dividend for 2023 of 2.0 cents (2022: 2.0 cents) per ordinary share	16,561	16,561
Final special exempt (one-tier) dividend for 2023 of 0.25 cent (2022: 1.0 cent) per ordinary share	2,070	8,280
	18,631	24,841

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19. Related party disclosures

In addition to the related party information disclosed elsewhere in the interim financial statements, the significant transactions between the Group and related parties on terms agreed between the parties are as follows:

(a) *Services and other fees*

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
Interest income from associates	(5,907)	(6,107)	(12,014)	(12,214)
Interest income from joint ventures	(409)	(377)	(829)	(698)
Service fee received from associates	(64)	(30)	(93)	(59)
Service fee received from joint ventures	(94)	(99)	(167)	(198)
Interest expense paid to joint ventures	721	745	1,443	1,355

20. Segment information

For management purposes, the Group is organised into business units based on their products and services, and has two reportable operating segments as follows:

- (i) The property sector is involved in the leasing of shopping and office spaces owned by the Group and investing in property-related investments.
- (ii) The retail segment is involved in the business of retailing and operating of department stores.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss which in certain respects, as explained in the table below, is measured differently from operating profit or loss in the consolidated financial statements.

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20. Segment information (cont'd)

Business segments

	Property \$'000	Retail \$'000	Total \$'000
6 months ended 31 March 2024			
Segment revenue			
- Sales of goods and net commission from concessionaires	–	59,847	59,847
- Sales of property rights	3,163	–	3,163
- Rental income	2,737	–	2,737
	<u>5,900</u>	<u>59,847</u>	<u>65,747</u>
Segment results ⁽¹⁾	2,923	2,721	5,644
Finance costs	(14,896)	(735)	(15,631)
Share of associates' results, net of tax	22,685	–	22,685
Share of joint ventures' results, net of tax	(3,918)	–	(3,918)
Segment profit from operations before taxation	6,794	1,986	8,780
Taxation	(2,147)	(182)	(2,329)
Profit net of taxation	<u>4,647</u>	<u>1,804</u>	<u>6,451</u>
6 months ended 31 March 2023			
Segment revenue			
- Sales of goods and net commission from concessionaires	–	56,672	56,672
- Sales of property rights	3,367	–	3,367
- Rental income	3,311	–	3,311
	<u>6,678</u>	<u>56,672</u>	<u>63,350</u>
Segment results ⁽¹⁾	4,569	5,523	10,092
Fair value gain on an investment property	776	–	776
Finance costs	(15,125)	(688)	(15,813)
Share of associates' results, net of tax	(4,418)	–	(4,418)
Share of joint ventures' results, net of tax	20,366	–	20,366
Segment profit from operations before taxation	6,168	4,835	11,003
Taxation	(1,491)	(973)	(2,464)
Profit net of taxation	<u>4,677</u>	<u>3,862</u>	<u>8,539</u>

⁽¹⁾ Segment results include gross profit, other net income and general and administrative expenses. (refer to Condensed Interim Consolidated Income Statement on page 1)

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**Notes to the Condensed Interim Consolidated Financial Statements
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20. Segment information (cont'd)

Business segments (cont'd)

	Property \$'000	Retail \$'000	Total \$'000
Full year ended 31 March 2024			
Segment revenue			
- Sales of goods and net commission from concessionaires	–	105,441	105,441
- Sales of property rights	4,990	–	4,990
- Rental income	5,477	–	5,477
	<u>10,467</u>	<u>105,441</u>	<u>115,908</u>
Segment results ⁽¹⁾	11,722	3,395	15,117
Finance costs	(29,646)	(1,344)	(30,990)
Share of associates' results, net of tax	25,902	–	25,902
Share of joint ventures' results, net of tax	9,695	–	9,695
	<u>17,673</u>	<u>2,051</u>	<u>19,724</u>
Segment profit from operations before taxation	17,673	2,051	19,724
Taxation	(4,883)	(229)	(5,112)
	<u>12,790</u>	<u>1,822</u>	<u>14,612</u>
Profit net of taxation	12,790	1,822	14,612
Full year ended 31 March 2023			
Segment revenue			
- Sales of goods and net commission from concessionaires	–	103,980	103,980
- Sales of property rights	6,834	–	6,834
- Rental income	6,423	–	6,423
	<u>13,257</u>	<u>103,980</u>	<u>117,237</u>
Segment results ⁽¹⁾	9,539	8,818	18,357
Fair value gain on an investment property	776	–	776
Finance costs	(25,405)	(1,451)	(26,856)
Share of associates' results, net of tax	4,137	–	4,137
Share of joint ventures' results, net of tax	35,309	–	35,309
	<u>24,356</u>	<u>7,367</u>	<u>31,723</u>
Segment profit from operations before taxation	24,356	7,367	31,723
Taxation	(4,942)	(1,437)	(6,379)
	<u>19,414</u>	<u>5,930</u>	<u>25,344</u>
Profit net of taxation	19,414	5,930	25,344

(1) Segment results include gross profit, other net income and general and administrative expenses. (refer to Condensed Interim Consolidated Income Statement on page 1)

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20. Segment information (cont'd)

Business segments (cont'd)

	Property \$'000	Retail \$'000	Total \$'000
31 March 2024			
<i>Assets and liabilities</i>			
Segment assets	665,785	90,468	756,253
Associates	1,048,883	–	1,048,883
Joint ventures	504,983	–	504,983
Total assets	<u>2,219,651</u>	<u>90,468</u>	<u>2,310,119</u>
Segment liabilities	752,661	78,338	830,999
Provision for taxation	4,373	540	4,913
Deferred tax liabilities	24,100	–	24,100
Total liabilities	<u>781,134</u>	<u>78,878</u>	<u>860,012</u>
31 March 2023			
<i>Assets and liabilities</i>			
Segment assets	737,862	86,904	824,766
Associates	1,021,518	–	1,021,518
Joint ventures	499,573	–	499,573
Total assets	<u>2,258,953</u>	<u>86,904</u>	<u>2,345,857</u>
Segment liabilities	762,684	70,048	832,732
Provision for taxation	6,647	1,399	8,046
Deferred tax liabilities	23,763	–	23,763
Total liabilities	<u>793,094</u>	<u>71,447</u>	<u>864,541</u>

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Notes to the Condensed Interim Consolidated Financial Statements For the six months and full year ended 31 March 2024

20. Segment information (cont'd)

Geographical information

Revenue and profit from operations before taxation information based on the geographical location of the customers and assets respectively, are as follows:

	Asean ⁽¹⁾	People's Republic of China	Australia	Others ⁽²⁾	Group
	\$'000	\$'000	\$'000	\$'000	\$'000
6 months ended 31 March 2024					
Segment revenue from external customers	63,010	2,737	–	–	65,747
Profit/(loss) from operations before taxation	1,603	40,405	(9,327)	(23,901)	8,780
6 months ended 31 March 2023					
Segment revenue from external customers	60,039	3,311	–	–	63,350
Profit/(loss) from operations before taxation	7,318	15,310	(2,383)	(9,242)	11,003
Full year ended 31 March 2024					
Segment revenue from external customers	110,431	5,477	–	–	115,908
(Loss)/profit from operations before taxation	(1,568)	55,293	(9,052)	(24,949)	19,724
Full year ended 31 March 2023					
Segment revenue from external customers	110,814	6,423	–	–	117,237
Profit/(loss) from operations before taxation	6,499	28,037	177	(2,990)	31,723

(1) Asean includes retail segment, investment holding companies and costs of provision of corporate and management services.

(2) Others include investment properties and projects (held through associates and joint ventures) mainly in the United Kingdom as well as long-term investments in quoted and unquoted securities that mainly invests in the United States, Europe and Japan.

21. Fair value of assets and liabilities

(a) *Fair value hierarchies*

The Group categorises fair value measurement using a fair value hierarchy that is dependent on the valuation inputs used as follows:

- Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date,
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly, and
- Level 3 – Unobservable inputs for the asset or liability.

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2024**

21. Fair value of assets and liabilities (cont'd)

(a) ***Fair value hierarchies (cont'd)***

Fair value measurements that use inputs of different hierarchy levels are categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

(b) ***Assets measured at fair value***

The following table shows an analysis of each class of assets measured at fair value at the end of the reporting period:

	2024			Total \$'000
	Fair value measurements at the end of the reporting period using			
	Quoted prices in active markets for identical instruments (Level 1) \$'000	Significant observable inputs other than quoted prices (Level 2) \$'000	Significant un-observable inputs (Level 3) \$'000	
Group				
Recurring fair value measurements				
<i>Financial assets:</i>				
<u>Current</u>				
<i>Financial assets at fair value through profit or loss</i>				
- Quoted equity instruments	13,220	–	–	13,220
- Unquoted equity instruments	–	–	1,434	1,434
Total current financial assets	13,220	–	1,434	14,654
<u>Non-current</u>				
<i>Financial assets at fair value through other comprehensive income</i>				
- Quoted equity instruments	35,716	–	–	35,716
<i>Financial assets at fair value through profit or loss</i>				
- Quoted equity instruments	3,144	–	–	3,144
- Unquoted equity instruments	–	–	67,945	67,945
Total long term financial assets	38,860	–	67,945	106,805
Financial assets as at 31 March 2024	52,080	–	69,379	121,459
<i>Non-financial asset:</i>				
Investment property (Note 11)	–	–	102,364	102,364
Non-financial asset as at 31 March 2024	–	–	102,364	102,364

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2024**

21. Fair value of assets and liabilities (cont'd)

(b) Assets measured at fair value (cont'd)

The following table shows an analysis of each class of assets measured at fair value at the end of the reporting period:

	2023			Total \$'000
	Fair value measurements at the end of the reporting period using			
Group	Quoted prices in active markets for identical instruments (Level 1) \$'000	Significant observable inputs other than quoted prices (Level 2) \$'000	Significant un-observable inputs (Level 3) \$'000	
Recurring fair value measurements				
<i>Financial assets:</i>				
<u>Current</u>				
<i>Financial assets at fair value through profit or loss</i>				
- Quoted equity instruments	14,580	–	–	14,580
<u>Non-current</u>				
<i>Financial assets at fair value through other comprehensive income</i>				
- Quoted equity instruments	33,919	–	–	33,919
<i>Financial assets at fair value through profit or loss</i>				
- Quoted equity instruments	4,447	–	–	4,447
- Unquoted equity instruments	–	–	70,699	70,699
Total long term financial assets	38,366	–	70,699	109,065
Financial assets as at 31 March 2023	52,946	–	70,699	123,645
<i>Non-financial asset:</i>				
Investment property (Note 11)	–	–	106,196	106,196
Non-financial asset as at 31 March 2023	–	–	106,196	106,196

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2024**

21. Fair value of assets and liabilities (cont'd)

(c) Level 1 fair value measurements

The fair value of quoted equity instruments are determined directly by reference to their published market bid price at the end of the reporting date.

(d) Level 3 fair value measurements

(i) Information about significant unobservable inputs used in Level 3 fair value measurements

The following table shows the information about fair value measurements using significant unobservable inputs (Level 3):

Description	Fair Value at 31 March 2024 \$'000	Valuation techniques	Key unobservable inputs	Range
Recurring fair value measurements				
Financial assets at fair value through profit or loss:				
- Unquoted equity instruments	6,000	Market comparable	Not applicable	Not applicable
- Unquoted equity instruments	63,379	Net asset value ⁽¹⁾	Not applicable	Not applicable
Investment property	102,364	Average of income capitalisation method and market comparison approach ⁽²⁾	- Capitalisation rate ⁽³⁾ - Rental rate ⁽⁴⁾ - Comparable price ⁽⁵⁾	5.5% per annum RMB 109 to RMB 143 per square meter per month Retail and office: RMB 18,848 to RMB 22,527 per square meter Carpark space: RMB 300,000 per carpark lot

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2024**

21. Fair value of assets and liabilities (cont'd)

(d) Level 3 fair value measurements (cont'd)

(i) *Information about significant unobservable inputs used in Level 3 fair value measurements (cont'd)*

Description	Fair Value at 31 March 2023 \$'000	Valuation techniques	Key unobservable inputs	Range
Recurring fair value measurements				
Financial assets at fair value through profit or loss:				
- Unquoted equity instruments	6,000	Market comparable	Not applicable	Not applicable
- Unquoted equity instruments	64,699	Net asset value ⁽¹⁾	Not applicable	Not applicable
Investment property	106,196	Average of income capitalisation method and market comparison approach ⁽²⁾	- Capitalisation rate ⁽³⁾ - Rental rate ⁽⁴⁾ - Comparable price ⁽⁵⁾	5.5% per annum RMB 107 to RMB 143 per square meter per month Retail and office: RMB 18,848 to RMB 22,447 per square meter Carpark space: RMB 300,000 per carpark lot

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2024**

21. Fair value of assets and liabilities (cont'd)

(d) Level 3 fair value measurements (cont'd)

(i) Information about significant unobservable inputs used in Level 3 fair value measurements (cont'd)

- (1) The fair value of unquoted equity instruments is determined by reference to the underlying net assets value of the investee company.
- (2) Adjustments are made for any difference in the nature, location or condition of the specific property.
- (3) An increase/(decrease) in the capitalisation rate would result in a (decrease)/increase in the fair value of the investment property.
- (4) An increase/(decrease) in the rental rate would result in an increase/(decrease) in the fair value of the investment property.
- (5) An increase/(decrease) in the comparable price would result in an increase/(decrease) in the fair value of the investment property.

The valuation of the investment property is generally sensitive to changes in yield and rental rates. A significant increase/decrease in yield and rental adjustments based on management's assumptions would result in a significantly higher/lower fair value measurement.

(ii) Movements in Level 3 assets measured at fair value

The following table presents the reconciliation for all assets measured at fair value based on significant unobservable inputs (Level 3):

	31 March 2024		
	Financial assets at fair value through profit or loss (Unquoted equity instruments)	Investment property	Total
Group	\$'000	\$'000	\$'000
Opening balance	70,699	106,196	176,895
Total gains or losses for the financial year			
- Fair value loss recognised in profit or loss	(2,574)	–	(2,574)
Additions	1,869	–	1,869
Redemptions	(758)	–	(758)
Foreign exchange differences	143	(3,832)	(3,689)
Closing balance	69,379	102,364	171,743

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2024**

21. Fair value of assets and liabilities (cont'd)

(d) Level 3 fair value measurements (cont'd)

(ii) Movements in Level 3 assets measured at fair value (cont'd)

	31 March 2023		
	Financial assets at fair value through profit or loss (Unquoted equity instruments) \$'000	Investment property \$'000	Total \$'000
Group			
Opening balance	78,062	115,744	193,806
Total gains or losses for the financial year			
- Fair value (loss)/gain recognised in profit or loss	(12,530)	776	(11,754)
Additions	6,492	–	6,492
Redemptions	(1,194)	–	(1,194)
Foreign exchange differences	(131)	(10,324)	(10,455)
Closing balance	70,699	106,196	176,895

(iii) Valuation policies and procedures

It is the Group's policy to engage external valuation experts to perform the valuation. The management is responsible for selecting and engaging valuation experts that possess the relevant credentials and knowledge on the subject of valuation, valuation methodologies, and SFRS(I) 13 fair value measurement guidance.

Management reviews the appropriateness of the valuation methodologies and assumptions adopted, and the reliability of the inputs used in the valuations in light of the prevailing conditions at 31 March 2024.

22. Net asset value

	Group		Company	
	31 March 2024 \$	31 March 2023 \$	31 March 2024 \$	31 March 2023 \$
Net asset value per ordinary share	1.72	1.76	0.47	0.46

Net asset value per ordinary share for the Group is calculated on the equity attributable to owners of the Company as at 31 March 2024 of \$1,426,185,000 (31 March 2023: \$1,456,690,000) divided by the total number of issued shares excluding treasury shares as at 31 March 2024 of 828,035,874 (31 March 2023: 828,035,874).

**Other Information Required by Listing Rule
Appendix 7.2**

OTHER INFORMATION

1. Review

The condensed balance sheets of Metro Holdings Limited and its subsidiaries as at 31 March 2024 and the related condensed consolidated income statement and statement of comprehensive income, condensed statements of changes in equity and condensed consolidated cash flow statement for the six-month period and year then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the Group

2(a) Review of Group Results

Half Year ended 31 March 2024 (2HFY2024) against Half Year ended 31 March 2023 (2HFY2023)

The Group's revenue of \$65.7 million for the second half financial year ended 31 March 2024 increased by 3.8% over 2HFY2023's \$63.4 million. Revenue from the property division for 2HFY2024 decreased to \$5.9 million from 2HFY2023's \$6.7 million mainly due to revenue from GIE Tower, Guangzhou, decreased by \$0.6 million from \$3.3 million in 2HFY2023 to \$2.7 million in 2HFY2024. The retail division reported higher sales by \$3.1 million from \$56.7 million in 2HFY2023 to \$59.8 million in 2HFY2024 from Metro Paragon and Metro Causeway Point, the two department stores in Singapore.

The Group reported a lower gross profit by \$4.0 million from \$11.2 million in 2HFY2023 to \$7.2 million in 2HFY2024 mainly due to lower gross margins and increased costs arising from the highly competitive trading environment in the retail division.

Share of results of associates registered a gain of \$22.7 million in 2HFY2024, as compared to a share of associate's loss of \$4.4 million in 2HFY2023 mainly due to the recognition of a negative goodwill of \$60.3 million being the excess fair value over purchase consideration arising from the Group's strategic acquisition of an additional 6% equity stake in Top Spring (refer to Note 12 on page 16) and higher contributions from Boustead Industrial Fund by \$2.1 million in 2HFY2024. These were partially offset by (1) the Group's higher share of loss from its associate Top Spring by \$31.3 million (primarily arising from its impairment losses on its properties held for sale and higher operating loss); and (2) higher revaluation loss of the investment properties by \$6.5 million from the Group's 30% stake in Australia properties due to rising interest costs and capitalisation rate expansion underpinned by high interest rate environment and weaker rent outlook.

Share of profit of joint ventures registered a loss of \$3.9 million in 2HFY2024, as compared to a share of joint venture's gain of \$20.4 million in 2HFY2023 mainly due to (1) the Group's share of higher revaluation loss from the investment properties by \$16.8 million mainly attributed to higher revaluation loss by \$16.4 million for 5 Chancery Lane in UK which has commenced its planned asset enhancement works upon lease expiry in May 2023 and an absence of a \$4.4 million revaluation gain for Asia Green in Singapore, partially mitigated by lower revaluation loss for its China properties by \$2.5 million; and (2) lower Group's share of joint venture operating profit by \$7.5 million mainly attributed to lower operating profits generated from the China properties in line with the challenging leasing market resulting in lower occupancies, an impairment loss of \$2.9 million for Endeavour, Sheffield in the UK, and an absence of contribution from 5 Chancery Lane.

As a result of the foregoing, profit before taxation decreased to \$8.8 million in 2HFY2024 from \$11.0 million in 2HFY2023.

Segmental Results for Half Year ended 31 March (Refer to Segment information on page 22)

Segmental Results - Property Division

Revenue from the property division for 2HFY2024 decreased to \$5.9 million from 2HFY2023's \$6.7 million mainly due to revenue from GIE Tower, Guangzhou, decreased by \$0.6 million from \$3.3 million in 2HFY2023 to \$2.7 million in 2HFY2024. In line with lower revenue, the property division recorded lower gross profit by \$0.9 million in 2HFY2024.

Segment results of the property division, excluding finance costs and associates and joint ventures, reported a lower profit of \$2.9 million in 2HFY2024 as compared to \$4.6 million in 2HFY2023. Other net income was lower by \$0.3 million from \$8.3 million in 2HFY2023 to \$8.0 million in 2HFY2024 mainly due to lower dividend income by \$1.6 million from the long term investments and lower interest income by \$3.0 million in 2HFY2024, partially mitigated by lower fair value loss by \$4.1 million from the long term and short term investments.

Share of results of associates registered a gain of \$22.7 million in 2HFY2024, as compared to a share of associate's loss of \$4.4 million in 2HFY2023 mainly due to the recognition of a negative goodwill of \$60.3 million being the excess fair value over purchase consideration arising from the Group's strategic acquisition of an additional 6% equity stake in Top Spring (refer to Note 12 on page 16) and higher contributions from Boustead Industrial Fund by \$2.1 million in 2HFY2024. These were partially offset by (1) the Group's higher share of loss from its associate Top Spring by \$31.3 million (primarily arising from its impairment losses on its properties held for sale and higher operating loss); and (2) higher revaluation loss of the investment properties by \$6.5 million from the Group's 30% stake in Australia properties due to rising interest costs and capitalisation rate expansion underpinned by high interest rate environment and weaker rent outlook.

Share of profit of joint ventures registered a loss of \$3.9 million in 2HFY2024, as compared to a share of joint venture's gain of \$20.4 million in 2HFY2023 mainly due to (1) the Group's share of higher revaluation loss from the investment properties by \$16.8 million mainly attributed to higher revaluation loss by \$16.4 million for 5 Chancery Lane in UK which has commenced its planned asset enhancement works upon lease expiry in May 2023 and an absence of a \$4.4 million revaluation gain for Asia Green in Singapore, partially mitigated by lower revaluation loss for its China properties by \$2.5 million; and (2) lower Group's share of joint venture operating profit by \$7.5 million mainly attributed to lower operating profits generated from the China properties in line with the challenging leasing market resulting in lower occupancies, an impairment loss of \$2.9 million for Endeavour, Sheffield in the UK, and an absence of contribution from 5 Chancery Lane.

The average occupancy of the Group's four investment properties held by a subsidiary and joint ventures as at 31 March 2024 was 84.5%.

The portfolio summary of the Group's Investment Properties as at 31 March 2024 was as follows:

	Percentage Owned	Tenure	No. of Tenants	Occupancy Rate (%)
<u>Owned by a Subsidiary</u>				
GIE Tower, Guangzhou	100%	50 year term from 1994	33	82.9%
<u>Owned by Joint Ventures</u>				
Metro City, Shanghai	60%	36 year term from 1993	171	79.9%
Metro Tower, Shanghai	60%	50 year term from 1993	27	75.5%
Asia Green, Singapore	50%	99 year term from 2007	28	99.7%

Segmental Results - Retail Division

Amidst the challenges confronting the retail sector, the Singapore operations of our retail division demonstrated resilience, achieving a revenue increase to \$59.8 million in the 2HFY2024, up from \$56.7 million in the corresponding period of the previous year.

Despite this growth in revenue, the division's gross profit declined to \$4.9 million in 2HFY2024 from \$7.9 million, leading to a decreased segment profit of \$2.7 million, down from \$5.5 million in 2HFY2023. The decline in gross profit was primarily due to lower gross margins and increased costs arising from the highly competitive trading environment.

Full Year ended 31 March 2024 (FY2024) vs Full Year ended 31 March 2023 (FY2023)

Turnover

Group turnover for the financial year ended 31 March 2024 decreased to \$115.9 million from \$117.2 million in FY2023. The property division recognised lower revenue by \$2.8 million at \$10.5 million in FY2024 from \$13.3 million in FY2023 mainly due to lower sale of property rights of the residential development properties in Bekasi and Bintaro, Jakarta. Revenue from GIE Tower, Guangzhou, decreased from \$6.4 million in FY2023 to \$5.5 million in FY2024. The retail division reported higher sales from \$104.0 million in FY2023 to \$105.4 million in FY2024 from Metro Paragon and Metro Causeway Point, the two department stores in Singapore.

In line with lower property revenue, the property division's gross profit was lower by \$1.8 million. The retail division reported a lower gross profit by \$6.2 million from \$13.7 million in FY2023 to \$7.5 million in FY2024 mainly due to lower gross margins and increased costs arising from the highly competitive trading environment.

Resulting from the above, the Group's gross profit decreased by \$8.1 million from \$20.4 million in FY2023 to \$12.3 million in FY2024.

Profit Before Tax

The Group's profit before tax for the year decreased to \$19.7 million from \$31.7 million in FY2023.

Segment results, excluding finance costs and associates and joint ventures, decreased to \$15.1 million in FY2024 from \$18.4 million in FY2023 (refer to page 23) mainly due to lower gross profit by \$8.1 million. This was partially mitigated by higher other net income by \$4.6 million from \$19.4 million in FY2023 to \$24.0 million in FY2024, mainly due to its long term and short term investments recognising lower net fair value loss by \$7.5 million, partially offset by lower dividend income by \$3.5 million from the long term investments.

Share of profit of associates increased by \$21.8 million to \$25.9 million in FY2024 from \$4.1 million in FY2023 mainly due to the recognition of a negative goodwill of \$60.3 million being the excess fair value over purchase consideration arising from the Group's strategic acquisition of an additional 6% equity stake in Top Spring (refer to Note 12 on page 16) and higher contributions from Boustead Industrial Fund by \$2.8 million in FY2024. These were partially offset by (1) the Group's higher share of loss from its associate Top Spring by \$30.8 million (primarily arising from its impairment losses on its properties held for sale and higher operating loss) and (2) lower share of profit by \$3.3 million and higher revaluation loss of the investment properties by \$10.0 million from the Group's 30% stake in Australia properties as well as its 30% stake in six purpose-built student accommodation ("PBSA") properties in the United Kingdom ("UK") due to rising interest costs and capitalisation rate expansion underpinned by high interest rate environment and weaker rent outlook.

Share of profit of joint ventures decreased by \$25.6 million from \$35.3 million in FY2023 to \$9.7 million in FY2024 mainly due to (1) the Group's share of higher revaluation loss from the investment properties by \$13.7 million mainly attributed to higher revaluation loss by \$16.4 million for 5 Chancery Lane in UK which has commenced its planned asset enhancement works upon lease expiry in May 2023 and an absence of a \$4.4 million revaluation gain for Asia Green in Singapore, partially mitigated by lower revaluation loss for its China properties by \$5.6 million; and (2) lower Group's share of joint venture operating profit by \$11.9 million mainly attributed to lower operating profits generated from the China properties in line with the challenging leasing market resulting in lower occupancies, an impairment loss of \$2.9 million for Endeavour, Sheffield in the UK, and an absence of contribution from 5 Chancery Lane.

Finance costs increased by \$4.1 million to \$31.0 million in FY2024 from \$26.9 million in FY2023 mainly due to rising interest rates from bank borrowings, which was mitigated by lower bank borrowings from partial repayment of short term borrowings by the Group's utilisation of its cash during the year.

2(b) Cash Flow, Working Capital, Assets and Liabilities of the group during the current financial period reported on.

Associates (Non-current assets) (\$847.4 million) and Amounts due from associates (Current assets) (\$201.5 million) totalling \$1,048.9 million as at 31 March 2024 increased from \$1,021.5 million as at 31 March 2023 mainly due to (1) \$15.9 million for acquisition of an additional 6% equity stake in Top Spring; (2) net advance of shareholder loan to associates of \$5.7 million and (3) share of profit of associates of \$25.9 million. These were partially offset by dividend distribution received from associates of \$2.8 million in FY2024 and currency translation loss of foreign associates.

Joint Ventures (Non-current assets) (\$373.6 million) and Amounts due from joint ventures (Current assets) (\$131.4 million) totalling \$505.0 million as at 31 March 2024 increased from \$499.6 million as at 31 March 2023 mainly due to funding of \$33.6 million for the acquisition of a 20% stake in VisionCrest Commercial, an 11-storey freehold Grade-A office building situated in the prime Orchard Road area; share of profit of joint ventures of \$9.7 million and shareholder loan of \$19.6 million to a joint venture in the United Kingdom. These were partially offset by dividend distribution from joint ventures of \$50.2 million in FY2024 and currency translation loss of foreign joint ventures, mainly in China.

Development properties (Current assets) decreased to \$136.3 million as at 31 March 2024 from \$145.6 million as at 31 March 2023. This relates to the residential development properties in Jakarta, Indonesia, held for sales. During the financial year, the progressive sale recognition of property rights of residential units was \$4.0 million.

Accounts and other receivables (Current assets) decreased from \$62.5 million as at 31 March 2023 to \$58.1 million as at 31 March 2024 mainly due to receipts for the sale of property rights of \$4.9 million, which was partially offset by sale recognition of property rights of \$5.0 million, relating to the residential development properties in Jakarta, Indonesia, held for sales in FY2024.

Borrowings (Current liabilities) (\$201.7 million) and Borrowings (Non-current liabilities) (\$391.4 million) totalling \$593.1 million as at 31 March 2024 was comparable to \$595.0 million as at 31 March 2023. In March 2024, term loans and revolving banking lines were drawn for the redemption of the \$200 million 4.3% notes due 2024 issued on 2 April 2019 by the Company pursuant to its \$1 billion multicurrency debt issuance programme. As at 31 March 2024, the \$200 million was repaid.

Amounts due to joint ventures (Non-current liabilities) decreased to \$130.9 million as at 31 March 2024 from \$135.6 million as at 31 March 2023 mainly due to lower revalued loans denominated in Renminbi from joint ventures in the PRC.

As a result of the above and after taking into account a dividend of \$18.6 million paid to shareholders, Cash and cash equivalents decreased from \$329.3 million as at 31 March 2023 to \$272.7 million as at 31 March 2024.

There were no other material factors that affected the cash flow, working capital, assets and liabilities of the Group during the current financial year reported on.

3. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

There have been no material variances with prospect statements issued for the period being reported.

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months

Overall

Geopolitical fragmentation accelerated into 2024 and threaten global stability, marked by an escalation in armed conflict such as the Russia-Ukraine war which entered its third year with no end in sight. Hostilities have intensified between Israel and Hamas, and Israel and Iran have unprecedentedly exchanged direct attacks. On the macroeconomic front, the world faces an era of lower growth: projected GDP growth of 3.2% in 2024 and 2025 by the International Monetary Fund (“IMF”) is well below the historical average (2000-2019) of 3.8%¹. In addition, a sharper-than-expected slowdown in China could compounded the current weakness in global economic growth, with recent official data suggesting China’s recovery may be faltering². Global inflation is expected to continue decelerating, from 6.8% in 2023 to 5.9% in 2024 and 4.5% in 2025¹, but persistent inflation is complicating efforts by central banks and governments to ease on monetary policy and ensure fiscal sustainability. The US Federal Reserve has held interest rates steady at 5.25 – 5.50% after its latest policy meeting on 1 May 2024, putting a red flag on how higher-than-expected inflation data for 1Q2024 could delay eventual rate cuts³. The Group operates in 5 countries namely Singapore, China, Indonesia, the United Kingdom (“UK”) and Australia which are subject to the heightened economic volatility and currencies’ fluctuations against the Singapore dollar.

Property Division

China

China recorded faster-than-expected GDP growth of 5.3% for 1Q2024, although several other economic indicators released around the GDP data suggest that domestic demand remains frail and weighs on overall momentum⁴, while more recent data for April 2024 indicate that growth is slowing in the manufacturing and services sector². China’s property sector – with the downturn extending into its third year – remains a major drag on the economy and continues to weigh on business and consumer confidence, investment plans and employment.

The property market downturn has weighed on leasing demand for the Group’s China investment properties, mainly Metro City and Metro Tower in Shanghai, and GIE Tower in Guangzhou, all of which reported an average occupancy of 79.4%⁵ (85.0%⁶). The Atrium Mall in Chengdu, and Shanghai Plaza in Shanghai achieved occupancy of 91.2%⁵ (90.6%⁶) and 88.2%⁵ (97.9%⁶) respectively. Leasing continues to be challenging for the three office buildings in Bay Valley which are 70.6%⁵ (65.7%⁶) occupied. Current difficulties in the office leasing market, particularly in Shanghai where overall vacancy rates continue to rise amid substantial new supply⁷, will continue to affect the occupancy of our China investment properties. The Group’s associate, Top Spring International Holdings Limited, co-investments with BentallGreenOak and our other China investment properties will continue to be subject to persistent market headwinds in China and Hong Kong.

Singapore

The Ministry of Trade and Industry (“MTI”) estimates that Singapore’s GDP growth expanded by 0.1% on a quarter-on-quarter seasonally-adjusted basis in 1Q2024, moderating from the 1.2% growth in the preceding quarter, and has maintained a growth of “1.0% to 3.0%” for the 2024 full year⁸.

The flight to quality trend in Singapore’s office market has continued into 1Q2024. Quality buildings with good locations have been able to maintain their rents or even command higher rents⁹. Reflecting the continued flight to quality trend, our premium Grade-A office towers at the Tampines Regional Centre achieved an occupancy rate of 99.7%⁵ (94.0%⁶). Our recent acquisition of a 20% stake in VisionCrest Commercial further deepens our presence in Singapore through ownership of a Grade A, certified LEED Gold® freehold office property with full floorplates within the prime Orchard Road area. The building will be under-going some refurbishment work for its office lobby and be equipped with new features to improve its energy efficiency so as to better serve its tenants.

¹ IMF, *World Economic Outlook – Steady but Slow: Resilience Amid Divergence*, 16 April 2024

² Reuters, *China’s factory, services activity growth slows in April*, 30 April 2024

³ Reuters, *Fed leaves rates unchanged, flags ‘lack of further progress’ on inflation*, 2 May 2024

⁴ Reuters, *China’s economy grew faster than expected in the March quarter*, 16 April 2024

⁵ As at 31 March 2024

⁶ As at 31 March 2023

⁷ Savills, *Shanghai Office Q1/2024*, 15 April 2024

⁸ MTI Singapore, *MTI Maintains 2024 GDP Growth Forecast at “1.0 to 3.0 Per Cent”*, 23 May 2024

⁹ Colliers Office Q1 2024: *Displaying its Mettle*, 16 April 2024

In the industrial and logistics market, prime logistics rents have risen due to persistent tight supply and resilient demand from third-party logistics players. A flight to quality continues to characterise the business park and high-tech markets, and leasing activities are expected to pick up in 2024 alongside an improving manufacturing economy¹⁰. Metro is well positioned given our 26% stake in the Boustead Industrial Fund (“BIF”), with a quality portfolio of 15 industrial, business park, high-spec industrial and logistics properties in Singapore, enjoying a high committed occupancy of 92.8%⁵ (98.4%⁶) and a long weighted average lease expiry (“WALE”) by income of approximately 5.1⁵ years (5.9 years⁶). As at 31 March 2024, the total portfolio under BIF has a total asset size of \$754.6 million.

We maintain a cautious stance as lingering risks from higher-for-longer global interest rates and capital flow volatility, and an escalation in geopolitical conflicts could also lead to an abrupt increase in financial market stress and heightened uncertainty, which will in turn dampen global and domestic growth prospects¹¹.

Indonesia

Indonesia registered GDP growth of 5.05% for 2023, slowing from the 5.3% growth recorded for 2022 when economic activity was boosted by exports amid the global commodity boom¹². Indonesia’s domestic demand has been hit by the central bank’s rate hikes, which totalled 250 basis points between August 2022 and October 2023, posing headwinds for our projects. All five Bekasi towers and both Bintaro towers have topped off, fully-paid units are gradually being handed over and sales continue to be underway.

United Kingdom

The UK economy entered into a shallow recession in the second half of 2023, with GDP shrinking by 0.1% in the third quarter and by 0.3% in the final quarter, while GDP growth was just 0.1% for the whole of 2023 – the weakest performance since 2009 excluding the peak-pandemic year of 2020¹³. While the Bank of England (“BOE”)’s Monetary Policy Committee (“MPC”) voted 7-2 at its latest meeting on 9 May 2024 to keep rates at a 16-year high of 5.25%, the central bank’s governor has said the BOE might need to cut rates by more than the market expected and it could start at its next scheduled MPC announcement in June 2024¹⁴. The rising interest costs have increased property operating costs as well as capitalisation rates that has negatively impacted most property valuations.

Investment volumes in the UK Purpose-Built Student Accommodation (“PBSA”) sector rose to £430 million in 1Q2024, more than tripling from the £140 million for the corresponding period in 2023¹⁵. Metro has a 30% stake in Paideia Capital UK Trust, which owns a portfolio comprising six freehold quality PBSA properties across Warwick, Bristol, Durham, Exeter, Glasgow and Kingston valued at £132.4 million and it has achieved a high occupancy rate of 95.2%⁵ (83.7%⁶).

Manchester home prices are forecasted to grow by 16.4% from 2022-2026¹⁶, which would be the highest growth registered among all of the major UK cities. Construction and sales of Phase 3 of Metro’s 2,215-unit development at Middlewood Locks, is underway with completion expected in late 2024. The units in Phase 1 and Phase 2 have been fully sold and handed over.

In London it has been noted that green-certified office buildings provide a competitive advantage and can experience increased occupier demand from firms adhering to corporate sustainability targets, potentially leading to higher rental growth in markets with limited availability¹⁷. Given that the asset enhancement works for new extension and refurbishment have commenced for our office property at 5 Chancery Lane after the previous tenancy ended, this is expected to better position the asset to leverage on the leasing demand for green buildings. The asset enhancement work is targeted to be completed by 1Q2026.

The Group’s Sheffield Digital Campus, Endeavour, a Grade A freehold office building which is certified with EPC A and BREEAM Excellent has been handed over to British Telecom Group in July 2023 to commence its 15 years of lease.

Australia

The Reserve Bank of Australia (“RBA”) kept rates at a 12-year high of 4.35% for a third straight meeting on 19 March 2024, with the central bank watering down on its tightening bias¹⁸. The RBA has increased interest rates by 425 basis points since May 2022, which has increased property operating costs as well

¹⁰ Cushman & Wakefield, Singapore Industrial MarketBeat Q1 2024, 5 April 2024

¹¹ Bloomberg, Singapore’s Path to Faster Economic Growth Is Riddled With Risks, 26 April 2024

¹² Reuters, Indonesia 2023 GDP growth slows to 5.1% on falling commodity prices, 5 February 2024

¹³ Reuters, UK economy went into recession last year, data confirms, 28 March 2024

¹⁴ Reuters, Bank of England clears path for its first rate cut since 2020, 9 May 2024

¹⁵ Colliers, United Kingdom Property Snapshot, 30 April 2024

¹⁶ JLL, UK Residential Forecasts, 2 November 2021

¹⁷ Savills, Spotlight: European Property Themes 2024, 15 January 2024

¹⁸ Reuters, Australia’s central bank holds rates, waters down tightening bias, 19 March 2024

as capitalisation rates that has negatively impacted most property valuations, particularly for office buildings. The IMF has forecasted Australia's GDP growth to moderate from 2.1% in 2023 to 1.5% in 2024, before picking up to 2.0% in 2025¹. Metro's 30%-owned joint venture with Sim Lian consists of 17 quality freehold properties comprising 4 office buildings and 13 retail centres spanning across 4 key states, namely New South Wales, Victoria, Queensland, and Western Australia, with a total appraised value of approximately A\$1.2 billion (approximately S\$1.0 billion) and continues to achieve a high occupancy of 94.1%⁵ (96.5%⁶) and a long WALE of approximately 5.6 years⁵ by income (5.7 years⁶). Amid the elevated levels of economic uncertainties and significant new office supply in the pipeline¹⁹, leasing activities continues to be challenging.

Others

The Group's portfolio of long-term and short-term investments, held at fair value through profit or loss and other comprehensive income, will continue to be subject to volatile fluctuations in their fair value. The Group is exposed to the effects of foreign currency exchange rate fluctuations, primarily in relation to Chinese Renminbi, Hong Kong dollar, US dollar, Sterling pound, Indonesian rupiah and Australian dollar. Whenever possible, the Group seeks to maintain a natural hedge through the matching of liabilities, including borrowings, against assets in the same currency.

Retail Division

According to the Ministry of Trade and Industry, growth of Singapore's retail trade sector slowed from 8.5% for 2022 to 1.3% in 2023, with a reversal from growth to contraction in the fourth quarter of 2023²⁰. Department stores registered nearly flat growth in sales for 2023 compared to a 28.5% growth for the previous year. Amid inflationary pressures, real consumer spending in Singapore is expected to grow at a slower pace of 2.8% in 2024 from the 3.5% growth in 2023, according to the Mastercard Economics Institute²¹. Lower consumer spending will continue to weigh on our two department stores at Paragon and Causeway Point as well as our online platforms.

In view that the challenging market conditions are expected to persist, we remain committed to optimising our retail division's operations and driving efficiencies to better navigate the environment and maintain our competitive edge.

The Group

Operating conditions remain challenging, with headwinds in key markets. A prolonged high interest rate environment will continue to adversely impact property valuations and increase financing costs. China's extended property market downturn will continue to weigh on business and consumer confidence, investment plans and employment.

Amidst the elevated levels of global geopolitical and economic uncertainties, Metro will exercise caution and prudence while taking proactive measures to maintain strong capital management discipline, including preserving cash, optimising cash flows and liquidity, and to actively manage our existing investment portfolio to optimise returns and capitalise on new opportunities to enhance shareholder value. With regards to our asset management strategy, we will prioritise critical asset enhancement, while deferring uncommitted capital expenditure, implementing cost saving measures and deploying derivative instruments to hedge the underlying interest rate exposures, where possible. The Group will continue to maintain a strong liquidity position comprising cash and banking facilities.

5. Dividend information

(a) Current Financial Period Reported on

Any dividend recommended for the current financial period reported on? Yes

Name of Dividend	Tax exempt (one tier) Final
Dividend Type	Cash
Dividend Amount per share (in cent)	2.0 cents per ordinary share

¹⁹ Investa Inside – Office Market Outlook: What to expect in 2024, December 2023

²⁰ MTI Singapore, MTI Maintains 2024 GDP Growth Forecast at "1.0 to 3.0 Per Cent", 15 February 2024

²¹ The Business Times, Singapore consumer spending to slow next year: Mastercard, 15 December 2023

(b) Corresponding Period of the Immediate Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? Yes

Name of Dividend	Tax exempt (one tier) Final
Dividend Type	Cash
Dividend Amount per share (in cent)	2.0 cents per ordinary share

Name of Dividend	Special Tax exempt (one-tier) Final
Dividend Type	Cash
Dividend Amount per share (in cent)	0.25 cent per ordinary share

(c) Date Payable

To be announced at a later date.

(d) Books Closure Date

To be announced at a later date.

6. If no dividend has been declared (recommended), a statement to that effect and the reason(s) for the decision.

Not applicable.

7. Interested person transactions

The Group has not obtained a general mandate from shareholders of the Company for Interested Person Transactions.

8. Confirmation that the issuer has procured undertaking from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)

The Company has received undertaking from all its directors and executive officers in the format as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual of the SGX-ST.

9. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Please refer to item 2(a).

10. A breakdown of sales as follows:-

	31-Mar-2024	31-Mar-2023	Increase/ (Decrease)
	Group	Group	
	\$'000	\$'000	%
Sales reported for the first half year	50,161	53,887	(6.9)
Operating profit after tax before deducting non-controlling interests reported for the first half year	8,161	16,805	(51.4)
Sales reported for the second half year	65,747	63,350	3.8
Operating profit after tax before deducting non-controlling interests reported for the second half year	6,451	8,539	(24.5)

11. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:-

Total Annual Dividend

	Year Ended	
	31-Mar-2024	31-Mar-2023
	\$'000	\$'000
Ordinary final dividend	16,561	16,561
Special dividend (Final)	-	2,070
Total	16,561	18,631

12. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Mdm Ong Sioe Hong	74	Aunt of substantial shareholders, Ong Ling Ling, Ong Jenn, Ong Ching Ping and Ong Sek Hian (Wang ShiXian)*	Managing Director of Metro (Pte) Ltd since March 1994 and appointed Executive Chairman in 2012. Responsible for overall corporate strategies of Metro (Pte) Ltd and its subsidiaries, the retail division of the Group.	N.A.
Ong Jenn	49	Substantial shareholder Nephew of (i) Mdm Ong Sioe Hong and (ii) Mr Ong Jen Yaw who is a substantial shareholder Sibling of substantial shareholders, Ong Ling Ling, Ong Ching Ping and Ong Sek Hian (Wang ShiXian)*	Director of Business Development of the Company since 2 November 2020. To assist management to implement business development strategies.	N.A.

* Mr Ong Sek Hian (Wang ShiXian) is also a non-executive and non-independent director of the Company.

BY ORDER OF THE BOARD
Tan Ching Chek and Eve Chan Bee Leng
Joint Company Secretaries
Date: 24 May 2024