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
31/12/2017	Edmund Tie & Company (SEA) Pte Ltd	Faber House (excluding 1st storey) 230 Orchard Road Singapore 238854	Freehold	S$93,800,000
31/12/2017	Edmund Tie & Company (SEA) Pte Ltd	United Square 101 Thomson Road Singapore 307591	Freehold	S$1,075,800,000
31/12/2017	Edmund Tie & Company (SEA) Pte Ltd	Odeon Towers 331 North Bridge Road Singapore 188720	999-Year Lease from 1827	S$429,900,000
31/12/2017	Edmund Tie & Company (SEA) Pte Ltd	Eunos Warehouse Complex #01-09, #01-10 & #04-10 No. 1 Kaki Bukit Road 2 Singapore 417835	60-Year Lease from 1982	S$3,010,000
31/12/2017	Edmund Tie & Company (SEA) Pte Ltd	Novena Square 238/A/B Thomson Road (excluding #01-38) Singapore 307683	99-Year Lease from 1997	S$1,365,600,000
31/12/2017	Edmund Tie & Company (SEA) Pte Ltd	OneKM 11 Tanjong Katong Road Singapore 437157	Freehold	S$423,240,000
31/12/2017	Edmund Tie & Company (SEA) Pte Ltd	Retained interest in The Plaza 7500A/E Beach Road Singapore 199591/5	99-Year Lease from 1968	S$164,155,000
31/12/2017	Edmund Tie & Company (SEA) Pte Ltd	One Upper Pickering 1 Upper Pickering Street Singapore 058288	99-Year Lease from 2008	S$195,300,000
31/12/2017	Edmund Tie & Company (SEA) Pte Ltd	Chinatown Point #24-09/10 133 New Bridge Road Singapore 059413	99-Year Lease from 1980	S$4,600,000
TOTAL				S$3,755,405,000