UOL Group Limited
华业集团有限公司

ACQUISITION OF 180 APARTMENTS IN JAKARTA, INDONESIA (COLLECTIVELY "APARTMENTS") TO BE OPERATED AS SERVICED SUITES UNDER PARKROYAL BRAND

1. Acquisition

The Board of Directors of UOL Group Limited (the "**Company**") wishes to announce that the Company has through its indirect wholly-owned subsidiary, PT Success Venture Serviced Suites Investments, entered into sale and purchase agreements (collectively, the "**SPAs**") with PT Putragaya Wahana ("**Vendor**") for the acquisition of the Apartments (the "**Acquisition**") for an aggregate cash consideration of US$56.3 million (or approximately S$76.3 million), subject to the usual adjustments provided in the SPAs (the "**Purchase Price**").

Brief description of the Apartments is as follows:

Location	:	The Apartments, which are under construction, are situated within Tower 2 of Thamrin Nine (the "**Development**"), an integrated development comprising apartments, hotel, offices, retail and other facilities. The Development is located on the prime Jalan MH Thamrin, Jakarta Pusat, Indonesia.
Number of apartments and area	:	180 apartments (estimated semi-gross floor area (the "**SGFA**") of 15,366 sqm, inclusive of common corridors) with ancillary facilities (estimated SGFA of 1,301 sqm).
Tenure	:	*Hak Guna Bangunan* title (a 30-year lease, which is extendable).
Purpose	:	To operate as serviced suites under the PARKROYAL brand commencing in or about early 2022.

The Purchase Price was arrived at on a willing-buyer and willing-seller basis taking into account various commercial factors, including the location and the prevailing market conditions. The Purchase Price is payable as follows:-

- 25% of the Purchase Price, being approximately US$14.1 million (or S$19.1 million), shall be paid on signing of the SPAs.
- The balance will be paid progressively according to the stages of completion set out in the SPAs.

The Acquisition will be financed by internal resources and external borrowings and is not expected to have a material impact on the Group's net tangible assets or earnings per share for the financial year ending 31 December 2018.

2. Hotel Management

Concurrent with the SPAs, the Company's hospitality arm, Pan Pacific Hotels Group, has also entered into a hotel management agreement with the Vendor to operate a 200-key hotel to be known as "PARKROYAL Jakarta" within the same Tower 2 in the Development ("**Hotel Management Agreement**").

The Acquisition and the Hotel Management Agreement are part of the Group's plan to expand its presence in Jakarta.

The Board of Directors of the Company is not aware that any of the Directors of the Company or any of the controlling shareholders of the Company represented on the Board of the Company has any interest, direct or indirect, in the Acquisition.

Submitted by Yeong Sien Seu, Company Secretary on 16/07/2018 to the SGX