

NOTICE OF VALUATION OF REAL ASSETS::NOTICE OF RECENT VALUATION OF PROPERTIES**Issuer & Securities**

Issuer/ Manager

METRO HOLDINGS LTD

Securities

METRO HOLDINGS LIMITED - SG1111878499 - M01

Stapled Security

No

Announcement Details

Announcement Title

Notice of Valuation of Real Assets

Date & Time of Broadcast

25-May-2021 07:11:09

Status

New

Announcement Sub Title

Notice Of Recent Valuation Of Properties

Announcement Reference

SG210525OTHRDYM3

Submitted By (Co./ Ind. Name)

Tan Ching Chek

Designation

Company Secretary

Description (Please provide a detailed description of the event in the box below)

Please refer to the attached file.

Additional Details

Valuation Details

Date of Valuation	Name of the Valuer	Description of Property	Valuation Currency	Valuation Amount
31/03/2021	Cushman & Wakefield Limited	Part of Guangzhou International Electronics Tower, Guangzhou, comprising approximately 62.5% of a 7-storey shopping podium and 35-storey office tower.	Yuan Renminbi	545,000,000
31/03/2021	Cushman & Wakefield Limited	Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre.	Yuan Renminbi	548,400,000

31/03/2021	Cushman & Wakefield Limited	Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower.	Yuan Renminbi	672,000,000
31/03/2021	Colliers International Valuation UK LLP	Part of 5 Chancery Lane, London, comprising 50% of a 8-storey office building.	United Kingdom Pound	40,000,000
31/03/2021	Knight Frank Pte Ltd	Part of 7 & 9 Tampines Grande, Singapore, comprising 50% of two blocks of 8-storey commercial development.	Singapore Dollar	202,500,000

[Valuation of Reports available for inspection at address during office hours](#)

Due to the Covid-19 situation and the elevated safe distancing measures, shareholders who wish to inspect the valuation reports are advised to contact the Company at the email address Dpo@metroholdings.com.sg.

[Reports available till date](#)

25/08/2021

Attachments

 [MHL - Valuation of Properties 2021.pdf](#)

Total size =23K MB



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.

Due to the Covid-19 situation and the elevated safe distancing measures, shareholders who wish to inspect the valuation reports are advised to contact the Company at the email address Dpo@metroholdings.com.sg.

The valuation reports are available for inspection until 25 August 2021.

Investment Property Owned By Subsidiary

Date of Valuation	: 31 March 2021
Name of Valuer	: Cushman & Wakefield 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 (100%)	: RMB545,000,000 (equivalent to approximately S\$111,725,000)

Investment Properties Owned By Joint Ventures

Date of Valuation	: 31 March 2021
Name of Valuer	: Cushman & Wakefield Limited
Description of Property	: Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre.
Valuation (60%)	: RMB548,400,000 (equivalent to approximately S\$112,422,000)

Date of Valuation	: 31 March 2021
Name of Valuer	: Cushman & Wakefield Limited
Description of Property	: Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower.
Valuation (60%)	: RMB672,000,000 (equivalent to approximately S\$137,760,000)

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Investment Properties Owned By Joint Ventures (cont'd)

Date of Valuation	: 31 March 2021
Name of Valuer	: Colliers International Valuation UK LLP
Description of Property	: Part of 5 Chancery Lane, London, comprising 50% of a 8-storey office building.
Valuation (50%)	: GBP40,000,000 (equivalent to approximately S\$74,000,000)

Date of Valuation	: 31 March 2021
Name of Valuer	: Knight Frank Pte Ltd
Description of Property	: Part of 7 & 9 Tampines Grande, Singapore, comprising 50% of two blocks of 8-storey commercial development with retail/F&B units on the 1 st storey and a basement carpark.
Valuation (50%)	: S\$202,500,000

By Order of the Board
Tan Ching Chek and Eve Chan Bee Leng
Joint Company Secretaries
Dated : 25 May 2021