APPENDIX A

UOL Group Limited
华业集团有限公司

NOTICE OF VALUATION OF REAL ASSETS

Date of valuation	Name of valuer	Description of property	Tenure of Land	Valuation
30/06/2021	Knight Frank Pte Ltd	Novena Square 238/A/B Thomson Road (excluding #01-38) Singapore 307683/4/5	99-Year Lease from 1997	S$1,401,000,000
30/06/2021	Knight Frank Pte Ltd	United Square 101 Thomson Road Singapore 307591	Freehold	S$1,086,000,000
30/06/2021	Knight Frank Pte Ltd	Odeon Towers 331 North Bridge Road Singapore 188720 and 333 North Bridge Road Singapore 188721	999-Year Lease from 1827	S$562,000,000
30/06/2021	Knight Frank Pte Ltd	KINEX 11 Tanjong Katong Road Singapore 437157	Freehold	S$364,000,000
30/06/2021	Knight Frank Pte Ltd	One Upper Pickering 1 Upper Pickering Street Singapore 058288	99-Year Lease from 2008	S$214,000,000
30/06/2021	Knight Frank Pte Ltd	Retained interest in The Plaza 7500A/E Beach Road Singapore 199591/5	99-Year Lease from 1968	S$165,560,000
30/06/2021	Knight Frank Pte Ltd	Faber House (excluding 1st storey) 230 Orchard Road Singapore 238854	Freehold	S$105,000,000
TOTAL				S$3,897,560,000