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## SALE OF PAN PACIFIC TIANJIN

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The Board of Directors of UOL Group Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce that its indirect wholly owned subsidiary, Tianjin UOL Xiwang Real Estate Development Co., Ltd. (the “**Vendor**”), has today entered into an Asset Purchase Agreement (the “**Agreement**”) with Mr Jiang Yang (“**Purchaser**”), to sell (the “**Transaction**”) (i) the 319-room hotel known as “Pan Pacific Tianjin” located at No. 1 Zhang Zi Zhong Road, Hongqiao District, Tianjin, in the People’s Republic of China (the “**Hotel**”) and the land use right within the occupancy of the Hotel; and (ii) Basement Unit 102, Building 1/2, Hai He Hua Ding Building, next to Jie Fang Square, Da Hu Tong, Hongqiao District, Tianjin (the “**Basement**”) and the land use right within the occupancy of the Basement (collectively, the “**Property**”) for RMB238,000,000 (“**Purchase Price**”) which will be satisfied wholly in cash.

For year-end financial reporting purpose, an independent valuation (“**Independent Valuation**”) was commissioned by the Vendor valuing the market value of the Property in existing state at RMB238,000,000 as at 31 December 2025, using the market approach and income approach valuation methods. The Purchase Price for the Property was arrived at on a willing-buyer and willing-seller basis, taking into account the prevailing market conditions and the Independent Valuation. The Purchaser has paid a deposit of RMB23,800,000 on signing of the Agreement.

The sale of the Property is part of the Group’s reconstitution of its overall property portfolio.

Subject to the satisfaction or waiver of all of the conditions precedent in the Agreement, the Purchaser will pay the balance of the Purchase Price of RMB214,200,000 in cash on or about 1 April 2026, or such other date as agreed between the Vendor and Purchaser.

Based on the relative figures computed on the bases set out in Rule 1006 of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**Listing Manual**”), the sale of the Property is classified as a “non-discloseable transaction” within the meaning of Rule 1008 of the Listing Manual.

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 Transaction.

Submitted by Yeong Sien Seu, Company Secretary on 30 January 2026 to the SGX