

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

22-May-2026 06:11:32

Status

New

Announcement Sub Title

NOTICE OF RECENT VALUATION OF PROPERTIES

Announcement Reference

SG260522OTHRWCYA

Submitted By (Co./ Ind. Name)

Joanna Lim

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
31/03/2026	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	461,400,000



METRO HOLDINGS LTD
(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 22 August 2026.

Investment Property Owned By Subsidiary

Date of Valuation	: 31 March 2026
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%)	: RMB461,400,000 (equivalent to approximately S\$86,281,800)

Investment Properties Owned By Joint Ventures

Date of Valuation	: 31 March 2026
Name of Valuer	: Cushman & Wakefield Limited
Description of Property	: Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre.
Valuation (60%)	: RMB171,000,000 (equivalent to approximately S\$31,977,000)

Date of Valuation	: 31 March 2026
Name of Valuer	: Cushman & Wakefield Limited
Description of Property	: Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower.
Valuation (60%)	: RMB543,600,000 (equivalent to approximately S\$101,653,200)

Metro Holdings Limited
- Notice of Recent Valuation of Properties

Investment Properties Owned By Joint Ventures (cont'd)

Date of Valuation	: 31 March 2026
Name of Valuer	: Knight Frank LLP
Description of Property	: Part of 5 Chancery Lane, London, comprising 50% of a 8-storey office building.
Valuation (50%)	: GBP53,050,000 (equivalent to approximately S\$90,397,200)

Date of Valuation	: 31 March 2026
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\$215,000,000

By Order of the Board
Joanna Lim and Eve Chan Bee Leng
Joint Company Secretaries
Dated : 22 May 2026

31/03/2026	Cushman & Wakefield Limited	Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre.	Yuan Renminbi	171,000,000
31/03/2026	Cushman & Wakefield Limited	Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower.	Yuan Renminbi	543,600,000
31/03/2026	Knight Frank LLP	Part of 5 Chancery Lane, London, comprising 50% of a 8-storey office building.	United Kingdom Pound	53,050,000
31/03/2026	Knight Frank Pte Ltd	Part of 7 & 9 Tampines Grande, Singapore, comprising 50% of two blocks of 8-storey development.	Singapore Dollar	215,000,000

[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 22 August 2026.

[Reports available till date](#)

22/08/2026

Attachments



[Ann - Valuation of Properties - FY26.pdf](#)

Total size = 132K MB