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
30/06/2025	CBRE Limited	120 Holborn Midtown London, EC1N 2TD United Kingdom	Freehold	£172,600,000
30/06/2025	CBRE Limited	110 High Holborn Midtown London, WC1V 6JS United Kingdom	Part Freehold / Part 999-Year Lease from 1999	£70,700,000
TOTAL				£243,300,000