APPENDIX C

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	CBRE Limited	120 Holborn, Midtown, London, EC1N 2TD, United Kingdom	Freehold	£248,900,000
30/06/2021	CBRE Limited	110 High Holborn, Midtown, London, WC1V 6JS, United Kingdom	Part Freehold / Part 999 year leasehold from 1999	£94,000,000
TOTAL				£342,900,000