

NOTICE OF VALUATION OF REAL ASSETS


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* Asterisks denote mandatory information

Name of Announcer *	METRO HOLDINGS LIMITED
Company Registration No.	197301792W
Announcement submitted on behalf of	METRO HOLDINGS LIMITED
Announcement is submitted with respect to *	METRO HOLDINGS LIMITED
Announcement is submitted by *	Tan Ching Chek
Designation *	Company Secretary
Date & Time of Broadcast	30-May-2012 07:24:14
Announcement No.	00007

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Date of valuation	Name of valuer	Description of property	Valuation
31/03/2012	DTZ Debenham Tie Leung Limited	Part of Guangzhou International Electronics Tower, Guangzhou, comprising approximately 62.5% of a 7-storey shopping podium and 35-storey office tower.	RMB475,000,000
31/03/2012	DTZ Debenham Tie Leung Limited	Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre.	RMB760,200,000
31/03/2012	DTZ Debenham Tie Leung Limited	Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower.	RMB537,000,000
31/12/2011	CB Richard Ellis Limited	Part of EC Mall, Beijing, comprising 31.65% of a 6-storey retail building and 4-storey basement.	RMB531,720,000
31/03/2012	Land Coordinating Research Inc.	Frontier Koishikawa Building, a 9-storey office building, located in the Bunkyo District, Tokyo.	JPY5,470,000,000
Additional Information	Please refer to attached file.		
The valuation reports for the above are available for inspection at this address during office hours	391A Orchard Road #19-00 Tower A Ngee Ann City Singapore 238873		
Reports are available till this date	30-08-2012		
Attachments	 annvalueproperty2012.pdf Total size = 18K (2048K size limit recommended)		

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 30 August 2012.

Investment Properties

Date of Valuation	:	31 March 2012
Name of Valuer	:	DTZ Debenham Tie Leung 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	:	RMB475,000,000 (equivalent to approximately S\$95,000,000)

Date of Valuation	:	31 March 2012
Name of Valuer	:	DTZ Debenham Tie Leung Limited
Description of Property	:	Part of Metro City, Shanghai, comprising 60% of a 9-storey entertainment centre.
Valuation	:	RMB760,200,000 (equivalent to approximately S\$152,040,000)

Date of Valuation	:	31 March 2012
Name of Valuer	:	DTZ Debenham Tie Leung Limited
Description of Property	:	Part of Metro Tower, Shanghai, comprising 60% of a 26-storey office tower.
Valuation	:	RMB537,000,000 (equivalent to approximately S\$107,400,000)

Date of Valuation	:	31 December 2011
Name of Valuer	:	CB Richard Ellis Limited
Description of Property	:	Part of EC Mall, Beijing, comprising 31.65% of a 6-storey retail building and 4-storey basement.
Valuation	:	RMB531,720,000 (equivalent to approximately S\$106,186,874)

Date of Valuation	:	31 March 2012
Name of Valuer	:	Land Coordinating Research Inc.
Description of Property	:	Frontier Koishikawa Building, a 9-storey office building, located in the Bunkyo District, Tokyo.
Valuation	:	JPY5,470,000,000 (equivalent to approximately S\$83,691,000)

By Order of the Board
Tan Ching Chek and Lee Chin Yin
Joint Company Secretaries
Dated : 30 May 2012