

NEWS RELEASE

METRO EXPANDS AUSTRALIA PORTFOLIO WITH JOINT VENTURE PARTNER SIM LIAN THROUGH ACQUISITION OF A FREEHOLD PRIME OFFICE PROPERTY IN SYDNEY CORE CBD

- *Metro has acquired the freehold prime office property at 1 Castlereagh Street in Sydney for A\$196.4m (approximately S\$172.3m) through its 30%-owned joint venture Australian portfolio with Sim Lian*
- *The 27-storey office building is located at the financial core of Sydney's CBD next to the newly opened Martin Place railway station with good connectivity and access to amenities*
- *This opportunistic acquisition strategically expands the Group's footprint in Australia and marks Metro's 18th property and 5th office asset in the portfolio*



Left: Building exterior

Right: Entrance to office lobby

Singapore, 9 October 2024 – Mainboard-listed Metro Holdings Limited (“**Metro**” or the “**Group**”) (美罗控股有限公司), a property investment and development group backed by established retail operations, has together with its joint venture partner, the Sim Lian Group of Companies (“**Sim Lian**”), acquired a freehold prime office property (“**Property**”) located at 1 Castlereagh Street in Sydney, New South Wales, Australia.

1 Castlereagh Street is a 27-storey office building with retail on its ground levels located within the highly sought after financial core of Sydney’s CBD, which is right next to the newly opened Martin Place railway station and enjoys good connectivity and access to amenities. The building was refurbished in 2021 and has achieved a NABERS (National Australian Built Environment Rating System) rating of 4 stars, and features regular and column-free floor plates that offer ease of subdivision to cater to different user demand. Prime office buildings in Sydney’s CBD core enjoy higher annual rental growth¹, with tenant demand persisting for well-located and quality assets². The Property has a net lettable area (“**NLA**”) of 12,418 square metres with an occupancy of 85%³ that is well-supported by a diverse tenant mix, and a weighted average lease expiry by income (“**WALE**”) of approximately 3.0 years³.

Metro, together with its joint venture partner Sim Lian, has entered into a Sale and Purchase Agreement to acquire the Property from an independent third party for a purchase consideration of A\$196.4 million (approximately S\$172.3 million), which mainly comprises the purchase consideration of the Property, related stamp duty, other costs and expenses. The Metro Group’s capital commitment for the investment is approximately A\$30.8 million (approximately S\$27.0 million) and will be funded primarily from internal cash sources and external borrowings.

This opportunistic acquisition strategically expands Metro’s footprint in Australia and marks the Group’s 18th property and 5th office asset in the country. Metro’s existing 30%-owned joint venture Australian portfolio of 17 freehold properties with Sim Lian achieved a high occupancy of 94.1% and a WALE of approximately 5.6 years as at 31

¹ Knight Frank, Sydney CBD Office Market – August 2024

² Cushman & Wakefield, Marketbeat – Sydney CBD – Office Q2 2024

³ As at 1 September 2024

March 2024. Following the acquisition, the total appraised value of Metro's portfolio with Sim Lian will be approximately A\$1,374 million (approximately S\$1,206 million), consisting of 18 quality freehold properties (comprising 5 office buildings and 13 retail centres) with a total NLA of 176,227 square metres spanning New South Wales, Victoria, Queensland and Western Australia.

(Please see Appendix A for more information)

Metro Group Chief Executive Officer and Executive Director, Mr. Yip Hoong Mun said, "This is a rare opportunity to acquire a freehold prime office property within the highly sought-after core precinct of Sydney's CBD which continues to benefit from flight-to-location and flight-to-quality trends. The acquisition enhances our portfolio in Australia and deepens our strategic partnership with Sim Lian."

ABOUT METRO HOLDINGS LIMITED

Metro Holdings Limited, a company listed on the Main Board of the SGX-ST since 1973, has a rich history that dates back to 1957 when it began as a humble textile store located at 72 High Street. Throughout its journey, Metro Holdings has evolved into a diversified property and retail group, with a global footprint in investments and operations.

Today, Metro Holdings is structured into two primary business segments: property investment and development, as well as retail. The company's strategic focus extends across pivotal markets, encompassing Singapore, China, Indonesia, the UK, and Australia.

Property Investment and Development

The Group's property arm owns and manages prime retail and office properties in first-tier cities in China, including Shanghai and Guangzhou, along with emerging high-growth cities like Chengdu. Through strategic partnerships and collaborative ventures, Metro Holdings has broadened its property portfolio to encompass a diverse range of assets in Singapore, China, Indonesia, the UK, and Australia.

Retail

Metro's retail division is dedicated to serving its valued customers through its two flagship Metro department stores in Singapore. The Metro shopping brand stands as an enduring and household name within the retail industry, offering an extensive range of high-quality merchandise to meet the diverse needs and preferences of its clients.

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APPENDIX A

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

| S/N | Property | State | Net lettable area (square metres) ⁴ |
|-----------------------------------|---|-------------------|--|
| 1 | 50 Margaret Street, Sydney, NSW 2000 | New South Wales | 8,800 |
| 2 | 390 St Kilda Road, Melbourne, VIC 3004 | Victoria | 16,219 |
| 3 | 100 Edward Street, Brisbane City, QLD 4000 | Queensland | 6,955 |
| 4 | 59 Albany Highway, Victoria Park, WA 6100 | Western Australia | 12,836 |
| 5 | 1 Castlereagh Street, Sydney, NSW 2000 | New South Wales | 12,418 ³ |
| Sub-total Office Buildings | | | 57,228 |
| 1 | Jordan Springs Shopping Centre, 61-63 Water Gum Drive, Jordan Springs, NSW 2747 | New South Wales | 6,245 |
| 2 | Lake Munmorah Shopping Centre, 275 Pacific Highway, Lake Munmorah, NSW 2259 | New South Wales | 5,630 |
| 3 | Tarneit Gardens Shopping Centre, 747 Tarneit Rd, Tarneit, VIC 3029 | Victoria | 6,420 |
| 4 | 6 Coltman Plaza, Lucas, VIC 3350 | Victoria | 5,512 |
| 5 | Lara Village Shopping Centre, 2-4 Waverley Road, Lara, VIC 3212 | Victoria | 6,441 |
| 6 | Town Square Redbank Plains, 357-403 Redbank Plains Road, Redbank Plains, QLD 4301 | Queensland | 27,328 |
| 7 | Everton Park Woolworths, 768 Stafford Road, Everton Park, QLD 4053 | Queensland | 5,682 |
| 8 | Everton Park Home Centre, 752 Stafford Road, Everton Park, QLD 4053 | Queensland | 12,547 |
| 9 | Woolworths Rothwell, 763 Deception Bay Road, Rothwell, QLD 4022 | Queensland | 4,963 |
| 10 | Dalyellup Shopping Centre, 54 Tiffany Centre, Dalyellup, WA 6230 | Western Australia | 6,499 |
| 11 | Ropes Crossing Village, 8 Central Place, Ropes Crossing, NSW 2760 | New South Wales | 5,803 |
| 12 | Cherrybrook Village Shopping Centre, 41-47 Shepherds Drive, Cherrybrook Village, NSW 2126 | New South Wales | 9,394 |
| 13 | Shepparton Marketplace, 110-120 Benalla Road, Shepparton, VIC 3630 | Victoria | 16,535 |
| Sub-total Retail Centres | | | 118,999 |
| Overall Portfolio | | | 176,227 |

⁴ As at 31 March 2024