



**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 2022

Metro Holdings Limited and its Subsidiaries

Condensed Interim Financial Statements for the six months and full year ended 31 March 2022

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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 2022**

	Note	Group			Group		
		6 months ended 31-Mar-2022 \$'000	6 months ended 31-Mar-2021 \$'000	% Change	12 months ended 31-Mar-2022 \$'000	12 months ended 31-Mar-2021 \$'000	% Change
Revenue							
- Retail		51,276	47,545	7.8	86,594	72,771	19.0
- Sale of property rights		5,506	9,697	(43.2)	7,655	17,924	(57.3)
- Rental income		2,936	3,364	(12.7)	6,254	6,628	(5.6)
	4	<u>59,718</u>	<u>60,606</u>	(1.5)	<u>100,503</u>	<u>97,323</u>	3.3
Cost of revenue	5	<u>(49,409)</u>	<u>(50,050)</u>	(1.3)	<u>(85,199)</u>	<u>(81,833)</u>	4.1
Gross profit		<u>10,309</u>	<u>10,556</u>	(2.3)	<u>15,304</u>	<u>15,490</u>	(1.2)
Other net income	6	22,450	18,833	19.2	34,114	31,537	8.2
Fair value (loss)/gain on investment property		(341)	533	n.m.	(341)	533	n.m.
Impairment on right-of-use assets* General and administrative expenses		-	(4,578)	n.m.	-	(4,578)	n.m.
Finance costs	7	(9,984)	(10,962)	(8.9)	(21,019)	(19,642)	7.0
Associates							
- Share of results, net of tax	12	9,284	(13,028)	n.m.	11,821	(20,559)	n.m.
- Impairment of amounts due from associates	12	(36,327)	-	n.m.	(36,327)	-	n.m.
		<u>(27,043)</u>	<u>(13,028)</u>	107.6	<u>(24,506)</u>	<u>(20,559)</u>	19.2
Joint ventures							
- Share of results, net of tax	13	23,320	32,077	(27.3)	47,315	64,154	(26.2)
Profit from operations before taxation		<u>9,344</u>	<u>23,815</u>	(60.8)	<u>31,699</u>	<u>47,562</u>	(33.4)
Taxation	9	<u>(4,077)</u>	<u>(6,643)</u>	(38.6)	<u>(8,048)</u>	<u>(10,567)</u>	(23.8)
Profit net of taxation		<u><u>5,267</u></u>	<u><u>17,172</u></u>	(69.3)	<u><u>23,651</u></u>	<u><u>36,995</u></u>	(36.1)
Attributable to:							
Owners of the Company		5,365	16,969	(68.4)	23,700	36,752	(35.5)
Non-controlling interests		(98)	203	n.m.	(49)	243	n.m.
		<u><u>5,267</u></u>	<u><u>17,172</u></u>	(69.3)	<u><u>23,651</u></u>	<u><u>36,995</u></u>	(36.1)
Earnings per share		Cents	Cents		Cents	Cents	
Basic	10	<u>0.6</u>	<u>2.0</u>		<u>2.9</u>	<u>4.4</u>	
Diluted	10	<u>0.6</u>	<u>2.0</u>		<u>2.9</u>	<u>4.4</u>	

n.m. - not meaningful

* The results for the six months and full year ended 31 March 2021 included the impairment on right-of-use asset from the retail segment.

Metro Holdings Limited and its Subsidiaries

**Condensed Interim Consolidated Statement of Comprehensive Income
For the six months and full year ended 31 March 2022**

	Group			Group		
	6 months ended 31-Mar-2022 \$'000	6 months ended 31-Mar-2021 \$'000	% Change	12 months ended 31-Mar-2022 \$'000	12 months ended 31-Mar-2021 \$'000	% Change
Profit net of taxation	5,267	17,172	(69.3)	23,651	36,995	(36.1)
Other comprehensive income/ (expense):						
<i>Items that will not be reclassified to profit or loss:</i>						
Net change in fair value of equity investments at FVOCI (Note 1)	2,421	-	n.m.	2,421	-	n.m.
<i>Items that may be reclassified subsequently to profit or loss:</i>						
Currency translation adjustments on foreign subsidiaries, associates and joint ventures (Note 2)	1,103	3,034	(63.6)	28,377	(909)	n.m.
Share of other comprehensive income of associates and joint ventures (Note 3)	6,676	23,874	(72.0)	7,923	18,680	(57.6)
Other comprehensive income, net of tax:	10,200	26,908	(62.1)	38,721	17,771	117.9
Total comprehensive income for the period	<u>15,467</u>	<u>44,080</u>	(64.9)	<u>62,372</u>	<u>54,766</u>	13.9
Total comprehensive income/ (expense) attributable to:						
Owners of the Company	15,700	43,718	(64.1)	61,828	53,041	16.6
Non-controlling interests	(233)	362	n.m.	544	1,725	(68.5)
	<u>15,467</u>	<u>44,080</u>	(64.9)	<u>62,372</u>	<u>54,766</u>	13.9

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 2022

Note:

(1) The net change in fair value of equity investments at fair value through other comprehensive income (FVOCI) mainly relates to fair value gain of \$2.3 million in the Group's long term investment in Daiwa House Logistics Trust.

(2) In 2HFY2022, currency translation adjustments of \$1.1 million mainly relates to the exchange translation gain of foreign operations' net assets due to the appreciation of RMB (\$6.2 million), partially offset by depreciation of HKD (\$2.6 million), IDR (\$1.2 million), and USD (\$1.1 million) against SGD.

In 2HFY2021, currency translation adjustments of \$3.0 million mainly relates to the exchange translation gain of foreign operations' net assets due to the appreciation of RMB (\$9.7 million) and IDR (\$2.1 million) against SGD. These were partially offset by depreciation of HKD (\$5.4 million) and USD (\$3.9 million) against SGD.

In FY2022, currency translation adjustments of \$28.4 million mainly relates to the exchange translation gain of foreign operations' net assets due to the appreciation of RMB (\$22.1 million), IDR (\$5.7 million), USD (\$1.1 million) and HKD (\$0.2 million) against SGD.

In FY2021, currency translation adjustments of \$0.9 million mainly relates to the exchange translation loss of foreign operations' net assets due to the depreciation of HKD (\$14.4 million) and USD (\$12.9 million) against SGD. These were partially mitigated by appreciation of IDR (\$16.5 million) and RMB (\$9.9 million) against SGD.

(3) In 2HFY2022 and FY2022, share of other comprehensive income of \$6.7 million and \$7.9 million respectively was largely attributable to our associate i.e. Top Spring International Holdings Limited ("Top Spring"), as a result of appreciating RMB against HKD.

In 2HFY2021 and FY2021, share of other comprehensive income of \$23.9 million and \$18.7 million respectively was also largely attributable to our associate i.e. Top Spring, as a result of strengthening RMB against HKD.

Metro Holdings Limited and its Subsidiaries

Condensed Interim Balance Sheets As at 31 March 2022

Balance Sheets as at

	Note	Group		Company	
		31-Mar-2022 \$'000	31-Mar-2021 \$'000	31-Mar-2022 \$'000	31-Mar-2021 \$'000
Non-current assets					
Plant and equipment		1,988	2,710	260	334
Right-of-use assets		54,262	46,960	6,421	3,292
Investment property	11	115,744	111,725	-	-
Subsidiaries		-	-	21,828	17,790
Amounts due from subsidiaries		-	-	676,190	502,030
Associates	12	985,671	773,271	500	500
Joint ventures	13	394,689	367,948	-	-
Long term investments	14	133,621	88,534	-	-
		<u>1,685,975</u>	<u>1,391,148</u>	<u>705,199</u>	<u>523,946</u>
Current assets					
Development properties		160,843	163,405	-	-
Inventories		9,081	9,022	-	-
Prepayments		1,201	616	-	-
Accounts and other receivables	15	70,722	81,434	666	181
Tax recoverable		-	379	-	-
Amounts due from subsidiaries		-	-	317,080	430,138
Amounts due from associates	12	90,847	136,696	-	-
Amounts due from joint ventures	13	136,760	123,072	4,044	4,021
Short term investments	14	16,493	15,932	-	-
Cash and cash equivalents		331,360	425,669	67,349	2,490
		<u>817,307</u>	<u>956,225</u>	<u>389,139</u>	<u>436,830</u>
Current liabilities					
Borrowings	16	135,524	324,957	44,152	218,349
Accounts and other payables		46,788	48,679	7,108	7,928
Amounts due to subsidiaries		-	-	193,696	176,339
Lease liabilities		10,996	9,651	578	539
Provision for taxation		7,575	7,079	94	-
		<u>200,883</u>	<u>390,366</u>	<u>245,628</u>	<u>403,155</u>
Net current assets		616,424	565,859	143,511	33,675
Non-current liabilities					
Borrowings	16	470,277	199,128	470,277	199,128
Amounts due to joint ventures	13	148,653	124,639	-	-
Lease liabilities		49,757	43,058	6,044	2,944
Deferred income		2,087	1,912	-	-
Deferred taxation		25,767	22,774	70	3
		<u>696,541</u>	<u>391,511</u>	<u>476,391</u>	<u>202,075</u>
Net assets		<u>1,605,858</u>	<u>1,565,496</u>	<u>372,319</u>	<u>355,546</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		1,411,897	1,368,700	204,370	187,597
		<u>1,579,846</u>	<u>1,536,649</u>	<u>372,319</u>	<u>355,546</u>
Non-controlling interests		26,012	28,847	-	-
Total equity		<u>1,605,858</u>	<u>1,565,496</u>	<u>372,319</u>	<u>355,546</u>

Metro Holdings Limited and its Subsidiaries

**Condensed Interim Statements of Changes in Equity
For the full year ended 31 March 2022**

<u>Group</u>	Share Capital \$'000	Treasury Shares \$'000	FVOCI 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 2021	169,717	(1,768)	-	5,580	5,184	847	1,357,089	1,536,649	28,847	1,565,496
Profit/(loss) for the year	-	-	-	-	-	-	23,700	23,700	(49)	23,651
<u>Other comprehensive income/(expense)</u>										
Net change in fair value of equity investment at FVOCI	-	-	2,421	-	-	-	-	2,421	-	2,421
Currency translation adjustments on foreign subsidiaries, associates and joint ventures	-	-	-	27,784	-	-	-	27,784	593	28,377
Share of other comprehensive income/(expense) of associates and joint ventures	-	-	-	8,226	-	(303)	-	7,923	-	7,923
Other comprehensive income/(expense) for the financial year, net of tax	-	-	2,421	36,010	-	(303)	-	38,128	593	38,721
Total comprehensive income/(expense) for the financial year	-	-	2,421	36,010	-	(303)	23,700	61,828	544	62,372
<u>Changes in ownership interests in a subsidiary</u>										
Interest in a subsidiary	-	-	-	-	-	-	-	-	(3,379)	(3,379)
Total changes in ownership interests in a subsidiary	-	-	-	-	-	-	-	-	(3,379)	(3,379)
<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	-	-	-	-	768	-	(768)	-	-	-
At 31 March 2022	169,717	(1,768)	2,421	41,590	5,952	544	1,361,390	1,579,846	26,012	1,605,858

Metro Holdings Limited and its Subsidiaries

**Condensed Interim Statements of Changes in Equity (cont'd)
For the full year ended 31 March 2022**

<u>Group</u>	Share Capital \$'000	Treasury Shares \$'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 2020	169,717	(1,768)	(10,296)	4,734	434	1,337,258	1,500,079	28,618	1,528,697
Profit for the year	-	-	-	-	-	36,752	36,752	243	36,995
<u>Other comprehensive income/(expense)</u>									
Currency translation adjustments on foreign subsidiaries, associates and joint ventures	-	-	(2,391)	-	-	-	(2,391)	1,482	(909)
Share of other comprehensive income of associates and joint ventures	-	-	18,267	-	413	-	18,680	-	18,680
Other comprehensive income for the financial year, net of tax	-	-	15,876	-	413	-	16,289	1,482	17,771
Total comprehensive income for the financial year	-	-	15,876	-	413	36,752	53,041	1,725	54,766
<u>Changes in ownership interests in a subsidiary</u>									
Interest in a subsidiary	-	-	-	-	-	-	-	(1,496)	(1,496)
Total changes in ownership interests in a subsidiary	-	-	-	-	-	-	-	(1,496)	(1,496)
<u>Contributions by and distributions to owners</u>									
Dividends paid (Note 18)	-	-	-	-	-	(16,561)	(16,561)	-	(16,561)
Dividends unclaimed	-	-	-	-	-	90	90	-	90
Total contributions by and distributions to owners	-	-	-	-	-	(16,471)	(16,471)	-	(16,471)
<u>Others</u>									
Transfer to statutory reserve fund	-	-	-	450	-	(450)	-	-	-
At 31 March 2021	169,717	(1,768)	5,580	5,184	847	1,357,089	1,536,649	28,847	1,565,496

Metro Holdings Limited and its Subsidiaries

**Condensed Interim Statements of Changes in Equity (cont'd)
For the full year ended 31 March 2022**

<u>Company</u>	Share Capital \$'000	Treasury Shares \$'000	Revenue Reserve \$'000	Total Equity \$'000
At 1 April 2021	169,717	(1,768)	187,597	355,546
Profit for the year, representing total comprehensive income for the financial year	-	-	35,404	35,404
<u>Contributions by and distribution to owners</u>				
Dividends paid (Note 18)	-	-	(18,631)	(18,631)
At 31 March 2022	169,717	(1,768)	204,370	372,319
At 1 April 2020	169,717	(1,768)	185,215	353,164
Profit for the year, representing total comprehensive income for the financial year	-	-	18,853	18,853
<u>Contributions by and distribution to owners</u>				
Dividends paid (Note 18)			(16,561)	(16,561)
Dividends unclaimed	-	-	90	90
At 31 March 2021	169,717	(1,768)	187,597	355,546

Metro Holdings Limited and its Subsidiaries

Condensed Interim Consolidated Cash Flow Statement For the six months and full year ended 31 March 2022

	Group		Group	
	6 months ended 31-Mar-2022 \$'000	6 months ended 31-Mar-2021 \$'000	12 months ended 31-Mar-2022 \$'000	12 months ended 31-Mar-2021 \$'000
Cash flows from operating activities				
Operating profit before reinvestment in working capital	5,838	7,439	5,010	7,250
Decrease in development properties	4,256	7,686	5,931	14,027
(Increase)/decrease in inventories	(771)	1,529	(3)	1,522
Decrease in accounts and other receivables	9,085	11,513	13,274	19,048
(Decrease)/increase in accounts and other payables	(5,984)	(8,872)	961	783
Cash from operations	12,424	19,295	25,173	42,630
Interest expense paid	(11,531)	(8,985)	(20,634)	(17,770)
Interest income received	22,062	11,140	46,962	25,742
Income taxes paid	(844)	(1,845)	(5,128)	(5,665)
Net cash flows from operating activities	22,111	19,605	46,373	44,937
Cash flows from investing activities				
Purchase of plant & equipment	(380)	(1,500)	(488)	(2,555)
(Increase)/decrease in long term investments	(31,005)	2,903	(46,229)	3,113
Proceeds from disposal of plant and equipment	-	-	-	1
Investment in associates	(69,601)	(26,116)	(71,639)	(23,781)
Decrease/(increase) in amounts due from associates	50,717	(83,038)	(125,844)	(103,840)
(Increase)/decrease in amounts due from joint ventures	(4,550)	26,563	3,881	102,864
Increase in amounts due to joint ventures	-	33,780	18,720	48,713
Dividends received from:				
- long term investments	8,882	4,492	13,039	6,296
- short term investments	336	456	651	673
- associates	5,277	3,112	9,979	8,275
- joint ventures	2,280	-	2,280	2,108
Net cash flows (used in)/from investing activities	(38,044)	(39,348)	(195,650)	41,867
Cash flows from financing activities				
Drawdown of long term borrowings	150,000	-	267,015	-
Repayment of short term borrowings (net)	(1,589)	12,276	(33,309)	12,274
Redemption of \$150 million 4% Notes due 2021	(150,000)	-	(150,000)	-
Payment of lease liabilities	(5,351)	(5,318)	(8,628)	(8,185)
Dividends paid	-	-	(18,631)	(16,561)
Capital reduction by non-controlling interest	(3,379)	-	(3,379)	(1,496)
Net cash flows (used in)/from financing activities	(10,319)	6,958	53,068	(13,968)
Net (decrease)/increase in cash and cash equivalents	(26,252)	(12,785)	(96,209)	72,836
Effect of exchange rate changes in cash and cash equivalents	142	1,597	1,900	3,466
Cash & cash equivalents at beginning of period	357,470	436,857	425,669	349,367
Cash & cash equivalents at end of period	331,360	425,669	331,360	425,669

Metro Holdings Limited and its Subsidiaries

Condensed Interim Consolidated Cash Flow Statement (cont'd) For the six months and full year ended 31 March 2022

	Group		Group	
	6 months ended 31-Mar-2022 \$'000	6 months ended 31-Mar-2021 \$'000	12 months ended 31-Mar-2022 \$'000	12 months ended 31-Mar-2021 \$'000
Reconciliation between profit from operations before taxation and operating cash flows before changes in working capital:				
Profit from operations before taxation	9,344	23,815	31,699	47,562
Adjustments for:				
Fair value loss/(gain) on investment property	341	(533)	341	(533)
Finance costs	9,367	9,616	19,168	19,373
Depreciation of plant and equipment	581	807	1,209	1,171
Depreciation of right-of-use assets	4,365	3,537	7,831	5,751
Share of results of associates, net of tax	(9,284)	13,028	(11,821)	20,559
Impairment of amounts due from associates	36,327	-	36,327	-
Share of results of joint ventures, net of tax	(23,320)	(32,077)	(47,315)	(64,154)
Interest income	(10,821)	(9,417)	(20,825)	(19,946)
Dividends from				
- long term investments	(8,882)	(4,492)	(13,039)	(6,296)
- short term investments	(336)	(456)	(651)	(673)
Inventories written down/(back)	182	(55)	225	160
Write-back of allowance for obsolete inventories	(86)	(556)	(281)	(545)
(Write-back of)/allowance for doubtful debts	(2)	18	1	18
Impairment on plant and equipment	-	138	-	138
Impairment on right-of-use assets	-	4,578	-	4,578
Plant and equipment written off	-	-	1	2
Gain on disposal of plant and equipment	-	-	-	(1)
Net change in fair value of investments at fair value through profit and loss	(2,164)	1,472	2,154	2,514
Unrealised foreign exchange adjustments	226	(1,984)	(14)	(2,428)
Operating profit before reinvestment in working capital	<u>5,838</u>	<u>7,439</u>	<u>5,010</u>	<u>7,250</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 2022

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 a 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 2022 comprise the Company and its subsidiaries (referred to as the "Group") and the Group's interests in associates and joint ventures.

2. Summary of significant accounting policies

2.1 Basis of preparation

The condensed interim financial statements for the six months and full year ended 31 March 2022 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 2021. 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 2021.

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 2021. 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 2021.

Metro Holdings Limited and its Subsidiaries

Notes to the Condensed Interim Consolidated Financial Statements For the six months and full year ended 31 March 2022

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	
		2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000
Revenue from contracts with customers	(a)	56,782	57,242	94,249	90,695
Rental income from an investment property		2,936	3,364	6,254	6,628
		<u>59,718</u>	<u>60,606</u>	<u>100,503</u>	<u>97,323</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	
	2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000
Primary geographical markets						
Singapore	51,276	47,545	–	–	51,276	47,545
Indonesia	–	–	5,506	9,697	5,506	9,697
Total revenue from contracts with customers	<u>51,276</u>	<u>47,545</u>	<u>5,506</u>	<u>9,697</u>	<u>56,782</u>	<u>57,242</u>
Major revenue streams						
Sales of goods	37,604	35,031	–	–	37,604	35,031
Net commission from concessionaires	13,672	12,514	–	–	13,672	12,514
Sales of property rights	–	–	5,506	9,697	5,506	9,697
Total revenue from contracts with customers	<u>51,276</u>	<u>47,545</u>	<u>5,506</u>	<u>9,697</u>	<u>56,782</u>	<u>57,242</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 2022**

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

Segments	Retail		Property		Total revenue	
	12 months ended		12 months ended		12 months ended	
	31 March		31 March		31 March	
	2022	2021	2022	2021	2022	2021
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Primary geographical markets						
Singapore	86,594	72,771	–	–	86,594	72,771
Indonesia	–	–	7,655	17,924	7,655	17,924
Total revenue from contracts with customers	86,594	72,771	7,655	17,924	94,249	90,695
Major revenue streams						
Sales of goods	65,091	54,615	–	–	65,091	54,615
Net commission from concessionaires	21,503	18,156	–	–	21,503	18,156
Sales of property rights	–	–	7,655	17,924	7,655	17,924
Total revenue from contracts with customers	86,594	72,771	7,655	17,924	94,249	90,695

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		12 months ended	
	31 March		31 March	
	2022	2021	2022	2021
	\$'000	\$'000	\$'000	\$'000
Gross revenue from concessionaire sales	51,612	46,576	81,208	66,814

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
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5. Cost of revenue

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2022	2021	2022	2021
	\$'000	\$'000	\$'000	\$'000
Retail	43,938	40,617	77,265	64,281
Property				
- Cost of property rights sold	4,719	8,927	6,629	16,292
- Rental	752	506	1,305	1,260
	<u>49,409</u>	<u>50,050</u>	<u>85,199</u>	<u>81,833</u>

6. Other net income

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2022	2021	2022	2021
	\$'000	\$'000	\$'000	\$'000
Interest income from:				
- Financial instruments at amortised cost	10,821	9,417	20,825	19,946
Dividends, gross from:				
- Long term investments	8,882	4,492	13,039	6,296
- Short term investments	336	456	651	673
	9,218	4,948	13,690	6,969
Net change in fair value of investments at fair value through profit or loss:				
- Long term investments	840	(3,482)	(2,715)	(7,458)
- Short term investments	1,324	2,010	561	4,944
	2,164	(1,472)	(2,154)	(2,514)
Foreign exchange (loss)/gain	(480)	2,044	216	2,925
Sundry income	727	3,896	1,537	4,211
	<u>22,450</u>	<u>18,833</u>	<u>34,114</u>	<u>31,537</u>

7. Finance costs

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2022	2021	2022	2021
	\$'000	\$'000	\$'000	\$'000
Interest on borrowings carried at amortised cost	2,977	911	4,047	1,894
Interest on notes carried at amortised cost	4,854	7,597	12,486	15,223
Lease liabilities	781	837	1,539	1,751
Others	755	271	1,096	505
	<u>9,367</u>	<u>9,616</u>	<u>19,168</u>	<u>19,373</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 2022

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	
	2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000
Rental expense	2,399	2,274	4,720	3,550
Depreciation of plant and equipment	581	807	1,209	1,171
Depreciation of right-of-use assets ⁽¹⁾	4,365	3,537	7,831	5,751
Inventories written down/(back)	182	(55)	225	160
Write-back of allowance for obsolete inventories	(86)	(556)	(281)	(545)
(Write-back of)/allowance for doubtful debts	(2)	18	1	18
Impairment on plant and equipment	–	138	–	138
Plant and equipment written off	–	–	1	2
Gain on disposal of plant and equipment	–	–	–	(1)

⁽¹⁾ These are presented net of rental and/or property tax rebates of \$816,000 (2021: \$1,989,000) and \$2,496,000 (2021: \$5,301,000) 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	
	2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000
Current taxation				
- Current income taxation	856	422	5,247	4,430
- Under provision in respect of prior financial years	489	3,410	610	3,427
	1,345	3,832	5,857	7,857
Deferred taxation				
- Origination and reversal of temporary differences	2,733	2,810	2,192	2,646
- (Over)/under provision in respect of prior financial years	(1)	1	(1)	1
	2,732	2,811	2,191	2,647
Withholding tax	–	–	–	63
Income tax expense recognised in the consolidated income statement	4,077	6,643	8,048	10,567

Metro Holdings Limited and its Subsidiaries

Notes to the Condensed Interim Consolidated Financial Statements For the six months and full year ended 31 March 2022

10. Earnings per share

Basic earnings per share is calculated by dividing the profit for the financial year attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial year.

	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2022 Cents	2021 Cents	2022 Cents	2021 Cents
Basic	0.6	2.0	2.9	4.4
Diluted	0.6	2.0	2.9	4.4
	\$'000	\$'000	\$'000	\$'000
Profit net of taxation attributable to owners of the Company, used in the computation of basic and diluted earnings per share	5,365	16,969	23,700	36,752
	Group 6 months ended 31 March		Group 12 months ended 31 March	
	2022 No. of shares '000	2021 No. of shares '000	2022 No. of shares '000	2021 No. of shares '000
Weighted average number of ordinary shares for basic and diluted earnings per share computation	828,036	828,036	828,036	828,036

As at 31 March 2022, there are no dilutive potential ordinary shares (31 March 2021: Nil).

11. Investment property

	Note	Group	
		31 March 2022 \$'000	31 March 2021 \$'000
Balance sheet:			
Balance at 1 April		111,725	109,022
Adjustments to fair value		(341)	533
Foreign exchange adjustments		4,360	2,170
Balance at 31 March		115,744	111,725

Valuation of investment property

Investment property is stated at fair value, which has been determined based on valuation at the end of the reporting period. Valuation is performed by accredited independent valuer with recent experience in the location and category of the property being valued.

The accounting for the investment property was based on market conditions prevailing as at 31 March 2022.

Metro Holdings Limited and its Subsidiaries

Notes to the Condensed Interim Consolidated Financial Statements For the six months and full year ended 31 March 2022

12. Associates

	Group		Company	
	31 March 2022 \$'000	31 March 2021 \$'000	31 March 2022 \$'000	31 March 2021 \$'000
<u>Non-current</u>				
Investment in associates	438,937	373,658	500	500
Add:				
Amounts due from associates	546,734	399,613	–	–
	<u>985,671</u>	<u>773,271</u>	<u>500</u>	<u>500</u>
<u>Current</u>				
Amounts due from associates	90,847	136,696	–	–

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	
	2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000
Operating results	2,768	(17,441)	2,452	(22,036)
Fair value adjustments on investment properties	16,174	6,657	19,019	4,130
Non-operating results (Note 1)	8	–	5,127	–
Taxation	(9,549)	(3,327)	(14,434)	(3,901)
Others	(117)	1,083	(343)	1,248
	<u>9,284</u>	<u>(13,028)</u>	<u>11,821</u>	<u>(20,559)</u>
Impairment of amounts due from associates (Note 2)	(36,327)	–	(36,327)	–

Note:

- In the financial year ended 31 March 2022, the non-operating results of associates of \$5.1 million included the Group's share of non-operating results from Top Spring International Holdings Limited ("Top Spring") which included (1) gains from disposal of land/property projects and (2) recovery of certain impaired receivables and compensation fee, which were partially offset by (3) impairment provision for the resumption of a land parcel by the HKSAR Government.
- Due to the ongoing China property sector credit situation, an impairment loss of \$36,327,000 (2021: Nil) on the amounts due from associates was recognised in the Group's income statement during the current financial year. The impairment assessment was performed based on the associates' exposure on underlying debt instruments which was tied to the associated development projects of the borrowers.

The Group, in 2HFY2022, 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 2021, in accordance with the rules governing the listing of 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 2021 and adjusted for the effects of significant transactions or events that occurred between 1 January 2022 and 31 March 2022.

Metro Holdings Limited and its Subsidiaries

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13. Joint ventures

	Group		Company	
	31 March 2022 \$'000	31 March 2021 \$'000	31 March 2022 \$'000	31 March 2021 \$'000
<u>Non-current</u>				
Investment in joint ventures	320,234	301,614	–	–
Add:				
Amounts due from joint ventures	74,455	66,334	–	–
	<u>394,689</u>	<u>367,948</u>	<u>–</u>	<u>–</u>
Amounts due to joint ventures	<u>148,653</u>	<u>124,639</u>	<u>–</u>	<u>–</u>
<u>Current</u>				
Amounts due from joint ventures	<u>136,760</u>	<u>123,072</u>	<u>4,044</u>	<u>4,021</u>

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	
	2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000
Operating results	26,706	32,834	59,691	71,851
Fair value adjustments on investment properties	4,135	8,881	1,705	6,572
Taxation	(7,521)	(9,638)	(14,081)	(14,269)
	<u>23,320</u>	<u>32,077</u>	<u>47,315</u>	<u>64,154</u>

14. Investments

	Group	
	2022 \$'000	2021 \$'000
Current:		
<i>Financial assets at fair value through profit or loss</i>		
Equity securities (quoted)	<u>16,493</u>	<u>15,932</u>
Non-current:		
<i>Financial assets at fair value through other comprehensive income</i>		
Equity securities (quoted)	49,858	–
<i>Financial assets at fair value through profit or loss</i>		
Equity securities (unquoted), at fair value	78,062	82,880
Equity securities (quoted)	5,701	5,654
	<u>83,763</u>	<u>88,534</u>
	<u>133,621</u>	<u>88,534</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 2022**

15. Accounts and other receivables

	Note	Group		Company	
		31 March 2022 \$'000	31 March 2021 \$'000	31 March 2022 \$'000	31 March 2021 \$'000
<i>Current</i>					
Trade receivables		52,008	63,873	–	–
Deposits		2,158	1,516	214	181
Other receivables					
- Recoverables and sundry debtors		16,556	16,045	452	–
		<hr/>	<hr/>	<hr/>	<hr/>
		70,722	81,434	666	181
Amounts due from subsidiaries		–	–	317,080	430,138
Amounts due from associates	12	90,847	136,696	–	–
Amounts due from joint ventures	13	136,760	123,072	4,044	4,021
<i>Non-current</i>					
Amounts due from subsidiaries		–	–	130,515	153,627
Amounts due from associates		211,120	282,679	–	–
Amounts due from joint ventures		23,505	15,384	–	–
		<hr/>	<hr/>	<hr/>	<hr/>
Total receivables (current and non-current)		532,954	639,265	452,305	587,967
Add:					
Cash and cash equivalents		331,360	425,669	67,349	2,490
		<hr/>	<hr/>	<hr/>	<hr/>
Total financial assets carried at amortised cost		864,314	1,064,934	519,654	590,457

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2022**

16. Borrowings

	Note	Group		Company	
		31 March	31 March	31 March	31 March
		2022	2021	2022	2021
		\$'000	\$'000	\$'000	\$'000
Current					
Bank borrowings					
- Unsecured		135,524	175,142	44,152	68,534
Unsecured borrowings under the multicurrency debt issuance programme					
- 4.00% p.a. fixed rate SGD notes (repayable in October 2021)	(a)	–	149,815	–	149,815
		<u>135,524</u>	<u>324,957</u>	<u>44,152</u>	<u>218,349</u>
Non-current					
Bank borrowings					
- Unsecured		270,862	–	270,862	–
Unsecured borrowings under the multicurrency debt issuance programme					
- 4.30% p.a. fixed rate SGD notes (repayable in April 2024)	(b)	199,415	199,128	199,415	199,128
		<u>470,277</u>	<u>199,128</u>	<u>470,277</u>	<u>199,128</u>
Maturity of borrowings					
Repayable:					
Within 1 year		135,524	324,957	44,152	218,349
Within 2 to 5 years		470,277	199,128	470,277	199,128
		<u>605,801</u>	<u>524,085</u>	<u>514,429</u>	<u>417,477</u>

(a) On 25 October 2018, the Company issued \$150 million of unsecured fixed rate notes under its \$1 billion multicurrency debt issuance programme which was established on 4 October 2018. The notes matured in October 2021 and bore an interest of 4.00% per annum payable semi-annually in arrears. The Group has redeemed the \$150 million notes on 25 October 2021.

(b) 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 in April 2024 and bear an interest of 4.30% per annum payable semi-annually in arrears.

Metro Holdings Limited and its Subsidiaries

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For the six months and full year ended 31 March 2022**

17. Share capital and treasury shares

(a) *Share capital*

	Group and Company			
	31 March 2022		31 March 2021	
	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 2022 and 31 March 2021 was 828,035,874.

There were no convertible instruments outstanding as at 31 March 2022 (31 March 2021: Nil).

The Company did not have any subsidiary holdings in the year ended 31 March 2022.

(b) *Treasury shares*

	Group and Company			
	31 March 2022		31 March 2021	
	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 2022.

18. Dividends

	Group and Company	
	31 March	
	2022	2021
	\$'000	\$'000
Dividends paid during the financial year:		
Final exempt (one-tier) dividend for 2021 of 2.0 cents (2020: 2.0 cents) per ordinary share	16,561	16,561
Final special exempt (one-tier) dividend for 2021 of 0.25 cents per ordinary share	2,070	–
	<u>18,631</u>	<u>16,561</u>

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Notes to the Condensed Interim Consolidated Financial Statements For the six months and full year ended 31 March 2022

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		Group	
	6 months ended		12 months ended	
	31 March		31 March	
	2022	2021	2022	2021
	\$'000	\$'000	\$'000	\$'000
Interest income from associates	(6,115)	(7,915)	(14,601)	(16,481)
Interest income from joint ventures	(182)	(14)	(272)	(33)
Service fee received from associates	(74)	–	(74)	–
Service fee received from joint ventures	(174)	(99)	(273)	(198)
Interest expense paid to joint ventures	507	272	847	505

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 departmental 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	Retail	Total
	\$'000	\$'000	\$'000
6 months ended 31 March 2022			
Segment revenue			
- Sales of goods and net commission from concessionaires	–	51,276	51,276
- Sales of property rights	5,506	–	5,506
- Rental income	2,936	–	2,936
	<u>8,442</u>	<u>51,276</u>	<u>59,718</u>
Segment results	17,838	4,937	22,775
Fair value loss on an investment property	(341)	–	(341)
Finance costs	(8,632)	(735)	(9,367)
Associates			
- Share of results, net of tax	9,284	–	9,284
- Impairment of amounts due from associates	(36,327)	–	(36,327)
	<u>(27,043)</u>	<u>–</u>	<u>(27,043)</u>
Joint ventures			
- Share of results, net of tax	23,320	–	23,320
Segment profit from operations before taxation	5,142	4,202	9,344
Taxation	(5,145)	1,068	(4,077)
(Loss)/profit net of taxation	<u>(3)</u>	<u>5,270</u>	<u>5,267</u>
6 months ended 31 March 2021			
Segment revenue			
- Sales of goods and net commission from concessionaires	–	47,545	47,545
- Sales of property rights	9,697	–	9,697
- Rental income	3,364	–	3,364
	<u>13,061</u>	<u>47,545</u>	<u>60,606</u>
Segment results*	13,500	349	13,849
Fair value gain on investment property	533	–	533
Finance costs	(8,833)	(783)	(9,616)
Associates			
- Share of results, net of tax	(13,028)	–	(13,028)
Joint ventures			
- Share of results, net of tax	32,077	–	32,077
Segment profit/(loss) from operations before taxation	24,249	(434)	23,815
Taxation	(7,432)	789	(6,643)
Profit net of taxation	<u>16,817</u>	<u>355</u>	<u>17,172</u>

* Included impairment on right-of-use assets from the retail segment.

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2022**

20. Segment information (cont'd)

Business segments (cont'd)

	Property \$'000	Retail \$'000	Total \$'000
Full year ended 31 March 2022			
Segment revenue			
- Sales of goods and net commission from concessionaires	–	86,594	86,594
- Sales of property rights	7,655	–	7,655
- Rental income	6,254	–	6,254
	<u>13,909</u>	<u>86,594</u>	<u>100,503</u>
Segment results	24,185	4,214	28,399
Fair value loss on an investment property	(341)	–	(341)
Finance costs	(17,724)	(1,444)	(19,168)
Associates			
- Share of results, net of tax	11,821	–	11,821
- Impairment of amounts due from associates	(36,327)	–	(36,327)
	<u>(24,506)</u>	<u>–</u>	<u>(24,506)</u>
Joint ventures			
- Share of results, net of tax	47,315	–	47,315
Segment profit from operations before taxation	28,929	2,770	31,699
Taxation	(9,116)	1,068	(8,048)
Profit net of taxation	<u>19,813</u>	<u>3,838</u>	<u>23,651</u>
Full year ended 31 March 2021			
Segment revenue			
- Sales of goods and net commission from concessionaires	–	72,771	72,771
- Sales of property rights	17,924	–	17,924
- Rental income	6,628	–	6,628
	<u>24,552</u>	<u>72,771</u>	<u>97,323</u>
Segment results*	23,224	(417)	22,807
Fair value gain on an investment property	533	–	533
Finance costs	(17,733)	(1,640)	(19,373)
Associates			
- Share of results, net of tax	(20,559)	–	(20,559)
Joint ventures			
- Share of results, net of tax	64,154	–	64,154
Segment profit/(loss) from operations before taxation	49,619	(2,057)	47,562
Taxation	(11,356)	789	(10,567)
Profit/(loss) net of taxation	<u>38,263</u>	<u>(1,268)</u>	<u>36,995</u>

* Included impairment on right-of-use assets from the retail segment.

Metro Holdings Limited and its Subsidiaries

**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
31 March 2022			
<i>Assets and liabilities</i>			
Segment assets	808,059	87,256	895,315
Associates	1,076,518	–	1,076,518
Joint ventures	531,449	–	531,449
Total assets	<u>2,416,026</u>	<u>87,256</u>	<u>2,503,282</u>
Segment liabilities	785,235	78,847	864,082
Provision for taxation	7,575	–	7,575
Deferred tax liabilities	25,767	–	25,767
Total liabilities	<u>818,577</u>	<u>78,847</u>	<u>897,424</u>
31 March 2021			
<i>Assets and liabilities</i>			
Segment assets	866,799	79,208	946,007
Associates	909,967	–	909,967
Joint ventures	491,020	–	491,020
Tax recoverable	379	–	379
Total assets	<u>2,268,165</u>	<u>79,208</u>	<u>2,347,373</u>
Segment liabilities	678,248	73,776	752,024
Provision for taxation	6,789	290	7,079
Deferred tax liabilities	22,774	–	22,774
Total liabilities	<u>707,811</u>	<u>74,066</u>	<u>781,877</u>

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Notes to the Condensed Interim Consolidated Financial Statements For the six months and full year ended 31 March 2022

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 2022					
Segment revenue from external customers	56,782	2,936	–	–	59,718
Profit/(loss) from operations before taxation	15,773	(27,354)	7,676	13,249	9,344
6 months ended 31 March 2021					
Segment revenue from external customers	57,242	3,364	–	–	60,606
Profit from operations before taxation	2,202	15,314	4,916	1,383	23,815
Full year ended 31 March 2022					
Segment revenue from external customers	94,249	6,254	–	–	100,503
Profit/(loss) from operations before taxation	12,206	(5,784)	9,490	15,787	31,699
Full year ended 31 March 2021					
Segment revenue from external customers	90,695	6,628	–	–	97,323
Profit from operations before taxation	13,235	27,888	4,999	1,440	47,562

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

(2) Others include investment properties and projects mainly in the United Kingdom and Europe.

21. Fair value of assets and liabilities

(a) *Fair value hierarchies*

The Group categories 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.

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.

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2022**

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

(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:

	2022			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	16,493	–	–	16,493
<u>Non-current</u>				
<i>Financial assets at fair value through other comprehensive income</i>				
- Quoted equity instruments	49,858	–	–	49,858
<i>Financial assets at fair value through profit or loss</i>				
- Quoted equity instruments	5,701	–	–	5,701
- Unquoted equity instruments	–	–	78,062	78,062
Total long term financial assets	55,559	–	78,062	133,621
Financial assets as at 31 March 2022	72,052	–	78,062	150,114
<i>Non-financial asset:</i>				
Investment property (Note 11)	–	–	115,744	115,744
Non-financial asset as at 31 March 2022	–	–	115,744	115,744

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2022**

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:

	2021			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	15,932	–	–	15,932
<u>Non-current</u>				
<i>Financial assets at fair value through profit or loss</i>				
- Quoted equity instruments	5,654	–	–	5,654
- Unquoted equity instruments	–	–	82,880	82,880
Total long term financial assets	5,654	–	82,880	88,534
Financial assets as at 31 March 2021	21,586	–	82,880	104,466
<i>Non-financial asset:</i>				
Investment property (Note 11)	–	–	111,725	111,725
Non-financial asset as at 31 March 2021	–	–	111,725	111,725

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2022**

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 2022 \$'000	Valuation techniques	Key unobservable inputs	Range
Recurring fair value measurements				
Financial assets at fair value through profit or loss:				
- Unquoted equity instruments	78,062	Net asset value ⁽¹⁾	Not applicable	Not applicable
Investment property	115,744	Average of direct capitalisation method and direct comparison method ⁽²⁾	- Capitalisation rate ⁽³⁾ - Rental rate ⁽⁴⁾ - Comparable price ⁽⁵⁾	6.00% per annum RMB 117 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 2022**

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 2021 \$'000	Valuation techniques	Key unobservable inputs	Range
Recurring fair value measurements				
Financial assets at fair value through profit or loss:				
- Unquoted equity instruments	82,880	Net asset value ⁽¹⁾	Not applicable	Not applicable
Investment property	111,725	Average of direct capitalisation method and direct comparison method ⁽²⁾	- Capitalisation rate ⁽³⁾ - Rental rate ⁽⁴⁾ - Comparable price ⁽⁵⁾	6.00% per annum RMB 116 to RMB 143 per square meter per month Retail and office: RMB 18,788 to RMB 22,404 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 2022**

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 assets value of the investee company.
- (2) The yield 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 2022		
	Financial assets at fair value through profit or loss (Unquoted equity instruments)	Investment property	Total
Group	\$'000	\$'000	\$'000
Opening balance	82,880	111,725	194,605
Total gains or losses for the financial year			
- Fair value loss recognised in profit or loss	(3,766)	(341)	(4,107)
Additions	16,601	-	16,601
Redemptions	(17,767)	-	(17,767)
Foreign exchange differences	114	4,360	4,474
Closing balance	78,062	115,744	193,806

Metro Holdings Limited and its Subsidiaries

**Notes to the Condensed Interim Consolidated Financial Statements
For the six months and full year ended 31 March 2022**

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 2021		
	Financial assets at fair value through profit or loss (Unquoted equity instruments) \$'000	Investment property \$'000	Total \$'000
Group			
Opening balance	93,248	109,022	202,270
Total gains or losses for the financial year			
- Fair value (loss)/gain recognised in profit or loss	(5,424)	533	(4,891)
Additions	556	–	556
Redemptions	(3,669)	–	(3,669)
Foreign exchange differences	(1,831)	2,170	339
Closing balance	82,880	111,725	194,605

(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 2022.

22. Net asset value

	Group		Company	
	31 March 2022 \$	31 March 2021 \$	31 March 2022 \$	31 March 2021 \$
Net asset value per ordinary share	1.91	1.86	0.45	0.43

Net asset value per ordinary share for the Group is calculated on the equity attributable to owners of the Company as at 31 March 2022 of \$1,579,846,000 (31 March 2021: \$1,536,649,000) divided by the total number of issued shares excluding treasury shares as at 31 March 2022 of 828,035,874 (31 March 2021: 828,035,874).

23. Subsequent events

Subsequent to the financial year end, the Group has entered into a Subscription Agreement pursuant to which the Group will invest \$6.0 million for a 10% stake in DocMed Technology Pte. Ltd. ("DocMed") through the subscription of new preference shares in DocMed.

**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 2022 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 2022 (2HFY2022) against Half Year ended 31 March 2021 (2HFY2021)

The Group's revenue of \$59.7 million for the second half financial year to 31 March 2022 decreased marginally by 1.5% over 2HFY2021's \$60.6 million. Revenue from the property division for 2HFY2022 decreased to \$8.4 million from 2HFY2021's \$13.1 million mainly due to lower contributions from sale of property rights of the residential development properties in Bekasi and Bintaro, Jakarta, by \$4.2 million from \$9.7 million in 2HFY2021 to \$5.5 million in 2HFY2022, largely impacted by the ongoing COVID-19 pandemic. Revenue from GIE Tower, Guangzhou, decreased by \$0.5 million from \$3.4 million in 2HFY2021 to \$2.9 million in 2HFY2022 mainly due to rental rebates extended to help tenants cushion the business impact arising from China's COVID-19 lockdowns in March 2022. The retail division reported higher sales by \$3.8 million from \$47.5 million in 2HFY2021 to \$51.3 million in 2HFY2022.

Correspondingly, overall gross profit decreased to \$10.3 million in 2HFY2022 from \$10.6 million in 2HFY2021, in line with lower revenue.

Other net income was higher by \$3.7 million from \$18.8 million in 2HFY2021 to \$22.5 million in 2HFY2022 mainly due to higher dividend income by \$4.3 million and higher net unrealised fair value gain by \$3.6 million from the short term and long term investments, and higher interest income by \$1.4 million in 2HFY2022. In 2HFY2022, the Group registered a divestment gain of S\$7.6 million (EUR5.0 million) from its investment in an European Logistics Fund where it divested all the real estate assets. These were partially offset by absence of foreign exchange gain of \$2.0 million and lower sundry income by \$3.2 million.

The Group recorded a fair value loss on investment property of \$0.3 million in 2HFY2022 as compared to a fair value gain of \$0.5 million in 2HFY2021 from GIE Tower, Guangzhou.

In 2HFY2021, the Group accounted for the impairment loss on the retail's right-of-use assets of \$4.6 million to reduce the carrying value of these assets in view of the continuing challenges faced by the retail segment.

Share of results of associates registered a profit of \$9.3 million in 2HFY2022, as compared to a share of associate's loss of \$13.0 million in 2HFY2021 mainly due to lower share of associates' operating losses (net of tax) from the China investment properties, mainly attributed to lower losses incurred by Shanghai Plaza by \$3.5 million and Top Spring by \$1.6 million, partially impacted by rental rebates and waivers granted to tenants to cushion the business impact arising from China's COVID-19 lockdowns in March 2022, higher fair value gain (net of tax) on investment properties owned by associates by \$5.1 million, higher contribution from the increased stake to 30% in a portfolio of properties in Australia and the contributions from the Group's subscription for 26% of the Units and 7.0 per cent. Notes due 2031 in Boustead Industrial Fund in 2HFY2022.

In 2HFY2022, the Group made an impairment loss of \$36.3 million on the amounts due from associates from the co-investments with BentallGreenOak due to the ongoing China property sector headwinds.

Share of profit of joint ventures decreased by \$8.8 million to \$23.3 million in 2HFY2022 from \$32.1 million in 2HFY2021 mainly due to lower contributions from The Crest, lower share of joint ventures' operating profits (net of tax) from the China investment properties, after rental rebates and waivers granted to tenants to cushion the business impact arising from China's COVID-19 lockdowns in March 2022 and lower fair value gain (net of tax) from The Atrium Mall, Chengdu. These were partially mitigated by a fair value gain of \$8.7 million in 2HFY2022 as compared to a fair value loss of \$0.4 million in 2HFY2021 from the two Singapore office towers, Asia Green.

As a result of the foregoing, profit before taxation decreased to \$9.3 million in 2HFY2022 from \$23.8 million in 2HFY2021.

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 2HFY2022 decreased to \$8.4 million from 2HFY2021's \$13.1 million mainly due to lower sales of property rights of the residential development properties in Bekasi and Bintaro, Jakarta, by \$4.2 million from \$9.7 million in 2HFY2021 to \$5.5 million in 2HFY2022, largely impacted by the ongoing COVID-19 pandemic. Revenue from GIE Tower, Guangzhou, decreased by \$0.5 million from \$3.4 million in 2HFY2021 to \$2.9 million in 2HFY2022 mainly due to rental rebates extended to help tenants cushion the business impact arising from China's COVID-19 lockdowns in March 2022. In line with lower revenue, the Group recorded lower gross profit contribution by \$0.7 million in 2HFY2022.

Segment results of the property division, excluding associates and joint ventures, reported a higher profit of \$17.8 million in 2HFY2022 as compared to \$13.5 million in 2HFY2021. Other net income was higher by \$3.7 million from \$18.3 million in 2HFY2021 to \$22.0 million in 2HFY2022 mainly due to higher dividend income by \$4.3 million and higher net unrealised fair value gain by \$3.6 million from the short term and long term investments, and higher interest income by \$1.4 million in 2HFY2022. In 2HFY2022, the Group registered a divestment gain of S\$7.6 million (EUR5.0 million) from its investment in an European Logistics Fund where it divested all the real estate assets. These were partially offset by absence of foreign exchange gain of \$2.0 million and lower sundry income by \$3.2 million.

The Group recorded a fair value loss on investment property of \$0.3 million in 2HFY2022 as compared to a fair value gain of \$0.5 million in 2HFY2021 from GIE Tower, Guangzhou.

Share of results of associates registered a profit of \$9.3 million in 2HFY2022, as compared to a share of associate's loss of \$13.0 million in 2HFY2021 mainly due to lower share of associates' operating losses (net of tax) from the China investment properties, mainly attributed to lower losses incurred by Shanghai Plaza by \$3.5 million and Top Spring by \$1.6 million, partially impacted by rental rebates and waivers granted to tenants to cushion the business impact arising from China's COVID-19 lockdowns in March 2022, higher fair value gain (net of tax) on investment properties owned by associates by \$5.1 million, higher contribution from the increased stake to 30% in a portfolio of properties in Australia by S\$4.2 million and the contributions from the Group's subscription for 26% of the Units and 7.0 per cent. Notes due 2031 in Boustead Industrial Fund by S\$4.6 million in 2HFY2022.

In 2HFY2022, the Group made an impairment loss of \$36.3 million on the amounts due from associates from the co-investments with BentallGreenOak due to the ongoing China property sector headwinds.

Share of profit of joint ventures decreased by \$8.8 million to \$23.3 million in 2HFY2022 from \$32.1 million in 2HFY2021 mainly due to lower contributions from The Crest, lower share of joint ventures' operating profits (net of tax) from the China investment properties, after rental rebates and waivers granted to tenants to cushion the business impact arising from China's COVID-19 lockdowns in March 2022 and lower fair value gain (net of tax) from The Atrium Mall, Chengdu. These were partially mitigated by a fair value gain of \$8.7 million in 2HFY2022 as compared to a fair value loss of \$0.4 million in 2HFY2021 from the two Singapore office towers, Asia Green.

The average occupancy of the Group's five investment properties held by a subsidiary and joint ventures as at 31 March 2022 was 93.9%.

The portfolio summary of the Group's Investment Properties as at 31 March 2022 was as follows:

	<i>Percentage Owned</i>	<i>Tenure</i>	<i>No. of Tenants</i>	<i>Occupancy Rate (%)</i>
<i><u>Owned by a Subsidiary</u></i>				
GIE Tower, Guangzhou	100%	50 year term from 1994	34	92.8%
<i><u>Owned by Joint Ventures</u></i>				
Metro City, Shanghai	60%	36 year term from 1993	168	88.0%
Metro Tower, Shanghai	60%	50 year term from 1993	35	96.5%
5 Chancery Lane, London	50%	Freehold	1	100.0%
Asia Green, Singapore	50%	99 year term from 2007	20	92.2%

Segmental Results - Retail Division

Revenue from the Singapore operations of the retail division for 2HFY2022 increased to \$51.3 million from 2HFY2021's \$47.5 million.

Segment results of the retail division reported a profit of \$4.9 million in 2HFY2022 as compared to \$0.3 million in 2HFY2021 after including rental rebates granted by landlords and/or property tax rebates and jobs support scheme, totalling \$1.2 million and \$3.1 million in 2HFY2022 and 2HFY2021 respectively. In 2HFY2021, the segment profit has also accounted for the impairment loss on the right-of-use assets and plant and equipment to reduce the carrying value of these assets by \$4.7 million in view of the continuing challenges faced by the retail segment.

Pressure on margins amidst a highly competitive trading environment and impact from COVID-19 pandemic adversely affected the results.

Full Year ended 31 March 2022 (FY2022) against Full Year ended 31 March 2021 (FY2021)

Turnover

Group turnover for the financial year ended 31 March 2022 increased to \$100.5 million from \$97.3 million in FY2021 as the retail division reported higher sales from \$72.8 million in FY2021 to \$86.6 million in FY2022 mainly due to lower sales in the departmental stores in Singapore from the closures of retail stores during circuit breaker and Phase One from 7 April 2020 to 18 June 2020, arising from the COVID-19 pandemic.

The property division recognised lower revenue by \$10.7 million to \$13.9 million in FY2022 from \$24.6 million in FY2021 mainly due to lower sale of property rights of the residential development properties in Bekasi and Bintaro, Jakarta, largely impacted by the ongoing COVID-19 pandemic. Revenue from GIE Tower, Guangzhou, decreased from \$6.6 million in FY2021 to \$6.3 million in FY2022, after rental rebates extended to help tenants cushion the business impact arising from China's COVID-19 lockdowns in March 2022.

In line with lower property revenue, the property division's gross profit was lower by \$1.0 million. The retail division reported a higher gross profit by \$0.8 million from \$8.5 million in FY2021 to \$9.3 million in FY2022, after including rental rebates granted by landlords and/or property tax rebates and jobs support scheme, totalling \$3.1 million and \$7.6 million in FY2022 and FY2021 respectively. Resulting from the above, the Group's gross profit decreased by \$0.2 million from \$15.5 million in FY2021 to \$15.3 million in FY2022.

Profit Before Tax

The Group's profit before tax for the year decreased to \$31.7 million in FY2022 from \$47.6 million in FY2021.

Segment results increased to \$28.4 million in FY2022 from \$22.8 million in FY2021 (refer to page 23) mainly due to absence of impairment loss on the right-of-use assets and plant and equipment to reduce the carrying value of these assets by \$4.7 million in view of the continuing challenges faced by the retail segment. Other net income was higher by \$2.6 million from \$31.5 million in FY2021 to \$34.1 million in FY2022 mainly due to higher dividend income by \$6.7 million from the long term investments and higher interest income by \$0.9 million in FY2022. In FY2022, the Group registered a divestment gain of S\$7.6 million (EUR5.0 million) from its investment in an European Logistics Fund where it divested all the real estate assets. These were partially offset by lower foreign exchange gain by \$2.7 million and lower sundry income by \$2.7 million.

The Group recorded a fair value loss on investment property of \$0.3 million in FY2022 as compared to a fair value gain of \$0.5 million in FY2021 from GIE Tower, Guangzhou.

Share of results of associates registered a profit of \$11.8 million in FY2022, as compared to a share of associate's loss of \$20.6 million in FY2021 mainly due to higher fair value gain (net of tax) on investment properties owned by associates by \$8.4 million, and lower share of associates' operating losses (net of tax) from the China investment properties, mainly attributed to lower losses incurred by Shanghai Plaza by \$3.1 million and Top Spring by \$6.4 million, partially impacted by rental rebates and waivers granted to tenants to cushion the business impact arising from China's COVID-19 lockdowns in March 2022. In addition, there were higher contribution from the increased stake to 30% in a portfolio of properties in Australia by S\$6.7 million and contributions from the Group's subscription for 26% of the Units and 7.0 per cent. Notes due 2031 in Boustead Industrial Fund by S\$8.2 million in FY2022. These were partially offset by lower contribution of \$3.3 million from the investments in BentallGreenOak.

In FY2022, the Group made an impairment loss of \$36.3 million on the amounts due from associates from the co-investments with BentallGreenOak due to the ongoing China property sector headwinds.

Share of profit of joint ventures decreased by \$16.8 million from \$64.1 million in FY2021 to \$47.3 million in FY2022 mainly due to lower contributions from The Crest by \$18.8 million and The Atrium Mall in Chengdu recorded lower fair value gain (net of tax) by \$9.6 million in FY2022. These were partially mitigated by higher share of joint ventures' operating profits (net of tax) by \$3.5 million from the China investment properties, after net of rental rebates and waivers granted to tenants to cushion the business impact arising from China's COVID-19 lockdowns in March 2022 and a fair value gain of \$8.9 million in FY2022 as compared to a fair value loss of \$0.4 million in FY2021, from the two Singapore office towers, Asia Green.

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

Associates (Non-current assets) and Amounts due from associates (Current assets) increased from \$910.0 million as at 31 March 2021 to \$1,076.5 million as at 31 March 2022 mainly due to (1) additional 3.5% equity stake and share of funding totalling \$129.0 million for the Group's investment in Shanghai Plaza, Shanghai; (2) share of funding of \$5.4 million for the 30% stake in three office buildings in Shanghai; (3) funding of \$68.5 million for acquisition of a 20% stake in Cherrybrook Village Shopping Centre in Australia and an additional 10% equity stake in associated entities owning a portfolio of 16 quality freehold office and retail properties in Australia; (4) investment in a 26% stake in a 100% leasehold interest in the property located at 351 Braddell Road, Singapore 579712, a high-spec industrial property via Boustead Industrial Fund ("BIF") by subscribing into 26% of the Units and 7.0 per cent. notes due 2031 of BIF for \$17.6 million and (5) share of profit of associates of \$11.8 million. These were partially offset by an impairment loss of \$36.3 million on the amounts due from associates, the repayment of shareholder loans of \$21.2 million and dividend distribution from associates of \$10.0 million in FY2022.

Joint Ventures (Non-current assets) and Amounts due from joint ventures (Current assets) increased from \$491.0 million as at 31 March 2021 to \$531.4 million as at 31 March 2022 mainly due to loan extension of \$9.2 million to a joint venture in the UK and share of profit of joint ventures of \$47.3 million, which was partially offset by repayment of shareholder loan of \$13.1 million from a joint venture and dividend distribution from a joint venture of \$2.3 million in FY2022.

Long term investments (Non-current assets) increased from \$88.5 million as at 31 March 2021 to \$133.6 million as at 31 March 2022 mainly due to acquisition of 51,625,000 units in Daiwa House Logistics Trust ("DHLT") for \$41.3 million representing approximately 7.65 per cent. of the issued units of DHLT as a cornerstone investor to the Initial Public Offering of DHLT and investment of \$6.1 million in quoted securities. These were partially offset by fair value loss on long term investments of \$2.7 million. In FY2022, the Group invested \$15.8 million (EUR10.0 million) in an European Logistics Fund ("ELF"). The ELF divested all the real estate assets held by it in December 2021. Consequently, the ELF redeemed the units held by the Group in ELF and made an income distribution of \$7.6 million (EUR5.0 million) to the Group. The proceeds were received by the Group in FY2022.

Development properties (Current assets) decreased to \$160.8 million as at 31 March 2022 from \$163.4 million as at 31 March 2021. This relates to the residential development properties in Jakarta, Indonesia, held for sales. During the financial period, the progressive sale recognition of property rights of residential units was \$5.8 million.

Accounts and other receivables (Current assets) decreased from \$81.4 million as at 31 March 2021 to \$70.7 million as at 31 March 2022 mainly due to receipts for the sale of property rights of \$19.8 million, which was partially offset by sale recognition of property rights of \$7.7 million, relating to the residential development properties in Jakarta, Indonesia, held for sales in FY2022.

Borrowings (Current liabilities) decreased to \$135.5 million as at 31 March 2022 from \$325.0 million as at 31 March 2021 mainly due to the Group's redemption of the \$150 million 4% Notes due 2021 issued on 25 October 2018 by the Company pursuant to its \$1 billion multicurrency debt issuance programme in October 2021 and refinancing of short term bank borrowings with long term bank borrowings of \$117.0 million. The decrease was partially offset by loans drawn on banking facilities for (1) the acquisition of a 20% stake in Cherrybrook Village Shopping Centre in Australia and funding for an additional 10% equity stake in associated entities owning a portfolio of 16 quality freehold office and retail properties in Australia, totalling \$68.5 million; (2) loan extension of \$9.2 million to a joint venture in UK and (3) funding of \$6.1 million for investment in long term quoted securities.

Arising from the refinancing of short term bank borrowings and redemption of the \$150 million 4% Notes due 2021, Bank borrowings (Non-current liabilities) increased to \$470.3 million as at 31 March 2022 from \$199.1 million as at 31 March 2021.

Amounts due to joint ventures (Non-current liabilities) increased to \$148.7 million as at 31 March 2022 from \$124.6 million as at 31 March 2021 mainly due to loans 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 \$425.7 million as at 31 March 2021 to \$331.4 million as at 31 March 2022.

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

The rapidly changing geopolitical situation in many parts of the world, in particular the Russia-Ukraine war, is causing disruption to global supply chains, driving inflation and an overall increase in commodity prices¹. On 4 May 2022, the US Federal Reserve (“FED”) raised interest rates by 50 basis points, its biggest hike since 2000 and following a 25 basis points hike in March as it works to cool the economy. FED Chair Jerome Powell said additional 50-basis point increases should be on the table at the next couple of meetings². Globally, we are still subject to the COVID-19 pandemic as 2021 registered global growth of 5.9% and is expected to moderate to 4.4% in 2022³.

Property Division

China

According to the International Monetary Fund (“IMF”), China pandemic-induced disruptions related to the zero-tolerance COVID-19 policy and China property sector headwinds have induced a 0.8% downgrade in 2022 GDP. China’s economy grew 8.1% in 2021, and is forecasted to grow 4.8% in 2022 and 5.2% in 2023⁴. China’s COVID-19 lockdowns in March/April 2022 are likely costing the country at least US\$46 billion a month, or 3.1% of GDP, in lost economic output⁵ and the situation is ongoing. Average occupancy at our China investment properties, mainly Metro City and Metro Tower in Shanghai, and GIE Tower in Guangzhou continue to remain high at 92.4%. The Atrium Mall in Chengdu, and Shanghai Plaza in Shanghai has achieved occupancy of more than 85%. The three office buildings in Bay Valley are approximately 70% occupied. Our associate, Top Spring International Holdings Limited continues to be subject to market headwinds in China and Hong Kong, whilst the ongoing China property sector headwinds has adversely impacted our co-investments with BentallGreenOak where the Group provided an impairment loss of S\$36.3 million on amounts due from associate in FY 2022.

Singapore

Singapore’s GDP grew by 7.6% in 2021, rebounding from the 4.1% contraction in 2020⁶. For 2022, the Ministry of Trade and Industry maintains a GDP growth forecast of 3.0-5.0% with a 3.7% growth in 1Q22⁷. Technology and finance occupiers continue to be the dominant drivers of demand⁸. These developments will continue to benefit our two blocks of premium Grade-A office towers at the Tampines Regional Centre which has achieved an occupancy rate of 92.2%. Demand for high-tech, prime logistics and warehouse spaces are likely to stay healthy given continued expansion from companies in pharmaceuticals, life science, technological and logistics sectors, fuelled by the exponential growth in e-commerce and business digitalisation⁹. Metro is well positioned given our December 2020 investment in 26% of both the Units and 7.0 per cent notes due 2031 in the Boustead Industrial Fund (“BIF”), with a quality portfolio of 15 industrial, business park, high-spec industrial and logistics properties in Singapore, after adding 351 Braddell Road in October 2021. The entire BIF portfolio enjoys a high committed average occupancy of 98.1% and a long WALE of approximately 6.2 years as at 31 March 2022.

Indonesia

According to the IMF, Indonesia recorded annual GDP growth of -2.1% in 2020, and 3.7% in 2021, based on moderate tax policy and administration reforms, some expenditure realisation, and a gradual increase in capital spending over the medium term in line with fiscal space¹⁰. Indonesian condominium projects located within mixed-use developments with proximity to public transportation are likely to receive a better response from the market¹¹, and this should benefit our residential projects in Bekasi and Bintaro, Jakarta, though it will take time for buyers to return after the loosening of social measures in December 2021, and where the sales and collections continue to be impacted.

¹ IMFBlog, *How War in Ukraine Is Reverberating Across World’s Regions*, 15 March 2022

² *Business Times*, *US Fed’s Half-point Hike Biggest Since 2000; Powell Signals More To Come In Inflation Battle*, 5 May 2022

³ IMF, *World Economic Outlook Update – April 2022*

⁴ IMF, *World Economic Outlook Update – April 2022*

⁵ *Bloomberg*, *China Lockdowns Cost at Least \$46 Billion a Month, Academic Says*, 29 March 2022

⁶ MTI Singapore, *MTI Maintains 2022 GDP Growth Forecast at “3.0 to 5.0 Per Cent”*, 17 February 2022

⁷ MTI Singapore, *MTI Maintains 2022 GDP Growth Forecast at “3.0 to 5.0 Per Cent”*, 25 May 2022

⁸ *Cushman & Wakefield*, *Marketbeat Singapore Office Q4 2021*, 10 January 2022

⁹ *Cushman & Wakefield*, *Marketbeat Singapore Industrial Q4 2021*, 7 January 2022

¹⁰ IMF, *World Economic Outlook Update – April 2022*

¹¹ JLL, *Indonesia Real Estate Market Outlook 2022*, 21 January 2022

United Kingdom (“UK”)

According to the IMF, UK GDP grew 7.4% in 2021 and is forecast to grow 3.7% in 2022¹². As the student accommodation sector continues to attract investment¹³, Metro’s two PBSA properties at Warwick and Bristol are well-positioned in this environment and enjoy 99.8% occupancy. Manchester is set to see the highest rate of economic growth of all the major UK cities over the next five years with gross value added growth of 16.4%¹⁴. In September 2021, Phase 1 of 571 units in Middlewood Locks has achieved a significant milestone by fully selling all the remaining units, and handover of units to the buyers has been completed in November 2021. The development completion and handover of 546 units of Phase 2 that was fully sold to Get Living has been completed in November 2021. Phase 3 development comprising approximately 200 units of apartment and townhouses, as well as retail, food and beverages outlets is expected to commence construction in 2Q2022. Our office property at 5 Chancery Lane continues to be fully leased through 2023, despite London City vacancy rates still above trend but stabilising¹⁵.

Australia

On 3 May 2022, the Reserve Bank of Australia raised the cash rate 0.25% to 0.35%, the first hike in over a decade. The outlook for economic growth in Australia remains positive, and the RBA central forecast is for Australian GDP to grow by 4.25% over 2022 and 2% over 2023¹⁶. The October 2021 acquisition of Cherrybrook Village Shopping Centre in NSW will bring the total Australian portfolio to 16 properties, and Metro also increased its shareholding from 20 to 30% in both its asset management company Sim Lian-Metro Capital Pte. Ltd. and in its Australian portfolio of 16 quality freehold properties, comprising 4 office buildings and the 12 retail centres with over 90% of the retail space being anchored by defensive non-discretionary retailers such as supermarkets that cater to day-to-day necessities. The portfolio achieved a high committed average occupancy rate of 95.5% and long WALE of 6.4 years by income as at 31 March 2022.

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 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, United States 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 or against the entity’s functional currency, in particular its future revenue stream.

Retail Division

Overall Singapore retail environment will continue to be challenging as retail sales remains about 5.1% below pre-pandemic (2019) levels. We expect current macro trends and uncertainties to continue to weigh on our two department stores at Paragon and Causeway Point. The Group’s online retail business continues to remain operational. Nonetheless, Cushman & Wakefield is sanguine that retail sales could possibly normalise to pre-pandemic levels in 2022, with the significant easing of border measures and workspace restrictions, as well as the return of industry-leading events such as Singapore Grand Prix¹⁷. However, the key downside risks to watch are inflation concerns and economic uncertainties due to the Ukraine conflict, and slowdown in China, that could impact consumer confidence.

The Group

Metro operates across Singapore, China, Indonesia, the UK and Australia with most countries in the endemic phase of the COVID-19 pandemic, except China which is holding to its zero COVID strategy. The Group continues to monitor the situation closely and take proactive measures to strengthen our financial position, including preserving cash, optimising cash flows and liquidity, and actively managing our existing investment portfolio to optimise returns and capitalise on new opportunities to enhance shareholder value. On 25 October 2021, the Group redeemed its three-year S\$150 million 4.00% Series 001 Notes in full using partial internal cash and debt. With regards to our asset management strategy, we will prioritise critical asset enhancement, while deferring uncommitted capital expenditure and implementing cost saving measures, where possible.

¹² IMF, *World Economic Outlook Update – April 2022*

¹³ Colliers, *United Kingdom Property Snapshot, 17 February 2022*

¹⁴ JLL, *UK Residential Forecasts, 10 December 2021*

¹⁵ Colliers, *London Offices Snapshot, 26 January 2022*

¹⁶ Reserve Bank of Australia, *Statement By Philip Lowe, Governor: Monetary Policy Decision, 3 May 2022*

¹⁷ Cushman & Wakefield, *Marketbeat Singapore, Retail Q1 2022, 10 January 2022*

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

Name of Dividend	Special Tax exempt (one-tier) Final
Dividend Type	Cash
Dividend Amount per share (in cent)	1.0 cent per ordinary share

(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 cents 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-2022 Group \$'000	31-Mar-2021 Group \$'000	Increase/ (Decrease) %
Sales reported for the first half year	40,785	36,717	11.1
Operating profit after tax before deducting non-controlling interests reported for the first half year	18,384	19,823	(7.3)
Sales reported for the second half year	59,718	60,606	(1.5)
Operating profit after tax before deducting non-controlling interests reported for the second half year	5,267	17,172	(69.3)

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-2022	31-Mar-2021
	\$'000	\$'000
Ordinary final dividend	16,561	16,561
Special dividend (Final)	8,280	2,070
Total	24,841	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	72	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	47	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.

BY ORDER OF THE BOARD

Tan Ching Chek and Eve Chan Bee Leng
 Joint Company Secretaries
 Date: 27 May 2022