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
30/06/2016	DTZ Debenham Tie Leung (SEA) Pte Ltd	Odeon Towers 331 North Bridge Road Singapore 188720	999-Year Lease from 1827	S$415,000,000
30/06/2016	DTZ Debenham Tie Leung (SEA) Pte Ltd	Faber House (excluding 1st storey) 230 Orchard Road Singapore 238854	Freehold	S$91,800,000
30/06/2016	DTZ Debenham Tie Leung (SEA) Pte Ltd	United Square 101 Thomson Road Singapore 307591	Freehold	S$1,049,400,000
30/06/2016	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$1,335,900,000
30/06/2016	DTZ Debenham Tie Leung (SEA) Pte Ltd	OneKM 11 Tanjong Katong Road Singapore 437157	Freehold	S$465,400,000
30/06/2016	DTZ Debenham Tie Leung (SEA) Pte Ltd	Retained interest in The Plaza 7500A/E Beach Road Singapore 199591/5	99-Year Lease from 1968	S$141,370,000
30/06/2016	DTZ Debenham Tie Leung (SEA) Pte Ltd	One Upper Pickering 1 Upper Pickering Street Singapore 058288	99-Year Lease from 2008	S$187,500,000
TOTAL				S$3,686,370,000