

NOTICE OF VALUATION OF REAL ASSETS::NOTICE OF RECENT VALUATION OF PROPERTIES

Issuer & Securities

Issuer/ Manager

METRO HOLDINGS LTD

Securities

METRO HOLDINGS LIMITED - SG1I11878499 - M01

Stapled Security

No

Announcement Details

Announcement Title

Notice of Valuation of Real Assets

Date & Time of Broadcast

27-May-2022 07:56:16

Status

New

Announcement Sub Title

Notice Of Recent Valuation Of Properties

Announcement Reference

SG220527OTHRVO8G

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 for further details.

Additional Details

Valuation Details

| Date of Valuation | Name of the Valuer | Description of Property | Valuation Currency | Valuation Amount |
|-------------------|-----------------------------|--|--------------------|------------------|
| 31/03/2022 | 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 | 543,400,000 |
| 31/03/2022 | Cushman & Wakefield | Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre. | Yuan Renminbi | 505,200,000 |

| | | | | |
|------------|---|--|----------------------|-------------|
| | Limited | | | |
| 31/03/2022 | Cushman & Wakefield Limited | Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower. | Yuan Renminbi | 672,000,000 |
| 31/03/2022 | Colliers International Property Consultants Limited | Part of 5 Chancery Lane, London, comprising 50% of a 8-storey office building. | United Kingdom Pound | 40,325,000 |
| 31/03/2022 | Knight Frank Pte Ltd | Part of 7 & 9 Tampines Grande, Singapore | Singapore Dollar | 212,000,000 |

Valuation of Reports available for inspection at address during office hours

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 27 August 2022.

Reports available till date

27/08/2022

Attachments

[MHL - Valuation of Properties 2022.pdf](#)

Total size =25K 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. 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 27 August 2022.

Investment Property Owned By Subsidiary

| | |
|-------------------------|--|
| Date of Valuation | : 31 March 2022 |
| 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%) | : RMB543,400,000 (equivalent to approximately S\$115,744,200) |

Investment Properties Owned By Joint Ventures

| | |
|-------------------------|--|
| Date of Valuation | : 31 March 2022 |
| Name of Valuer | : Cushman & Wakefield Limited |
| Description of Property | : Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre. |
| Valuation (60%) | : RMB505,200,000 (equivalent to approximately S\$107,607,600) |

| | |
|-------------------------|--|
| Date of Valuation | : 31 March 2022 |
| 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\$143,136,000) |

Metro Holdings Limited
- Notice of Recent Valuation of Properties

Investment Properties Owned By Joint Ventures (cont'd)

| | |
|-------------------------|--|
| Date of Valuation | : 31 March 2022 |
| Name of Valuer | : Colliers International Property Consultants Limited |
| Description of Property | : Part of 5 Chancery Lane, London, comprising 50% of a 8-storey office building. |
| Valuation (50%) | : GBP40,325,000 (equivalent to approximately S\$71,697,850) |

| | |
|-------------------------|---|
| Date of Valuation | : 31 March 2022 |
| 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\$212,000,000 |

By Order of the Board
Tan Ching Chek and Eve Chan Bee Leng
Joint Company Secretaries
Dated: 27 May 2022