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New Metro Global Limited

新城環球有限公司

(Incorporated in the British Virgin Islands with limited liability)

(the “October 2025 Notes Issuer”)

OFFER TO PURCHASE FOR CASH

4.625% SENIOR NOTES DUE 2025

(ISIN: XS2353272284; COMMON CODE: 235327228)

(THE “OCTOBER 2025 NOTES”)

MAXIMUM ACCEPTANCE AMOUNT

Description of the October 2025 Notes	ISIN/Common Code	Outstanding principal amount of the October 2025 Notes	Purchase Price⁽²⁾	Expiration Deadline
4.625% Senior Notes due 2025	XS2353272284 / 235327228	US\$300 million	US\$985	4:00 p.m. (London Time) on June 24, 2025 ⁽³⁾

⁽¹⁾ As such amount may be changed by the October 2025 Notes Issuer in its sole discretion.

⁽²⁾ Per US\$1,000 principal amount of the October 2025 Notes accepted for purchase.

⁽³⁾ Unless extended, re-opened, amended and/or terminated by the October 2025 Notes Issuer.

References are made to the announcement of the October 2025 Notes Issuer dated June 12, 2025 (the “**Announcement**”) regarding the October 2025 Offer. Capitalized terms used and not otherwise defined in this announcement have the meanings given in the Announcement.

The October 2025 Notes Issuer hereby announces that the Maximum Acceptance Amount in respect of the October 2025 Offer is US\$50,000,000.

Unless stated otherwise, announcements in connection with the October 2025 Offer will be made through the website of the SGX-ST and the Offer Website, the issue of a press release to a Notifying News Service and/or the delivery of notices to the Clearing Systems for communication to Direct Participants. Copies of the announcements, press releases and notices can also be obtained from the Information and Tender Agent, the contact details for which are set forth below. Significant delays may be experienced where notices are delivered to the Clearing Systems, and Eligible Holders are urged to contact the Information and Tender Agent for the relevant announcements during the course of the October 2025 Offer using the contact details set forth below. In addition, Eligible Holders may contact the Dealer Managers for information using the contact details set forth below.

The October 2025 Offer to Purchase contains important information which should be read carefully by Eligible Holders before any decision is made with respect to the October 2025 Offer. Eligible Holders are recommended to seek their own financial and legal advice, including in respect of any tax consequences, from their broker, bank manager, solicitor, accountant or other independent financial, tax or legal adviser.

The terms of the October 2025 Offer are more fully described in the October 2025 Offer to Purchase, which sets out further details regarding the tender procedures and the conditions of the October 2025 Offer.

None of the October 2025 Notes Issuer, the Dealer Managers or the Information and Tender Agent (or any of their respective directors, employees or affiliates) makes any recommendation as to whether the Eligible Holders should tender their October 2025 Notes in response to the October 2025 Offer.

Dealer Managers

Guotai Junan Securities (Hong Kong) Limited

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Grand Millennium Plaza
181 Queen's Road Central, Hong Kong

Haitong International Securities Company Limited

28/F, One International Finance Centre
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Hong Kong

Citigroup Global Markets Limited

Citigroup Centre
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CLSA Limited

18/F, One Pacific Place
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Hong Kong

Information and Tender Agent

Kroll Issuer Services Limited

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New Metro Global Limited
新城環球有限公司

June 13, 2025