

**METRO HOLDINGS LIMITED**  
**(Company Registration No :197301792W)**

**NOTICE OF RECENT VALUATION OF PROPERTIES**

The Directors of Metro Holdings Limited ("Metro" or the "Company") wish to inform that in accordance with the Metro Group's accounting policies, a valuation exercise has been conducted on the following properties of the Metro Group on an open market value for existing use basis. The valuation reports are available for inspection at 391A Orchard Road #19-00 Tower A Ngee Ann City Singapore 238873 during normal business hours up to 28 August 2014.

Investment Properties

Date of Valuation	:	31 March 2014
Name of Valuer	:	DTZ Debenham Tie Leung Limited
Description of Property	:	Part of Guangzhou International Electronics Tower, Guangzhou, comprising approximately 62.5% of a 7-storey shopping podium and 35-storey office tower.
Valuation	:	RMB487,140,000 (equivalent to approximately S\$98,889,420)

Date of Valuation	:	31 March 2014
Name of Valuer	:	DTZ Debenham Tie Leung Limited
Description of Property	:	Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre.
Valuation	:	RMB677,400,000 (equivalent to approximately S\$137,512,200)

Date of Valuation	:	31 March 2014
Name of Valuer	:	DTZ Debenham Tie Leung Limited
Description of Property	:	Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower.
Valuation	:	RMB558,000,000 (equivalent to approximately S\$113,274,000)

Date of Valuation	:	31 December 2013
Name of Valuer	:	DTZ Debenham Tie Leung Limited
Description of Property	:	Part of EC Mall, Beijing, comprising 50% of a 6-storey retail building and 4-storey basement.
Valuation	:	RMB1,180,000,000 (equivalent to approximately S\$241,865,379)

Date of Valuation	:	31 March 2014
Name of Valuer	:	Daiwa Real Estate Appraisal Co., Ltd
Description of Property	:	Frontier Koishikawa Building, a 9-storey office building, located in the Bunkyo District, Tokyo.
Valuation	:	JPY4,600,000,000 (equivalent to approximately S\$56,304,000)

By Order of the Board  
 Tan Ching Chek and Lee Chin Yin  
 Joint Company Secretaries  
 Dated : 28 May 2014