APPENDIX A

UOL Group Limited

Company Registration No. 196300438C

NOTICE OF VALUATION OF REAL ASSETS

Date of valuation	Name of Valuer	Description of Property	Tenure of Land	Valuation
30/06/2015	DTZ Debenham Tie Leung (SEA) Pte Ltd	Odeon Towers 331 North Bridge Road Singapore 188720	999-Year Lease from 1827	S$419,500,000
30/06/2015	DTZ Debenham Tie Leung (SEA) Pte Ltd	Faber House (excluding 1st storey) 230 Orchard Road Singapore 238854	Freehold	S$92,800,000
30/06/2015	DTZ Debenham Tie Leung (SEA) Pte Ltd	United Square 101 Thomson Road Singapore 307591	Freehold	S$1,057,000,000
30/06/2015	DTZ Debenham Tie Leung (SEA) Pte Ltd	Novena Square 238/A/B Thomson Road (excluding #01-38) Singapore 307683/4/5	99-Year Lease from 1997	S$1,345,800,000
30/06/2015	DTZ Debenham Tie Leung (SEA) Pte Ltd	OneKM 11 Tanjong Katong Road Singapore 437157	Freehold	S$465,400,000
30/06/2015	DTZ Debenham Tie Leung (SEA) Pte Ltd	Retained interest in The Plaza at 7500A/E Beach Road, Singapore 199591/5	99-Year Lease from 1968	S$146,250,000
30/06/2015	DTZ Debenham Tie Leung (SEA) Pte Ltd	One Upper Pickering 1 Upper Pickering Street, Singapore 058288	99-Year Lease from 2008	S$189,000,000
TOTAL				S$3,715,750,000