UOL Group Limited
华业集团有限公司

ACQUISITION OF HILTON MELBOURNE SOUTH WHARF

The Board of Directors of UOL Group Limited ("**UOL**" or the "**Company**") wishes to announce that:

(a) a wholly-owned unit trust "Success Venture (Melbourne) Unit Trust" (the "**Purchaser**") was established in Australia on 27 February 2017; and

(b) its wholly-owned Australian subsidiary, Success Venture Pty Limited ("**SVPL**") acting in its capacity as trustee for the Purchaser has entered into a property and business asset sale agreement ("**PSA**") with HHR Conventions Pty Ltd (the "**Vendor**") today for the acquisition of Hilton Melbourne South Wharf (the "**Property**") for an aggregate cash consideration of A$230.0 million (or approximately S$246.1 million), subject to usual post-completion adjustments (the "**Purchase Price**").

The Purchase Price was arrived at on a willing-buyer and willing-seller basis taking into account various commercial factors, including the location of the Property and prevailing market conditions.

An initial deposit of A$17.25 million (i.e. 7.5% of the Purchase Price) was paid upon execution of the PSA, and the remaining of the Purchase Price will be paid on completion of the said acquisition (the "**Acquisition**"). The Acquisition will be financed by bank borrowings and internal resources.

Brief information of the Property is as follows:

Location	The Property is located at 2 Convention Centre Place, South Wharf VIC 3006, Australia, and sits next to the Yarra River within a precinct that includes the Melbourne Convention and Exhibition Centre, South Wharf DFO Retail Centre and the Melbourne Maritime Museum.
Land Tenure	99 years leasehold ending July 2108 (balance of approximately 91 years)
Gross Floor Area	30,688 sqm (estimated)
Details	The Property comprises *inter alia* hotel facilities and 396 rooms, of which 12 rooms are owned by unrelated room owners under sale-and-licence back arrangements.

Following completion of the Acquisition (the "**Completion**") which is scheduled on or about 31 May 2017, the Property would be rebranded as "Pan Pacific".

Completion is also subject to the fulfillment of certain conditions, including without limitation:
- the approval from the Foreign Investment Review Board of Australia;
- the consent for the transfer of the liquor licence for the Property;
- the consent for the transfer of the leasehold interest of the Property from the authorities; and
- the Purchaser obtaining the rights to acquire the leasehold interests in the rooms within the Property from at least 8 room owners.

The Acquisition is part of the Group's plans to expand its hotel property portfolio and hotel management businesses in the Oceania region. The Property will allow the Group to have a bigger presence in the city of Melbourne in addition to its PARKROYAL Melbourne Airport. Further to the above, the Acquisition may also allow the Group the opportunity to enhance the collective operating efficiency of the Group's current hotels in Australia, through economies of scale and greater brand awareness of "Pan Pacific" and PARKROYAL.

The Board of Directors of the Company is not aware that any of the Directors of the Company or any of the controlling shareholders of the Company represented on the Board of the Company has any interest, direct or indirect, in any of the transactions set out above.

Submitted by Foo Thiam Fong Wellington, Company Secretary on 03/03/2017 to the SGX