

## FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT::FULL YEARLY RESULTS

### Issuer & Securities

#### Issuer/ Manager

METRO HOLDINGS LTD

#### Securities

METRO HOLDINGS LIMITED - SG1111878499 - M01

#### Stapled Security

No

### Announcement Details

#### Announcement Title

Financial Statements and Related Announcement

#### Date & Time of Broadcast

23-May-2025 12:59:59

#### Status

New

#### Announcement Sub Title

Full Yearly Results

#### Announcement Reference

SG250523OTHRE7G7

#### Submitted By (Co./ Ind. Name)

Tan Ching Chek

#### Designation

Company Secretary

Description (Please provide a detailed description of the event in the box below - Refer to the Online help for the format)

Please refer to the attached file for a copy of the FY2025 results presentation slides.

### Additional Details

#### For Financial Period Ended

31/03/2025

### Attachments



[Metro - FY2025 Analyst Presentation.pdf](#)

Total size =4999K MB

OVERCOMING  
ADVERSITY  
STRENGTHENING  
RESILIENCE

---

# FY2025 Results Presentation

Metro Holdings Limited

23 May 2025





# Contents

1. Metro at a Glance
2. Investments in FY2025
3. Overcoming Adversity, Strengthening Resilience
4. Financial Highlights
5. Sustainability



1:  
Metro at a Glance

# About Metro



Listed on the Mainboard of the SGX-ST since 1973 & headquartered in Singapore, Metro is a property investment and development group with a diversified net asset portfolio valued at S\$1.2 billion & a turnover of S\$104.5 million for the financial year ended 31 March 2025.

Founded in 1957 by the late Mr Ong Tjoe Kim who started out with a textile store along High Street, the Group today operates two core business segments – property investment & development, & retail. It is focused on five key markets, namely, Singapore, China, Indonesia, the United Kingdom (“UK”) and Australia.





## Vision

Metro aims to be a leading property investment and development group in the region, building on the synergies of our rich retail experience, strong foothold in our core markets, & our strategic partnerships.

## Strategy

1. Continuing to grow in Singapore, China, Indonesia, the UK & Australia
2. Position for resilience & diversify across asset classes
3. Strong risk management, overseen by experienced Board & Management



# Diversification Through Geography & Sector

**United Kingdom**

**London**

- 5 Chancery Lane

**Manchester**

- Middlewood Locks

**Sheffield**

- Endeavour, Sheffield Digital Campus

**Bristol**

- Dean Street Works

**Warwick**

- Red Queen

**Durham**

- St. Giles Studios

**Exeter**

- Iron Bridge Studios

**Glasgow**

- Gallery Apartments

**Kingston**

- 73-77 Penrhyn Road

**Australia**

**New South Wales**

- 1 Castlereagh Street, Sydney
- 50 Margaret Street, Sydney
- Jordan Springs
- Lake Munmorah
- Ropes Crossing Village
- Cherrybrook Village

**Victoria**

- 390 St Kilda Road, Melbourne
- Tarneit Gardens
- Coltman Plaza
- Lara Village
- Shepparton Marketplace

**China**

**Shanghai**

- Metro City
- Metro Tower
- Bay Valley
- Shanghai Plaza

**Guangzhou**

- GIE Tower

**Chengdu**

- The Atrium Mall

**Singapore**

- Asia Green
- Portfolio of 15 Industrial, Business Park, High-Spec Industrial & Logistics Properties
- 2 Metro Stores
- VisionCrest Orchard

**Indonesia**

- Trans Park Juanda, Bekasi, Jakarta
- Trans Park Bintaro, Jakarta

**Queensland**

- 100 Edward Street, Brisbane
- Town Square Redbank Plains
- Everton Park Woolworths
- Everton Park Home Centre
- Woolworths Rothwell

**Western Australia**

- 59 Albany Highway, Victoria Park
- Dalyellup

**Legend**

**Properties**

- Commercial
- Malls/Retail Centres
- Residential
- Mixed-use Development
- Student Accommodation
- Industrial & Logistics

**Retail**

- Retail Stores
- Equity Step-up from 25% to 50%
- New Investment During FY2025

\* Information shown here as at 23 May 2025

# Diversification Through Partnerships

## United Kingdom

- SCARBOROUGH GROUP INTERNATIONAL** (2014)
- LEE KIM TAH GROUP** (2018)
- WOH HUP** (2020)  
BUILDING WITH INTEGRITY

## Indonesia

- TRANSCORP** (2001)
- LEE KIM TAH GROUP** (2017)

## Australia

- SIM LIAN HOLDINGS**
- SIM LIAN-METRO CAPITAL** (2019)

## China

- SHANGHAI XUJIAHUI CENTRE (GROUP) CO., LTD.** (1993)
- HUALING GROUP** (2004)
- BentallGreenOak** (2007)
- 萊蒙國際 TOPSPRING** (2011)
- Sunac 融创** (2018)  
品牌 · 致远
- CICC 中金公司** (2019)
- ARA** | ARA ASSET MANAGEMENT LIMITED (2019)
- Singapore
- WINGTAI ASIA** (2012)
- EVIA REAL ESTATE** (2019)
- BOUSTEAD** (2020)  
Projects
- DocMed** (2022)
- TE CAPITAL** (2023)

Note: Year in brackets refer to year where partnership was established



## 2: Investments in FY2025

# 1 Castlereagh Street, Australia



<b>Description</b>	27-storey freehold prime office property with retail on ground levels located at 1 Castlereagh Street, Sydney, New South Wales, Australia
<b>Partner / Asset Manager</b>	 / 
<b>% owned by Group</b>	30%
<b>Net Lettable Area</b>	12,418 sqm
<b>Tenure</b>	Freehold
<b>Occupancy<sup>(1)</sup></b>	76.7%
<b>Weighted Average Lease Expiry (by income)<sup>(1)</sup></b>	2.5 years
<b>Valuation<sup>(1, 2)</sup></b>	A\$190.0m (S\$160.4m)
<b>Acquisition Date</b>	9 October 2024

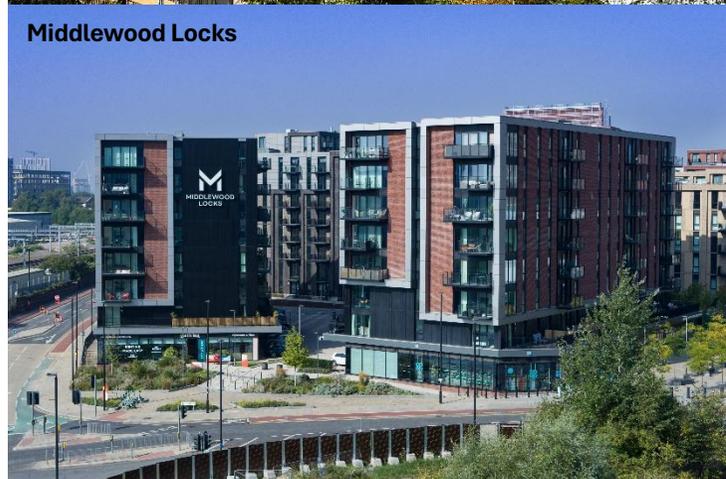
<sup>(1)</sup> As at 31 March 2025.

<sup>(2)</sup> As at 31 March 2025, AUDSGD = 0.844

# Acquisition of Additional 25% Interest in Fairbriar



Middlewood Locks



Middlewood Locks

<b>Description of Fairbriar</b>	Fairbriar Real Estate Limited and its subsidiaries currently own and develop the Middlewood Locks mixed-use development in Manchester, UK
<b>Partner</b>	 <b>SCARBOROUGH GROUP INTERNATIONAL</b>
<b>% owned by Group</b>	50% (First 25% acquired on 2 July 2014, additional 25% acquired on 1 November 2024)
<b>Description of Middlewood Locks</b>	Award-winning mixed use development that will provide 2,215 new homes, and an additional 1,000 new homes or 1 million square feet of commercial space including offices, a hotel, shops and restaurant
<b>Gross Floor Area</b>	~3 million square feet
<b>Land Tenure</b>	Freehold
<b>Gross Development Value</b>	£1.0 billion



3:  
Overcoming Adversity,  
Strengthening Resilience

# Investment Properties



	<b>GIE Tower</b> 广州国际电子大厦 Guangzhou, China	<b>Metro City</b> 美罗城 Shanghai, China	<b>Metro Tower</b> 美罗大厦 Shanghai, China	<b>Asia Green</b> Singapore
<b>Type of Development</b>	Commercial	Retail	Commercial	Commercial
<b>Key Project Description</b>	Part of a 7-storey shopping podium & 35-storey office	Lifestyle entertainment centre directly linked to MRT	Grade-A office spread across 26 floors (annex to Metro City)	Two blocks of premium Grade-A eight-storey office towers
<b>% owned by Group</b>	100%	60%	60%	50%
<b>Tenure</b>	50-yr term from 1994	36-yr  SHANGHAI XUJIAKU CENTRE (GROUP) CO.,LTD.	50-yr term from 1993	99-yr term from 2007
<b>Partners</b>	N.A.	 SHANGHAI XUJIAKU CENTRE (GROUP) CO.,LTD.	 SHANGHAI XUJIAKU CENTRE (GROUP) CO.,LTD.	
<b>Lettable Area</b>	28,390 sqm	38,790 sqm	39,295 sqm	26,442 sqm
<b>Occupancy Rate<sup>(1,2)</sup></b>	81.6% (82.9%)	85.3% (79.9%)	56.1% (75.5%)	90.7% <sup>(4)</sup> (99.7% <sup>(5)</sup> )
<b>Valuation (100%)<sup>(1,3)</sup></b>	RMB534m (S\$99m)	RMB613m (S\$113m)	RMB1,021m (S\$189m)	S\$435m

<sup>(1)</sup> As at 31 March 2025

<sup>(2)</sup> Bracketed % as at 31 March 2024

<sup>(3)</sup> As at 31 March 2025, SGDRMB = 5.405, GBPSGD = 1.736

<sup>(4)</sup> Based on actual occupancy as at 31 March 2025. Committed occupancy was 95% as at 31 March 2025, with substantial backfilling of the space vacated by Hitachi Asia.

<sup>(5)</sup> Inclusive of a lease by Hitachi Asia which expired on 31 March 2024.

# Investment Properties (cont'd)

## Expiry Profile and Tenant Mix



		GIE Tower 广州国际电子大厦 Guangzhou, China	Metro City 美罗城 Shanghai, China	Metro Tower 美罗大厦 Shanghai, China	Asia Green Singapore
Expiry Profile	1H FY2026	13.1%	8.4%	5.9%	8.7%
	2H FY2026	31.1%	20.5%	4.3%	1.4%
Tenancy Mix by Total Leased Area (as at 31 March 2025)		<ul style="list-style-type: none"> <li>Electronics/IT &amp; Telecommunications</li> <li>Medical &amp; Pharmaceutical</li> <li>Others</li> <li>F&amp;B</li> <li>Consumer Products &amp; Trading</li> <li>Financial Services &amp; Insurance</li> <li>Logistics &amp; Shipping</li> </ul>	<ul style="list-style-type: none"> <li>F&amp;B/ Food Court</li> <li>Leisure &amp; Entertainment, Sports &amp; Fitness</li> <li>Fashion &amp; Shoes</li> <li>Mix - Books, Gifts &amp; Specialty, Hobbies, Toys, Jewelry</li> <li>Others</li> </ul>	<ul style="list-style-type: none"> <li>Food &amp; Beverage</li> <li>Banking, Insurance and Financial Services</li> <li>IT Services &amp; Telecommunication</li> <li>Consumer Products</li> <li>Petroleum &amp; Chemicals</li> <li>Others</li> </ul>	<ul style="list-style-type: none"> <li>Banking</li> <li>Retail / F&amp;B / Co-working</li> <li>MNC/Consultancy/Healthcare</li> <li>IT</li> <li>Logistics/Education</li> <li>Others</li> </ul>

# Investment Properties (cont'd)



	<b>Bay Valley</b> 杨浦 Shanghai, China	<b>Shanghai Plaza</b> 上海广场 Shanghai, China	<b>The Atrium Mall</b> 晶融汇 Chengdu, China	<b>5 Chancery Lane</b> London, UK
<b>Type of Development</b>	Commercial	Mixed-use	Retail	Commercial
<b>Key Project Description</b>	Office buildings (A4, C7 & C4) <sup>(1)</sup> located in New Jiangwan City, Yangpu District	Retail mall, centrally located at Huai Hai Zhong Road, Huang Pu district	LEED Gold® certified commercial mall, which is part of a landmark mixed-use development	Office building located in Midtown Central London
<b>% owned by Group</b>	30%	38.5%	25%	50%
<b>Tenure</b>	50-yr term from 2008	50-yr term from 1992	40-yr term from 2007	Freehold
<b>Partners</b>	莱蒙国际	华凌  融创	中金公司  ARA ASSET MANAGEMENT LIMITED	LEE KIM TAH GROUP
<b>Lettable Area</b>	97,854 sqm	37,807 sqm	26,370 sqm	7,882 sqm
<b>Occupancy Rate<sup>(2,3)</sup></b>	68.6% (70.6%)	84.9% (88.2%)	88.0% (91.2%)	N.A. <sup>(5)</sup>
<b>Valuation (100%)<sup>(4)</sup></b>	RMB1,700m (S\$315m)	RMB2,590m (S\$479m)	RMB1,780m (S\$329m)	GBP67.0m (S\$116m)

<sup>(1)</sup> The 0.9% (324 sqm) of C4 building which was previously classified as development property in FY2024 has since been reclassified to investment property in FY2025

<sup>(2)</sup> As at 31 March 2025

<sup>(3)</sup> Bracketed % as at 31 March 2024

<sup>(4)</sup> As at 31 March 2025, SGDRMB = 5.405, GBPSGD = 1.736

<sup>(5)</sup> Currently undergoing asset enhancement work which is expected to be completed by end of 2026

# Overview of Australian Portfolio

## Quality Freehold Properties Comprising 13 Defensive Retail Centres & 5 Offices

- Located in New South Wales, Victoria, Queensland & Western Australia
- NLA<sup>(1)</sup>: 176,279 sqm
- Portfolio WALE by income of 5.0 years<sup>(1)</sup>
- Partners/Fund Manager:  / 

Valuation<sup>(2)</sup>: A\$1,396m (S\$1,178m)

30% owned by Metro

Occupancy<sup>(1,3)</sup>: 92.9% (94.1%)

Freehold tenure

**1** Enters Australia with 10 Retail Centres & 4 Offices



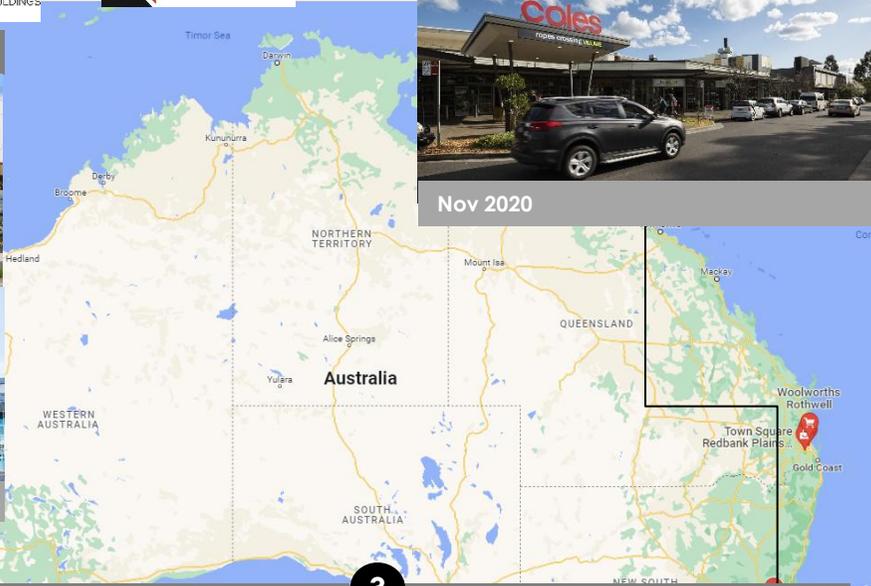
**4** Shepparton Marketplace, VIC



**3** Cherrybrook Village, NSW  
Increased Stake in Portfolio & SLMC to 30%



**5** 1 Castlereagh Street, NSW



S/N	Property name and/or address	Sector	Net lettable area (sqm) <sup>(1)</sup>
1	50 Margaret Street, Sydney, NSW 2000	Office	8,715
2	390 St Kilda Road, Melbourne, VIC 3004	Office	16,191
3	100 Edward Street, Brisbane City, QLD 4000	Office	6,955
4	59 Albany Highway, Victoria Park, WA 6100	Office	12,836
5	1 Castlereagh Street, Sydney, NSW 2000	Office	12,418
6	Jordan Springs Shopping Centre, 61-63 Water Gum Drive, Jordan Springs, NSW 2747	Retail	6,245
7	Lake Munmorah Shopping Centre, 275 Pacific Highway, Lake Munmorah, NSW 2259	Retail	5,630
8	Tarneit Gardens Shopping Centre, 747 Tarneit Road, VIC 3029	Retail	6,420
9	6 Coltman Plaza, Lucas, VIC 3350	Retail	5,512
10	Lara Village Shopping Centre, 2-4 Waverley Road, Lara, VIC 3212	Retail	6,441
11	Town Square Redbank Plains, 357-403 Redbank Plains Road, Redbank Plains, QLD 4301	Retail	27,326
12	Everton Park Woolworths, 768 Stafford Road, Everton Park, QLD 4053	Retail	5,682
13	Everton Park Home Centre, 752 Stafford Road, Everton Park, QLD 4053	Retail	12,729
14	Dalyellup Shopping Centre, 54 Tiffany Centre, Dalyellup, WA 6230	Retail	6,468
15	Ropes Crossing Village, 8 Central Place, Ropes Crossing, NSW 2760	Retail	5,803
16	Cherrybrook Village Shopping Centre, 41-47 Shepherds Drive, Cherrybrook Village, NSW 2126	Retail	9,410
17	Woolworths Rothwell, 763 Deception Bay Road, Rothwell, QLD 4022	Retail	4,966
18	Shepparton Marketplace, 110-120 Benalla Road, Shepparton, VIC 3630	Retail	16,532
<b>Total</b>			<b>176,279</b>

<sup>(1)</sup> As at 31 March 2025  
<sup>(2)</sup> As at 31 March 2025, AUDSGD=0.844.  
<sup>(3)</sup> Bracketed % as at 31 March 2024.

# Overview of Boustead Industrial Fund (“BIF”) Portfolio



## Diversified Portfolio Of 15 Properties Across Singapore<sup>(1)</sup>

- Comprising 1 Business Park, 5 High-Spec Industrial, 6 Industrial & 3 Logistics Properties
- NLA<sup>(2)</sup>: 2,168,938 sq ft
- Portfolio WALE by income<sup>(2,3)</sup> of ~5.0 years (5.1 years)
- Partners/Fund Manager: /

**Valuation<sup>(2)</sup>: S\$763.2m**  
**26% owned by Metro**  
**Committed Occupancy<sup>(2,3)</sup>: 95.7%**  
**(92.8%)**  
**Average lease tenure ~29 years**



S/N	Property name and/or address	Sector	NLA (in sq ft)
A	Bombardier Aerospace, 10 Seletar Aerospace Heights, Singapore 797546	Industrial	67,708
B	Safran, 11 Seletar Aerospace Link, Singapore 797554	Industrial	38,391
C	26 Changi North Rise, Singapore 498756	Industrial	64,584
D	Jabil, 16 Tampines Industrial Crescent, Singapore 528604	Industrial	215,495
E	85 Tuas South Avenue 1, Singapore 637419	Industrial	112,299
F	MTU Asia, 10 Tukang Innovation Drive, Singapore 618302	Industrial	266,947
G	GSK Asia House, 23 Rochester Park, Singapore 139234	Business Park	136,341
H	Edward Boustead Centre, 82 Ubi Avenue 4, Singapore 408832	High-spec Industrial	78,228
I	Continental Building – Phase 1 and Phase 2, 80 Boon Keng Road, Singapore 339780	High-spec Industrial	174,917
J	Continental Building – Phase 3, 84 Boon Keng Road, Singapore 339781	High-spec Industrial	120,031
K	10 Changi North Way, Singapore 498740	Logistics	128,505
L	12 Changi North Way, Singapore 498791	Logistics	221,822
M	16 Changi North Way, Singapore 498772	Logistics	121,850
N	351 Braddell Road, Singapore 579713	High-spec Industrial	236,864
P	26 Tai Seng Street, Singapore 534057	High-spec Industrial	184,955
Total			2,168,938

<sup>(1)</sup> BIF owns 100% of 12 properties & 49% of 3 properties held under SPVs  
<sup>(2)</sup> As at 31 March 2025  
<sup>(3)</sup> Bracketed % as at 31 Mar 2024  
<sup>(4)</sup> Phases 1 and 2 of Continental Building acquired in the initial portfolio have since been amalgamated  
<sup>(5)</sup> Completed acquisition of property at 26 Tai Seng Street on 11 April 2023

# Overview of Purpose-Built Student Accommodation (“PBSA”)

## Building Scale In Defensive UK PBSA Segment

- Six freehold properties under UK PBSA Fund “Paideia Capital UK Trust”
- No. of Beds<sup>(1)</sup>: 902
- Partners/Fund Manager:

(33.3% owned by Metro)

Valuation<sup>(2)</sup>: £149m (~\$259m)  
 30% owned by Metro  
 Occupancy<sup>(1,3)</sup>: 99.3% (95.2%)  
 Freehold tenure

**1** Red Queen, Warwick

Dec 2020 (210 beds)

**2** Dean Street Works, Bristol

Jan 2021 (225 beds)

**3** St. Giles Studio, Durham

May 2022 (109 beds)



**4** Iron Bridge Studios, Exeter

May 2022 (129 beds)

**5** Gallery Apartments, Glasgow

May 2022 (140 beds)

**6** 73-77 Penrhyn Road, Kingston

May 2022 (89 beds)

(1) As at 31 March 2025  
 (2) As at 31 March 2025, GBPSGD = 1.736  
 (3) Bracketed % as at 31 March 2024

# Trading Properties



	Trans Park Juanda, Bekasi, Jakarta, Indonesia	Trans Park Bintaro, Jakarta, Indonesia
<b>Type of Development</b>	Residential	Residential
<b>Key Project Description</b>	5,686 units with total saleable GFA <sup>(1)</sup> of 162,754 sqm Five 32-storey residential towers within a mixed development	2 residential towers comprising 1,260 apartment and 170 SoHo units with total saleable GFA <sup>(1)</sup> of 61,619 sqm
<b>% owned by Group</b>	90%	90%
<b>Partners</b>	 	 
<b>GDV<sup>(2)</sup>/Valuation (100% basis)</b>	IDR1.99trn <sup>(3)</sup>	IDR1.33trn <sup>(3)</sup>
<b>Current Status</b>	All five residential towers have topped-off, the fully paid units of two towers are being handed over and apartment sales are underway	Both residential towers have topped-off, the fully paid units of one tower are being handed over and apartment sales are underway

<sup>(1)</sup> GFA refers to Gross Floor Area

<sup>(2)</sup> GDV refers to Gross Development Value

<sup>(3)</sup> 100% purchase consideration

# Trading Properties (cont'd)



	Middlewood Locks Manchester, UK	Endeavour, Sheffield Digital Campus Sheffield, UK	VisionCrest Orchard Singapore
<b>Type of Development</b>	Mixed-use	Commercial	Commercial
<b>Key Project Description</b>	2,215 units, and an additional 1,000 new homes or 1 million square feet of commercial space including offices, a hotel, shops and restaurant	Endeavour, an office building with total gross floor area of 6,035 sqm	11-storey freehold, LEED Gold® Certified Grade-A office building with commercial retail podium on the ground floor and carparking facilities of 114 lots across two basement levels
<b>% owned by Group</b>	50% <sup>(3)</sup>	50%	20%
<b>Partners</b>	 SCARBOROUGH GROUP INTERNATIONAL	 SCARBOROUGH GROUP INTERNATIONAL	TE CAPITAL
<b>GDV<sup>(1)</sup>/Valuation (100% basis)</b>	~£1B	~£27m	S\$415m <sup>(2)</sup>
<b>Current Status</b>	Phase 1 and Phase 2 fully sold and handed over; Handover of sold units under Phase 3 in progress after practical completion in November 2024, with approximately half of Phase 3 units sold or reserved as at 3 April 2025	Completed in June 2023 and handed over to British Telecom Group in July 2023 for 15-year lease.	Strata sales commenced in July 2024; 4 retail units and 2 office floors amounting to approximately 20% of total strata area sold as at 31 March 2025

<sup>(1)</sup> GDV refers to Gross Development Value

<sup>(2)</sup> Valuation as at 31 March 2025 is based on total unsold strata area

<sup>(3)</sup> Middlewood Locks is owned and developed by Fairbriar Real Estate Limited (“Fairbriar”). In November 2024, Metro increased its equity stake in Fairbriar from 25% to 50%.

# Retail: Outlook

- Singapore's retail trade sector reversed from a 1.3% in 2023 to a 0.4% contraction in 2024, weighed down by more cautious spending amid high cost and global uncertainties<sup>(1,2)</sup>
- Department stores' sales volume contracted 3.2% in 2024<sup>(1)</sup> as compared to the flat growth in 2023<sup>(3)</sup>
- Domestic retailers face lower gross margins and increased operating costs arising from the highly competitive trading environment
- Household sentiment could weaken amid dimming economic outlook and broadening global trade war<sup>(4)</sup>



<sup>(1)</sup> MTI Singapore, Economic Survey of Singapore 2024, Chapter 6 – Sectoral Performances, Ministry of Trade and Industry, 14 February 2025

<sup>(2)</sup> Cushman & Wakefield, Singapore Retail MarketBeat Q1 2025, 10 April 2025

<sup>(3)</sup> MTI Singapore, Economic Survey of Singapore 2023, Chapter 6 – Sectoral Performances, Ministry of Trade and Industry, 15 February 2024

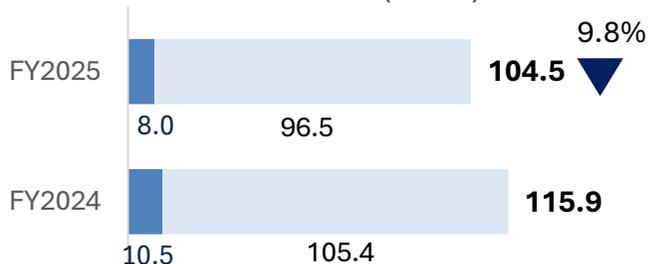
<sup>(4)</sup> The Straits Times, Singapore retail sales fall worse-than-expected 3.6% in February; tariffs darken outlook, 4 April 2025



# 4: Financial Highlights

# Key Financial Highlights – FY2025

Revenue (S\$'M)

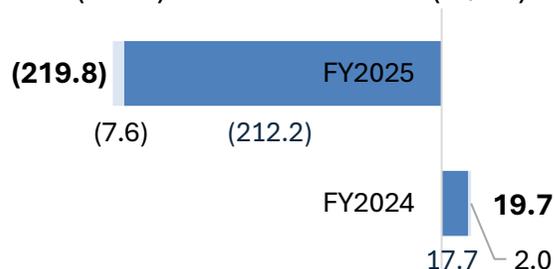


1

Revenue decreased 9.8% from S\$115.9m in FY2024 to S\$104.5m in FY2025, mainly due to:

- Lower sales from Retail Division's two department stores in Singapore, Metro Paragon & Metro Causeway, amid the challenges confronting Singapore's retail sector
- Lower contribution from sale of property rights of the residential development properties in Bekasi and Bintaro, Jakarta

(Loss)/Profit Before Tax (S\$'M)

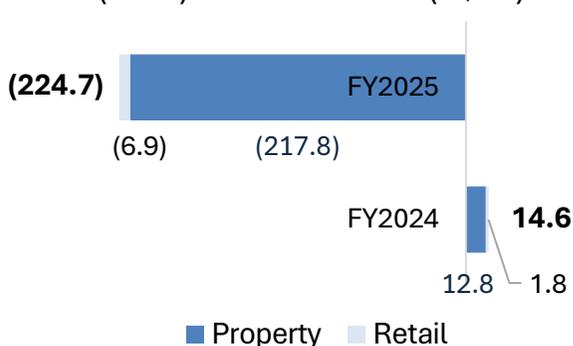


2

FY2025 loss before tax of S\$219.8m (mainly due to non-cash fair value and impairment losses arising from its China real estate exposure), compared to FY2024 profit before tax (PBT) of S\$19.7m, lower by S\$239.5m, attributable to:

- Ongoing prolonged property sector headwinds in China, which resulted in:
    - a) higher share of loss by S\$133.1m from its associate Top Spring due to fair value loss (net) on investment properties and operating loss (including impairment losses on its properties held for sale) and absence of negative goodwill<sup>(1)</sup>
    - b) higher fair value loss (net) by S\$88.0m and higher operating loss by S\$6.3m arising from China properties mainly held under associates and joint ventures
    - c) impairment of amounts due from associates of S\$32.9m relating to co-investments with BGO
  - higher fair value loss by S\$17.7m mainly from investment in MGSA
  - lower operating results (including impairment on ROU assets) from retail by S\$9.0m
- Partially mitigated by:
- share of higher net operating profit by S\$5.5m and fair value gains (net) by S\$36.8m from UK, Australia and Singapore properties held under associates and joint ventures
  - negative goodwill of S\$7.2m arising from the acquisition of an additional 25% equity stake in Fairbriar Real Estate Limited

(Loss)/Profit After Tax (S\$'M)



3

Loss after tax of S\$224.7m in FY2025, compared to profit after tax of S\$14.6m in FY2024

(1) Negative goodwill of S\$60.3 million recognised in FY2024 arising from acquisition of an additional 6% equity stake in Top Spring.

\* BGO = BentallGreenOak; MGSA = Mapletree Global Student Accommodation Private Trust; ROU = Right-of-use

# Key Financial Highlights – FY2025

## Basic EPS /(Loss Per Share)

---

(27.2) cents

▼ N.M.

FY2024

1.8 cents

## NAV Per Share

---

S\$1.40

▼ -18.6% YoY

FY2024

S\$1.72

## Return on Total Assets<sup>(1)</sup>

---

-10.4%

▼ N.M.

FY2024

0.6%

## Return on Equity<sup>(1)</sup>

---

-17.4%

▼ N.M.

FY2024

1.0%

### Remarks:

N.M. = Not meaningful

<sup>(1)</sup> In calculating return on equity and return on total assets, the average basis has been used

# Fiscal Discipline & Resilience<sup>(1)</sup>

Healthy cash balance, available undrawn facilities and disciplined financial management positions us well to weather future economic headwinds and capitalise on opportunities

## Strong Balance Sheet,

## Healthy Cash & Banking Lines

Ability to support funding of opportunities and business operations



**S\$1.2b**

Net Assets  
(S\$1.5b)<sup>(2)</sup>

**S\$313.5m**

Cash & Cash Equivalents +  
Short Term Investments  
(S\$287.3m)<sup>(2)</sup>

## Healthy Gearing

Supported by business operations and capital recycling



**0.26x**

Net Debt /  
Equity  
(0.22x)<sup>(2)</sup>

**0.18x**

Net Debt /  
Total Assets<sup>(3)</sup>  
(0.16x)<sup>(2)</sup>

## Healthy Credit Profile/ Disciplined Financial Management

Underpinned by recurring business operations



**1.7x**

Interest  
Coverage Ratio<sup>(4)</sup>  
(2.1x)<sup>(2)</sup>

**4.5%**

Average  
Interest Rate  
(4.9%)<sup>(2)</sup>

**Committed to financial prudence**

### Remarks:

<sup>(1)</sup> As at 31 March 2025      <sup>(2)</sup> Bracketed figures as at 31 March 2024

<sup>(3)</sup> Total assets exclude cash

<sup>(4)</sup> Adjusted for fair value changes and provision for impairment for its investments in associates, joint ventures, investment properties, long term and short term investments, and negative goodwill

## Proposed Dividend<sup>(1)</sup>

---

**S\$16.6 million**

◀▶ 0% YoY

FY2024  
S\$16.6 million

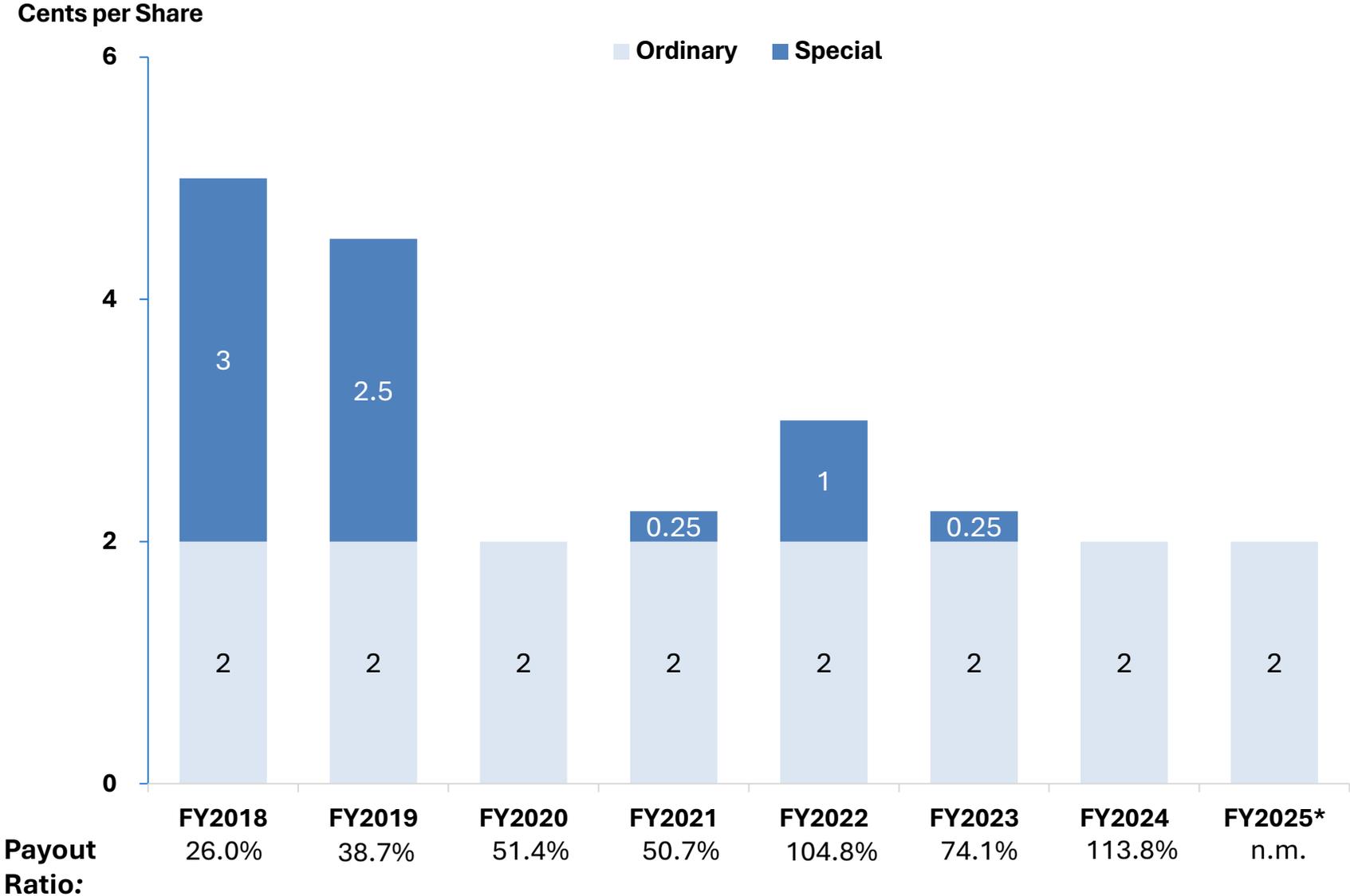
Comprises:

- Ordinary Dividend
  - 2.0 cents

**Remarks:**

<sup>(1)</sup> FY2025's proposed dividend subject to shareholders' approval at the AGM

# Dividend Payout



\*FY2025 proposed dividend subject to shareholders' approval at the AGM.

# Consolidated Income Statement

(S\$ '000)	2 <sup>nd</sup> Half Year Ended			Full Year Ended		
	31-Mar-25	31-Mar-24	Change	31-Mar-25	31-Mar-24	Change
<b>Revenue</b>	56,154	65,747	(14.6%)	104,504	115,908	(9.8%)
<b>(Loss)/Profit Before Tax</b>	(226,847)	8,780	n.m.	(219,843)	19,724	n.m.
<b>Comprising:-</b>						
<b>Metro City, Metro Tower, GIE Tower, The Atrium <sup>(a)</sup></b>	(5,990)	17,606	n.m.	9,786	31,419	(68.9%)
- Operating profit	14,563	15,475	(5.9%)	33,233	35,562	(6.5%)
<b>Key Joint Ventures <sup>(b) (1)</sup></b>	13,285	(19,003)	n.m.	14,117	(20,904)	n.m.
- Operating profit/(loss)	5,004	(2,738)	n.m.	5,976	(4,639)	n.m.
<b>Key Associates <sup>(b) (2)</sup></b>	(163,057)	23,514	n.m.	(158,209)	31,339	n.m.
- Operating (loss)/profit	(13,792)	57,740	n.m.	(1,752)	67,464	n.m.
<b>Residential Projects - Bekasi, Bintaro</b>	963	886	8.7%	1,872	1,998	(6.3%)
<b>Retail</b>	(5,042)	1,986	n.m.	(7,612)	2,051	n.m.
<b>Investments (BGO, MGSA, DHLT etc)*</b>	(20,025)	(2,577)	n.m.	(18,876)	(1,058)	n.m.
<b>Impairment loss on amounts due from associates</b>	(32,912)	-	n.m.	(32,912)	-	n.m.
<b>Others</b>	(14,069)	(13,632)	3.2%	(28,009)	(25,121)	11.5%
<b>(Loss)/Profit After Tax</b>	(228,216)	6,451	n.m.	(224,661)	14,612	n.m.

<sup>(a)</sup> Include Fair Value

<sup>(b)</sup> Include Fair Value, Impairment, Negative Goodwill

<sup>(1)</sup> Key joint ventures include mainly Singapore (Asia Green, VisionCrest ) and UK (5 Chancery Lane, Sheffield, Middlewood Locks).

Includes negative goodwill from acquisition of additional 25% stake in Middlewood Locks in 2HFY25 and FY25 of \$7,243,000.

<sup>(2)</sup> Key associates include mainly China (Top Spring, Bay Valley, Shanghai Plaza), Australia Portfolio, Singapore (BIF) and UK (PBSA).

Includes negative goodwill from acquisition of additional 6% stake in Top Spring in 2HFY24 and FY24 of \$60,347,000.

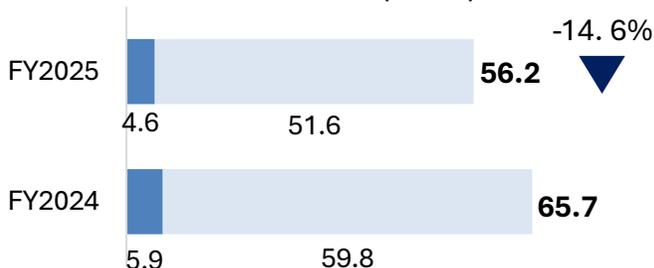
\* BGO = BentallGreenOak; MGSA = Mapletree Global Student Accommodation Private Trust; DHLT = Daiwa House Logistics Trust

# Balance Sheet Highlights

(S\$ million)	As at		Change
	31-Mar-25	31-Mar-24	
<b>Investment Property</b>	98.7	102.4	(3.6%)
<b>Associates</b>	631.8	847.4	(25.4%)
<b>Joint Ventures</b>	433.2	373.6	16.0%
<b>Other Non-current Assets</b>	102.9	160.7	(36.0%)
<b>Current Assets</b>	789.1	826.0	(4.5%)
<b>Total Assets</b>	<b>2,055.7</b>	<b>2,310.1</b>	<b>(11.0%)</b>
<b>Current Liabilities</b>	299.4	262.6	14.0%
<b>Long Term and Deferred Liabilities</b>	573.0	597.4	(4.1%)
<b>Total Net Assets</b>	<b>1,183.3</b>	<b>1,450.1</b>	<b>(18.4%)</b>
<b>Shareholders' Funds</b>	1,160.3	1,426.2	(18.6%)
<b>Non-controlling Interests</b>	23.0	23.9	(3.8%)

# Key Financial Highlights – 2HFY2025

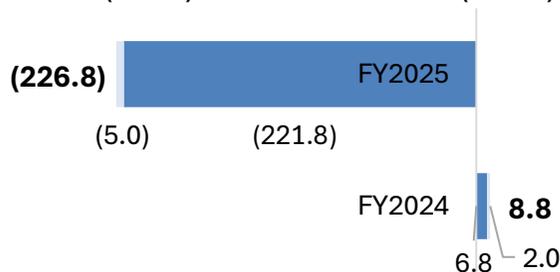
Revenue (S\$'M)



**1** Revenue decreased 14.6% from S\$65.7m in 2HFY2024 to S\$56.2m in 2HFY2025, mainly due to:

- Lower sales from Retail Division’s Point two department stores in Singapore, Metro Paragon & Metro Causeway, amid the challenges confronting Singapore’s retail sector
- Lower contribution from sale of property rights of the residential development properties in Bekasi and Bintaro, Jakarta

(Loss)/Profit Before Tax (S\$'M)



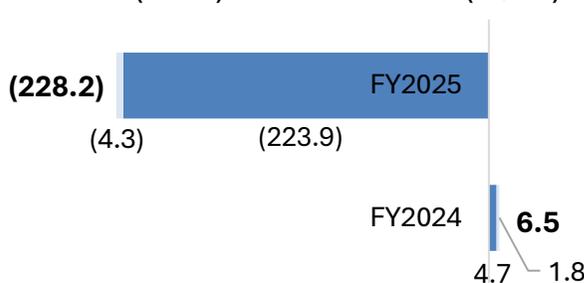
**2** 2HFY2025 loss before tax of S\$226.8m (mainly due to non-cash fair value and impairment losses arising from its China real estate exposure), compared to FY2024 profit before tax (PBT) of S\$8.8m, lower by S\$235.6m, attributable to:

- Ongoing prolonged property sector headwinds in China, which resulted in:
  - a) higher share of loss by S\$124.8m from its associate Top Spring due to fair value loss (net) on investment properties and operating loss (including impairment losses on its properties held for sale) and absence of negative goodwill <sup>(1)</sup>
  - b) higher fair value loss (net) by S\$76.9m and higher operating loss by S\$16.1m arising from China properties mainly held under associates and joint ventures
  - c) impairment of amounts due from associates of S\$32.9m relating to co-investments with BGO
- higher fair value losses by S\$16.5m mainly from investment in MGSA
- lower operating results (including impairment on ROU assets) from retail by S\$6.6m

Partially mitigated by:

- share of higher net operating profit by S\$2.4m and fair value gains (net) by S\$32.1m from UK, Australia and Singapore properties held under associates and joint ventures
- negative goodwill of S\$7.2m arising from the acquisition of an additional 25% equity stake in Fairbriar Real Estate Limited

(Loss)/Profit After Tax (S\$'M)



■ Property ■ Retail

**3** 2HFY2025 loss after tax of S\$228.2m, compared to 2HFY2024 profit after tax of S\$6.5m

(1) Negative goodwill of S\$60.3 million recognised in FY2024 arising from acquisition of an additional 6% equity stake in Top Spring.

\* BGO = BentallGreenOak; MGSA = Mapletree Global Student Accommodation Private Trust; ROU= Right-of-use



# 5: Sustainability

# Our Commitment to Sustainability: Initiatives & Progress



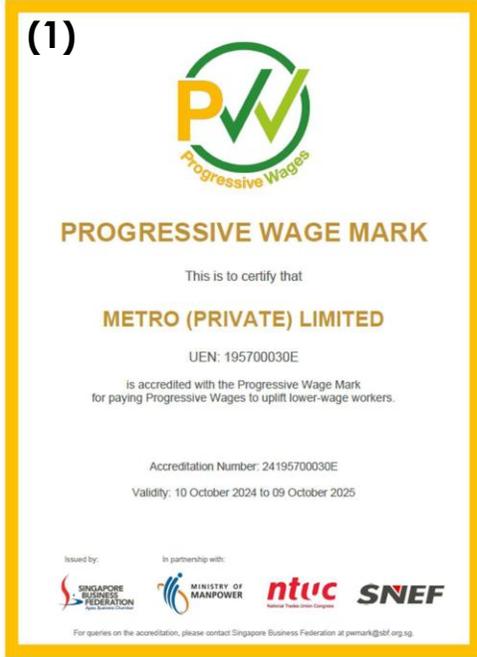
Continuing to build a resilient and resource-efficient real estate portfolio



# Our Commitment To Sustainability: Initiatives & Progress

Metro (Private) Limited:

1. Received Progressive Wage Mark accreditation on 10 October 2024 for paying progressive wages to uplift lower-wage workers
2. Ranked 3<sup>rd</sup> in Department Store category in the Singapore’s Best Customer Service 2024/2025 ranking
3. Supported the manning of the North West CDC’s Pop-Up Market, packing and facilitating the distribution of Care Packs to eligible residents
4. Joined the Orchard Road Business Association (ORBA)’s sustainability roadmap and pledged to adopt sustainability practices focusing on energy efficiency, green procurement and sustainability experiences



### (4) Orchard Road Sustainability Pledge

Together with our stakeholders, we strive to shape a sustainable future to respond to the unprecedented challenges of a changing planet.

To achieve our intent, our roadmap and pledge seek to advance a collaborative process to accelerate commitment to sustainability initiatives in our precinct.

3 out of 5

Sustainability Approaches

and

1 out of 3

Placemaking Approaches

# Our Commitment To Sustainability: Initiatives & Progress

(continued from previous)

Metro (Private) Limited:

- 5. Supported Food From the Heart (FFTH)’s Food Packing Sessions with 90 volunteers in 2024 over 8 sessions, and with Food Donation Collection Points at each of Metro Paragon and Metro Causeway Point
- 6. Hosted WWF Singapore’s Donation Drive/Roadshow at Metro Paragon and Metro Causeway Point in September and December 2024
- 7. Continued to promote sustainability and circularity initiatives with Sustainability Corner in Metro Paragon and Metro Causeway Point



Metro Woodlands:



Metro Paragon:





Thank You