



METRO HOLDINGS LIMITED

The Board of Directors of Metro Holdings Limited is pleased to announce the following:-

UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 MARCH 2006

1(a) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group		% Change	Group		% Change
	4th Qtr ended 31-Mar-2006 \$'000	4th Qtr ended 31-Mar-2005 \$'000		Full Year ended 31-Mar-2006 \$'000	Full Year ended 31-Mar-2005 \$'000	
Continuing operations						
Revenue	50,589	48,891	3.47	199,076	184,937	7.65
Cost of Revenue	(43,290)	(42,619)	1.57	(172,993)	(164,385)	5.24
Gross Profit	7,299	6,272	16.37	26,083	20,552	26.91
Other income including interest income	23,316	9,236	152.45	43,634	27,631	57.92
General and administrative expenses	(9,644)	(5,175)	86.36	(27,847)	(15,974)	74.33
Profit from operating activities	20,971	10,333	102.95	41,870	32,209	29.99
Finance costs	(1,662)	(709)	134.41	(5,012)	(1,429)	250.73
Share of associated companies' results	1,313	1,701	(22.81)	3,146	2,364	33.08
Exceptional items	712	3,430	(79.24)	119,872	3,430	3,394.81
Profit from operating activities before taxation	21,334	14,755	44.59	159,876	36,574	337.13
Taxation	(4,891)	(3,867)	26.48	(10,502)	(7,966)	31.84
Profit from continuing operations after taxation	16,443	10,888	51.02	149,374	28,608	422.14
Profit from discontinued operations	-	2,916	(100.00)	6,060	3,849	57.44
Profit for the period	16,443	13,804	19.12	155,434	32,457	378.89
Attributable to:						
Shareholders of the Company	16,692	12,730	31.12	154,428	31,049	397.37
Minority interests	(249)	1,074	(123.18)	1,006	1,408	(28.55)
	16,443	13,804	19.12	155,434	32,457	378.89

1(a) (i) Profit before taxation is arrived at after accounting for:-

	Group			Group		
	4th Qtr ended 31-Mar-2006 \$'000	4th Qtr ended 31-Mar-2005 \$'000	% Change	Full Year ended 31-Mar-2006 \$'000	Full Year ended 31-Mar-2005 \$'000	% Change
Cost of revenue and general and administrative expenses includes:-						
Depreciation	(1,870)	(1,483)	26.10	(7,334)	(5,945)	23.36
Write back / (Provision) for obsolete inventory	200	(133)	(250.38)	437	(508)	(186.02)
Write off of inventory	(520)	-	n.m	(2,569)	-	n.m
Provision for doubtful debts	(68)	-	n.m	(414)	(494)	(16.19)
(Loss)/ profit on disposal of property, plant and equipment	(8)	111	(107.21)	(7)	175	(104.00)
Other income including interest income includes:-						
Dividends from unquoted investments	4,483	1,510	196.89	14,100	4,676	201.54
Dividends from quoted investments	1,347	779	72.91	3,150	1,817	73.36
Changes in fair value on short term investments	4,686	-	n.m	(3,594)	-	n.m.
Interest income	4,639	1,820	154.89	11,916	6,874	73.35
(Loss)/ profit on disposal of short term investments	(429)	531	(180.79)	178	1,594	(88.83)
Management and advisory fees	1,901	2,042	(6.90)	6,110	6,267	(2.51)
Other fee income from unquoted investments	-	94	(100.00)	-	1,208	(100.00)
Foreign exchange difference gain/(loss)	1,407	173	713.29	2,015	(447)	(550.78)

1(a)(ii) Exceptional Items comprise of :-

	4 th Quarter ended		Full Year ended	
	31-Mar-06 \$'000	31-Mar-05 \$'000	31-Mar-06 \$'000	31-Mar-05 \$'000
Surplus on revaluation of investment property	712	825	712	825
Gain on disposal of preference shares of an associated company	-	-	17,795	-
Realisation of prior years' revaluation surplus of an investment property on disposal of interest in an associated company	-	-	100,190	-
Write back of over provisions no longer required upon liquidation of a subsidiary	-	2,605	-	2,605
Surplus on disposal of a subsidiary company	-	-	1,175	-
	712	3,430	119,872	3,430

1(a)(iii) Taxation

	4th Qtr ended		% Change	Full Year ended		% Change
	31-Mar-06 \$'000	31-Mar-05 \$'000		31-Mar-06 \$'000	31-Mar-05 \$'000	
Current year's tax	3,051	764	299.35	8,928	4,108	117.33
Under/ (over) provision in respect of prior years'	(58)	(182)	(68.13)	77	(182)	(142.31)
Deferred tax / (Reversal)	261	2,066	(87.37)	(1,134)	2,822	(140.18)
Withholding tax	869	103	743.69	1,018	230	342.61
Share of associated companies' tax	768	1,116	(31.18)	1,613	988	63.26
	<u>4,891</u>	<u>3,867</u>	26.48	<u>10,502</u>	<u>7,966</u>	31.84

1(a)(iv) Discontinued Operations

Discontinued operations relate to the disposal of The Oasis Resort and a subsidiary company. The results and net cash flows of discontinued operations are as follows:-

	4th Qtr ended 31-Mar-2006 \$'000	4th Qtr ended 31-Mar-2005 \$'000	% Change	Full Year ended 31-Mar-2006 \$'000	Full Year ended 31-Mar-2005 \$'000	% Change
Revenue	-	4,610	n.m.	4,151	18,733	(77.84)
Cost of Revenue	-	(3,615)	n.m.	(3,414)	(14,080)	(75.75)
Gross Profit	-	995	n.m.	737	4,653	(84.16)
Other income including interest income	-	61	n.m.	5,869	539	988.87
General and administrative expenses	-	570	n.m.	(569)	(1,087)	(47.65)
Profit from operating activities	-	1,626	n.m.	6,037	4,105	47.06
Finance costs	-	(159)	n.m.	(392)	(1,705)	(77.01)
Exceptional items	-	1,449	n.m.	415	1,449	(71.36)
Profit from operating activities before tax	-	2,916	n.m.	6,060	3,849	57.44

Cash generated from/ (used in):

- operating activities	-	44	n.m.	1,871	3,389	(44.79)
- investing activities	-	(133)	n.m.	52,005	(332)	n.m.
- financing activities	-	(2,766)	n.m.	(48,827)	(3,875)	1,160.05
Net cash flow	-	(2,855)	n.m.	5,049	(818)	(717.24)

1 (b) (i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

Balance Sheets as at

	Group		Company	
	31-Mar-2006 \$'000	31-Mar-2005 \$'000	31-Mar-2006 \$'000	31-Mar-2005 \$'000 Restated
Non-current assets				
Property, plant and equipment	112,962	174,615	3,736	3,886
Investment property	88,003	89,017	-	-
Subsidiary companies	-	-	427,000	399,000
Associated companies	53,655	124,693	500	500
Amount owing by associated companies	27,512	28,707	25,668	25,648
Investments	208,773	94,504	-	-
	<u>490,905</u>	<u>511,536</u>	<u>456,904</u>	<u>429,034</u>
Current assets				
Property held for sale	53,568	52,273	-	-
Inventories	13,923	14,541	-	-
Accounts receivable	17,721	45,003	29,796	43,894
Tax recoverable	1,327	1,381	1,327	1,381
Short term investments	60,755	44,396	-	-
Cash and bank balances	268,689	144,403	37,369	521
	<u>415,983</u>	<u>301,997</u>	<u>68,492</u>	<u>45,796</u>
Current liabilities				
Bank borrowings	47,604	62,308	11,407	6,765
Accounts payable	69,270	65,873	40,936	23,085
Provision for taxation	11,161	5,827	-	-
	<u>128,035</u>	<u>134,008</u>	<u>52,343</u>	<u>29,850</u>
Net current assets	287,948	167,989	16,149	15,946
Non-current liabilities				
Long-term bank borrowings	86,894	33,206	-	-
Amount owing to subsidiaries	-	-	311,913	275,820
Deferred taxation	30,708	28,827	643	1,209
	<u>(117,602)</u>	<u>(62,033)</u>	<u>(312,556)</u>	<u>(277,029)</u>
	<u>661,251</u>	<u>617,492</u>	<u>160,497</u>	<u>167,951</u>
Shareholders' equity				
Share capital	126,155	126,155	126,155	126,155
Reserves	526,601	482,888	34,342	41,796
	<u>652,756</u>	<u>609,043</u>	<u>160,497</u>	<u>167,951</u>
Minority interests	8,495	8,449	-	-
Total Equity	<u>661,251</u>	<u>617,492</u>	<u>160,497</u>	<u>167,951</u>

1(b)(ii) Aggregate amount of group's borrowings and debt securities

Amount repayable in one year or less, or on demand

As at 31-Mar-2006		As at 31-Mar-2005	
Secured	Unsecured	Secured	Unsecured
32,961,215	14,642,900	46,049,242	16,258,440

Amount repayable after one year

As at 31-Mar-2006		As at 31-Mar-2005	
Secured	Unsecured	Secured	Unsecured
86,894,690	-	33,206,250	-

Details of any collateral

Leasehold property and property held for sale with a net book value as at 31 March 2006 totalling \$158.5 million have been mortgaged to banks for banking facilities granted to jointly controlled entities. Total loans drawn on such facilities as at 31 March 2006 amounted to \$12.4 million. Short term loans of HK\$140.3 million (equivalent to S\$29.3 million) and a long term loan of US\$48.3 million (equivalent to S\$78.2 million) granted to subsidiaries were secured by S\$ equivalent fixed deposits.

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year
Consolidated Cash Flow Statement for the period

	Group		Group	
	4th Qtr ended		Full Year ended	
	31-Mar-2006	31-Mar-2005	31-Mar-2006	31-Mar-2005
	\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities				
Operating profit before reinvestment in working capital	4,542	7,516	26,955	29,706
Decrease/ (increase) in inventories	527	2,025	(2,930)	672
Decrease/(increase) in accounts receivable	4,584	887	33,422	(2,071)
Decrease/(increase) in short term investments	7,596	(86)	(5,736)	(16,056)
(Decrease)/ increase in accounts payable	(8,921)	(5,422)	8,988	(9,220)
Cash generated from operations	8,328	4,920	60,699	3,031
Interest expense paid	(1,662)	(868)	(5,403)	(3,134)
Interest income received	3,854	1,431	9,759	6,621
Income taxes paid	(2,448)	(2,061)	(8,011)	(5,429)
Net cash provided by operating activities	8,072	3,422	57,044	1,089
Cash flows from investing activities				
Additions to property, plant & equipment	(619)	(1,660)	(1,381)	(2,570)
Additional investment in long term investments	-	(40,413)	(115,114)	(92,679)
Proceeds from sale of property, plant & equipment		43	53,248	226
(Increase)/ decrease in amount owing by associated companies	(354)	(2,975)	1,195	(6,708)
Proceeds from disposal of bonds	-	-	86,438	-
Proceeds from disposal of subsidiaries	-	-	496	-
Dividends received from quoted and unquoted investments	8,607	1,310	11,830	5,003
Net cash provided by/(used in) investing activities	7,634	(43,695)	36,712	(96,728)
Cash flows from financing activities				
(Repayment)/ drawdown of bank borrowings (net)	(11,128)	3,604	39,536	15,787
(Repayment)/ receipt of minority interests' loans to subsidiary companies	(208)	(133)	1,199	4,475
Dividend paid to minority shareholder	-	-	(50)	-
Dividend paid	-	-	(10,092)	(10,092)
Net cash (used in)/provided by financing activities	(11,336)	3,471	30,593	10,170
Net increase / (decrease) in cash and cash equivalents	4,370	(36,802)	124,349	(85,469)
Cash & cash equivalents at beginning of financial period	264,320	181,143	144,341	229,810
Cash & cash equivalents at end of financial period	268,690	144,341	268,690	144,341

Consolidated Cash Flow Statement for the period ended (Cont'd)

	Group		Group	
	4th Qtr ended	4th Qtr ended	Full Year ended	Full Year ended
	31-Mar-2006	31-Mar-2005	31-Mar-2006	31-Mar-2005
	\$'000	\$'000	\$'000	\$'000
Reconciliation between profit from operating activities before taxation and exceptional items and operating profit before reinvestment in working capital				
Profit from operating activities before taxation and exceptional items	20,621	12,792	45,648	35,544
Adjustments for:				
Interest expense	1,662	868	5,403	3,134
Depreciation of property, plant and equipment	1,870	2,043	7,849	8,196
Share of results of associated companies	(1,313)	(1,701)	(3,146)	(2,364)
Interest and investment income	(14,726)	(4,687)	(25,913)	(15,144)
Loss/ (Profit) on disposal of property, plant and equipment	2	(111)	7	(175)
Write off of inventory	520	-	2,569	-
Provision for doubtful debts	68	-	414	494
Fixed assets written off	-	105	-	105
Amortisation of discount on consolidation	-	-	-	(363)
Amortisation of interest income	(378)	-	(378)	-
Provision for obsolete inventory	200	-	437	-
Provision for impairment of investments	-	317	-	899
Changes in fair value in short term investments	(4,687)	-	3,594	-
Foreign exchange adjustments	703	(2,110)	(9,529)	(620)
Operating profit before reinvestment in working capital	<u>4,542</u>	<u>7,516</u>	<u>26,955</u>	<u>29,706</u>

The attributable net assets and proceeds from disposal of subsidiary during the year were as follows:-

	Year ended 31-Mar-2006 \$'000
Total Assets	5,188
Total Liabilities	(4,154)
Minority interest	(1,713)
Net liabilities disposed	<u>(679)</u>
Sale consideration	496
Add:	
Net liabilities	679
Profit on disposal	<u><u>1,175</u></u>

1 (d) (i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalization issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year
Statement of Changes in Shareholders' Equity

	Group		Company	
	Year ended 31-Mar-2006 \$'000	Year ended 31-Mar-2005 \$'000	Year ended 31-Mar-2006 \$'000	Year ended 31-Mar-2005 \$'000
Share Capital				
Balance at beginning and end of financial year	126,155	126,155	126,155	126,155
Capital Reserve				
Balance at 1 April				
- As previously stated	178,431	105,469	90,189	17,227
-Effect of adopting FRS 27 and FRS 28	-	-	(88,188)	(11,275)
-As restated at 1 April	178,431	105,469	2,001	5,952
Transfer from revenue reserve	11,949	-	-	-
Share of associated companies' surplus on revaluation of land and buildings and investment property	-	47,600	-	-
Share of associated companies' deferred tax on revaluation of land and buildings and investment property	-	(3,355)	-	-
Surplus/(deficit) on revaluation of land and buildings	-	44,505	-	(4,062)
Deferred tax on revaluation of land and buildings	-	(15,788)	-	111
Realised revaluation surplus on disposal of freehold land and building transferred to profit and loss	(388)	-	-	-
Realised revaluation surplus on disposal of preference shares transferred to profit and loss	(5,199)	-	-	-
Realised prior years' revaluation surplus transferred to profit and loss	(100,190)	-	-	-
Balance at 31 March	84,603	178,431	2,001	2,001

Statement of Changes in Equity (Cont'd)

	Group		Company	
	Year ended 31-Mar-2006 \$'000	Year ended 31-Mar-2005 \$'000	Year ended 31-Mar-2006 \$'000	Year ended 31-Mar-2005 \$'000
Foreign Currency Translation Reserve				
Balance at 1 April				
-As previously stated	(2,289)	2,744	(2,289)	2,744
-Effect of adopting FRS 27 and FRS 28	-	-	(5,555)	(8,438)
-Effect of adopting FRS 21			7,844	5,694
-As restated	(2,289)	2,744	-	-
Foreign currency translation for the financial year	(6,395)	(5,033)	-	-
Balance at 31 March	(8,684)	(2,289)	-	-
Revenue Reserve				
Balance at 1 April				
- As previously stated	306,746	285,789	394,988	374,031
-Effect of adopting FRS27 and FRS28	-	-	(347,349)	(373,915)
-Effect of adopting FRS21	-	-	(7,844)	(5,694)
-Effect of adopting FRS 39	11,549	-	-	-
- As restated	318,295	285,789	39,795	(5,578)
Dividend, less income tax	(10,092)	(10,092)	(10,092)	(10,092)
Transfer from capital reserve	(11,949)	-	-	-
Profit attributable for the year	154,428	31,049	2,638	55,465
Balance at 31 March	450,682	306,746	32,341	39,795
Total shareholders' equity	652,756	609,043	160,497	167,951
Minority Interest				
Balance at 1 April	8,449	2,294	-	-
Net profit for the year	1,006	1,408	-	-
Foreign currency translation for the year	(328)	(110)	-	-
Loan	1,199	4,476	-	-
Disposal of subsidiary	(1,713)	-	-	-
Capital reserve	(68)	68	-	-
Revaluation reserve	-	313	-	-
Dividend payment	(50)	-	-	-
Balance at 31 March	8,495	8,449	-	-
Total shareholders' equity	661,251	617,492	160,497	167,951

1 (d) (ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

There were no changes in the Company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on.

2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by the Company's auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

Except as disclosed in paragraph 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as compared to the most recently audited financial statements as at 31 March 2005.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

The Group has adopted the various revisions and new Financial Reporting Standards ("FRS"), that are applicable to the Group, with effect from 1 April 2005. These do not have a significant financial impact on the Group except for the following FRS, the impact of which have been reflected in the Statement of Changes in Shareholders' Equity under paragraph 1 (d)(i) above:-

FRS 39	Financial Instruments : Recognition and Measurement
FRS 21 (Revised)	The Effects of Changes in Foreign Exchange Rates
FRS 27 (Revised)	Consolidated and Separate Financial Statements
FRS 28 (Revised)	Investments in Associates

FRS 39

In accordance with the transitional provisions of FRS 39, the change in accounting policy relating to the recognition, derecognition and measurement of financial instruments, has been accounted for prospectively without restatement for periods prior to 1 April 2005. The adoption of FRS 39 has resulted in an upward adjustment, mainly relating to the fair valuation of short term investments, of \$11,549,000, net of related deferred taxes of \$2,662,000 to the opening revenue reserve.

FRS 27 & 28

With effect from 1 April 2005, the Company changed its accounting policy for the accounting of its investments in subsidiaries and associates in its separate financial statements to the cost method. Previously, the Company accounted for such investments using the equity method, which is no longer allowed under the revised FRS 27 and FRS 28. The change in accounting policy has been accounted for retrospectively and the opening capital reserve, revenue reserve and foreign currency translation reserve of the Company as at 1 April 2004 and 2005 have been restated. Further details of the effect have been disclosed under paragraph 1 (d) (i), Statement of Changes in Shareholders' Equity of the Company.

6) Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends

Earnings Per Share

	Group Figures	
	Latest Period	Previous corresponding period
Earnings per ordinary share based on net profit attributable to shareholders and after deducting any provision for preference dividends		
(a) Based on existing issued share capital	24.48 cents	4.92 cents
- Continuing operation	23.66 cents	4.34 cents
- Discontinuing operation	0.82 cents	0.58 cents
(b) On a fully diluted basis	N.A.	N.A.

7) Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the (a) current period reported on and (b) immediately preceding financial year

Net Asset Value

	Group	Company
Net asset value per ordinary share based on issued share capital at end of the period reported on		
(a) Current Period	103.5 cents	25.44 cents
(b) 31 March 2005	96.6 cents	26.6 cents

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following: (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on

8a) Segmental Results for 4th Quarter ended 31 March

Business segment

	Property \$'000	Retail \$'000	Inter-segment Elimination \$'000	Group \$'000
2006				
Sales to external customers	8,407	42,182	-	50,589
Inter-segment sales	437	-	(437)	-
Segment revenue	<u>8,844</u>	<u>42,182</u>	<u>(437)</u>	<u>50,589</u>
Segment results	20,583	2,888	(2,500)	20,971
Finance costs	(1,662)	-	-	(1,662)
Share of results of associated companies	742	571	-	1,313
Exceptional items	712	-	-	712
Profit before taxation	<u>20,375</u>	<u>3,459</u>	<u>(2,500)</u>	<u>21,334</u>
Taxation				<u>(4,891)</u>
Profit from continuing operations after taxation				<u>16,443</u>
Profit from discontinued operations				-
Profit for the period				<u>16,443</u>
Attributable to:				
Shareholders of the Company				16,692
Minority interests				<u>(249)</u>
				<u>16,443</u>

8a) Segmental Results for 4TH Quarter ended 31 March (Cont'd)

Business segment

	Property \$'000	Retail \$'000	Inter-segment Elimination \$'000	Group \$'000
2005				
Sales to external customers	6,553	42,338	-	48,891
Inter-segment sales	<u>237</u>	<u>-</u>	<u>(237)</u>	<u>-</u>
Segment revenue	<u>6,790</u>	<u>42,338</u>	<u>(237)</u>	<u>48,891</u>
Segment results	7,153	3,180	-	10,333
Finance costs	(709)	-	-	(709)
Share of results of associated companies	844	857	-	1,701
Exceptional items	<u>3,430</u>	<u>-</u>	<u>-</u>	<u>3,430</u>
Profit before taxation	10,718	4,037	-	14,755
Taxation				<u>(3,867)</u>
Profit from continuing operations after taxation				10,888
Profit from discontinued operations				<u>2,916</u>
Profit for the period				<u>13,804</u>
Attributable to:				
Shareholders of the Company				12,730
Minority interests				<u>1,074</u>
				<u>13,804</u>

Geographical segments

	Asean \$'000	Hong Kong and China \$'000	Group \$'000
2006			
Segment revenue	<u>42,257</u>	<u>8,332</u>	<u>50,589</u>
2005			
Segment revenue	<u>42,130</u>	<u>6,761</u>	<u>48,891</u>

8b) Review

Group turnover for the fourth financial quarter to 31 March 2006, rose to \$50.6 million from \$48.9 million previously, due to improved rental income of the property division.

Higher rental income from Metro City accounted for most of the improvement in the property division's revenue for the quarter of \$8.8 million, as compared to the previous corresponding quarter's \$6.8 million. Dividend and interest income from investments made in the Shui On Land Ltd ("SOL") Group, Hualing International Commerce and Trade Plaza ("ICT Plaza") and Chigwell Holdings Ltd ("Chigwell") bonds also drove the improvement in the property division's operating results, as did increases in the fair value of the Group's portfolio of short term investments.

Although the festive shopping period leading up to the Chinese New Year was shorter as compared to that for 2005, turnover of the retail division remained stable as consumer spending showed incremental improvement.

The Group's investment property has been revalued, based on independent appraisals by professional valuers as at 31 March 2006. A surplus on revaluation for the year of \$0.7 million has been taken to the profit and loss account under exceptional items.

There were no material factors that affected the cashflow, working capital, assets and liabilities of the Group during the current financial quarter reported on.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

The results for the quarter ended 31 March 2006 were largely in line with the comments made under paragraph 10 of the Results for the Third Quarter announcement dated 10 February 2006.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Rental income of the Group's properties are expected to remain stable. Steady growth in the flow of dividend and interest income arising from the investments in the SOL Group, ICT Plaza and Chigwell bonds will offset the impact of the cessation of interest income from the disposal of the junior bonds of OSCAL.

Positive consumer sentiment will continue to allow for incremental improvement in the retail trading environment.

As previously announced, Shui On Land Ltd ("SOL") has begun the process for an application for the listing of, and permission to deal in, its shares on the main board of the Stock Exchange of Hong Kong Limited ("SEHK") (the "Listing"). The Listing is subject to, among other things, approval from the SEHK, and the final decision of the board of directors of SOL, and the Listing may or may not materialise. A Listing will, however, result in the conversion of the Metro Group's US\$50 million holding of SOL's preference shares into ordinary shares of SOL and the cessation of the effective fixed preference dividend of 11.8% per annum with the future income stream from the investment being dependent on SOL's future dividend policies. The Metro Group's investment, currently accounted for as an unquoted available-for-sale investment carried at cost, will also be restated at fair market value with unrealised gains or losses arising from changes in market value recognized directly in equity through the statement of changes in equity.

11. Dividends

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? Yes

Name of Dividend	Special
Dividend Type	Cash
Dividend Amount per share (in cent)	3.0 cents per ordinary share (less tax)
Dividend Rate (in %)	15% per ordinary share
Par value of shares	S\$0.20 per share
Tax rate	20%

Name of Dividend	Final
Dividend Type	Cash
Dividend Amount per share (in cent)	2.0 cents per ordinary share (less tax)
Dividend Rate (in %)	10% per ordinary share
Par value of shares	S\$0.20 per share
Tax rate	20%

(b) Corresponding Period of the Immediately preceding financial year? Yes

Name of Dividend	Final
Dividend Type	Cash
Dividend Amount per share (in cent)	2.0 cents per ordinary share (less tax)
Dividend Rate (in %)	10% per ordinary share
Par value of shares	S\$0.20 per share
Tax rate	20%

(c) Date payable

The dividend payment date will be announced later.

(d) Book closure date

The notice of the closure of the Register of Members and Transfer Books of the Company for the purposes of determining the entitlement to the dividend will be announced later.

12. If no dividend has been declared/recommended, a statement to that effect

Not applicable

PART II – ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

13. Segmental revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

Business segment	Property \$'000	Retail \$'000	Inter-segment Eliminations \$'000	Group \$'000
2006				
Sales to external customers	30,677	168,399	-	199,076
Inter-segment sales	1,090	-	(1,090)	-
Segment revenue	<u>31,767</u>	<u>168,399</u>	<u>(1,090)</u>	<u>199,076</u>
Segment results	35,458	8,912	(2,500)	41,870
Finance costs	(5,012)	-	-	(5,012)
Share of results of associated companies	2,406	740	-	3,146
Exceptional items	119,872	-	-	119,872
Profit before taxation	<u>152,724</u>	<u>9,652</u>	<u>(2,500)</u>	<u>159,876</u>
Taxation				<u>(10,502)</u>
Profit from continuing operations after taxation				149,374
Profit from discontinued operations				<u>6,060</u>
Profit for the period				<u>155,434</u>
Attributable to:				
Shareholders of the Company				154,428
Minority interests				<u>1,006</u>
				<u>155,434</u>

Business Segment

	Property \$'000	Retail \$'000	Inter-segment Eliminations \$'000	Group \$'000
2005				
Sales to external customers	25,406	159,531	-	184,937
Inter-segment sales	889	-	(889)	-
Segment revenue	<u>26,295</u>	<u>159,531</u>	<u>(889)</u>	<u>184,937</u>
Segment results	25,193	6,856	160	32,209
Finance costs	(1,429)	-	-	(1,429)
Share of results of associated companies	1,347	1,017	-	2,364
Exceptional items	3,430	-	-	3,430
Profit before taxation	<u>28,541</u>	<u>7,873</u>	<u>160</u>	<u>36,574</u>
Taxation				<u>(7,966)</u>
Profit from continuing operations after taxation				28,608
Profit from discontinued operations				<u>3,849</u>
Profit for the period				<u><u>32,457</u></u>
Attributable to:				
Shareholders of the Company				31,049
Minority interests				<u>1,408</u>
				<u><u>32,457</u></u>

Geographical segments

	Asean \$'000	Hong Kong and China \$'000	Group \$'000
2006			
Segment revenue	<u>168,734</u>	<u>30,342</u>	<u>199,076</u>
2005			
Segment revenue	<u>159,593</u>	<u>25,344</u>	<u>184,937</u>

14. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Group turnover for the financial year to 31 March 2006 rose from \$184.9 million to \$199.1 million after excluding discontinued operations. Higher sales of the retail division and rental income from Metro City accounted for the 7.7% increase in turnover. The disposal of the junior bonds and preference shares of Orchard Square Capital Assets Ltd (“OSCAL”) in August 2005, resulted in exceptional gains of \$118 million and accounted for most of the increase in profit before tax from \$36.6 million to \$159.9 million. The exceptional gain of \$118 million, includes the realization of \$100.2 million, being the balance of prior years’ revaluation surpluses relating to the Group’s 27% interest in Ngee Ann City.

Higher rental income from Metro City drove up the property division’s revenue from \$26.3 million to \$31.8 million. The property division’s profitability rose as a result of this, as well as higher interest and dividend income from investments in the property sector in China, in the SOL Group, ICT Plaza and in bonds issued by Chigwell.

Enhanced merchandise selections, improved customer loyalty and a focus on containing discounts and improving margins resulted in higher sales and profitability of the retail division.

Metro’s higher level of equity interest in Gurney Park, which reported higher rental income, contributed to the improvement in the share of results of our associates.

15. A breakdown of sales

	31-Mar-2006	31-Mar-2005	%
	\$'000	\$'000	Increase/ (Decrease)
	Group	Group	
a) Sales reported for the first half year	87,521	81,679	7.15
b) Operating profit after tax before deducting minority interest reported for the first half year	126,876	10,417	1,117.97
c) Sales reported for the second half year	111,555	103,258	8.04
d) Operating profit after tax before deducting minority interest reported for the second half year	22,498	18,191	23.68

16. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

Total Annual Dividend

	Year Ended	
	31-Mar-2006	31-Mar-2005
	S\$'000	S\$'000
Ordinary final dividend	10,092	10,092
Special interim dividend	15,139	-
Total	25,231	10,092

BY ORDER OF THE BOARD

Tan Ching Chek and Lee Chin Yin
Joint Company Secretaries
Date: 19 May 2006