
ACQUISITION OF VARLEY PARK, A PURPOSE-BUILT STUDENT ACCOMMODATION (PBSA) LOCATED IN BRIGHTON, UNITED KINGDOM

The Board of Directors of UOL Group Limited (“the **Company**”) wishes to announce that it has, through its indirect wholly-owned subsidiary, UOL Investments (Oak) Limited (“**UIOL**”), entered into a sale and purchase agreement (“**Contract of Sale**”) with the University of Brighton (“**UoB**”) to acquire (the “**Acquisition**”) the property known as Varley Park located in Brighton, United Kingdom (the “**Property**”) at a consideration of £43,500,000 (“**Purchase Price**”).

Brief information of the Property is as follows:

Address	Coldean Lane, Brighton BN1 9GR, United Kingdom
Location	Varley Park is located in the North-West region of Brighton, close to UoB’s Falmer campus and the University of Sussex, with direct transportation links.
Site Area	Approximately 28,500 sqm
Tenure	Part Freehold and Part Long Leasehold (175 years from 7 September 1992)
Description	The Property is a complex of student residential halls comprising 771 operational beds across 22 blocks, and includes an amenity block with modern conferencing facilities and a dining hall.

The Purchase Price was arrived at on a willing-buyer and willing-seller basis taking into consideration various commercial factors, including the location and potential of the Property, prevailing market conditions and a long-term leaseback arrangement with the UoB.

A deposit of £4,350,000 was paid on signing of the Contract of Sale. The balance of the Purchase Price is payable on completion. Completion is anticipated to take place by the third quarter of 2025. The Acquisition will be financed by internal resources and external borrowings.

The Acquisition represents the Group's first investment in the PBSA asset class and will also strengthen recurring income streams.

As at the date of this announcement, based on information available to the Company, none of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the Acquisition.

Submitted by Yeong Sien Seu, Company Secretary on 14 August 2025 to the SGX.