APPENDIX B

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	Jones Lang LaSalle Property Consultants Pte Ltd	Pan Pacific Serviced Suites Orchard 96 Somerset Road Singapore 238163	Freehold	S$163,000,000
30/06/2025	Jones Lang LaSalle Property Consultants Pte Ltd	Pan Pacific Serviced Suites Beach Road 7500B Beach Road Singapore 199592	99-Year Lease from 1968	S$128,000,000
TOTAL				S$291,000,000