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
30/06/2025	Edmund Tie & Company (SEA) Pte Ltd	Novena Square 238/A/B Thomson Road (excluding #01-38) Singapore 307683/4/5	99-Year Lease from 1997	S$1,473,000,000
30/06/2025	Edmund Tie & Company (SEA) Pte Ltd	United Square 101 Thomson Road Singapore 307591	Freehold	S$1,141,400,000
30/06/2025	Edmund Tie & Company (SEA) Pte Ltd	Odeon 331 and 333 North Bridge Road Singapore 188720/1	999-Year Lease from 1827	S$680,800,000
30/06/2025	Edmund Tie & Company (SEA) Pte Ltd	KINEX 11 Tanjong Katong Road Singapore 437157	Freehold	S$370,000,000
30/06/2025	Edmund Tie & Company (SEA) Pte Ltd	One Upper Pickering 1 Upper Pickering Street Singapore 058288	99-Year Lease from 2008	S$237,100,000
30/06/2025	Edmund Tie & Company (SEA) Pte Ltd	Retained interests in The Plaza 7500A/E Beach Road Singapore 199591/5	99-Year Lease from 1968	S$183,885,000
TOTAL				S$4,086,185,000