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NEWS RELEASE

UOL'S 1Q17 NET ATTRIBUTABLE PROFIT UP 4% TO $80.3 MILLION

- *Group revenue rises 6% to $350.7 million*
- *Property development posts double-digit revenue growth*
- *London rentals and Australia hotels help lift revenue*

Singapore, 12 May 2017 – UOL Group Limited today announced net attributable profit of $80.3 million for the first quarter ended 31 March 2017 (1Q17), up four per cent due mainly to contributions from ongoing as well as new property development projects.

Group revenue rose six per cent to $350.7 million with higher progressive recognition of revenue from two ongoing residential projects launched in 2015 - Principal Garden and Botanique at Bartley. Just over half of Group revenue in 1Q17 came from property development, reporting a 12% rise in revenue to $183.3 million. Office and retail rentals from 110 High Holborn in London helped lift revenue from property investments, which increased by two per cent to $56.5 million.

During the quarter under review, revenue from hotel operations remained stable at $104.6 million against $104.9 million previously as the improved performance from the Group's hotels in Australia, was offset by lower revenue from PARKROYAL Penang due to ongoing refurbishments.

Group expenses fell to $61.3 million in 1Q17 from $63.0 million in the previous corresponding period. Marketing and distribution expenses declined by six per cent to $15.1 million, administrative expenses rose three per cent to $19.4 million, while other operating expenses fell six per cent to $18.8 million.

Share of profit from associated and joint venture companies increased one per cent to $34.4 million due mainly to new contribution from The Clement Canopy development which was launched in end February 2017, and Holborn Island, London, which was acquired in November 2016, offset largely by the absence of contribution from the Thomson Three development which was completed in May 2016.

Group pre-tax profit before other gains rose three per cent to $96.7 million for 1Q17 because of the higher profit from property development. UOL said conditions in Singapore's private residential market appear to be stabilising following recent adjustments to the property cooling measures and improved sentiments. The pressure on office rents from new supply has abated as demand from corporates pick up. However, retail rents remain under pressure from an influx of new supply as well as competition from e-commerce.

The Group said the outlook for commercial market in London could be weighed down by economic uncertainties, but the mixed-use Holborn Island and 110 High Holborn in Midtown, could be mitigated by limited supply.

The hospitality sector in Asia Pacific could be affected by uncertain economic outlook, UOL added.

As at 31 March 2017, shareholders' funds increased to $8.26 billion from $8.13 billion as at 31 December 2016. The increase arose mainly from profits recognised in 1Q17 and fair value gains on available-for-sale financial assets. Net tangible asset per ordinary share rose to $10.24 as at 31 March 2017 from $10.07 as at 31 December 2016. Group gearing ratio remained unchanged at 0.24 at the end of March 2017.

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About UOL Group Limited

UOL Group Limited is one of Singapore's leading public-listed property companies with an extensive portfolio of development and investment properties, hotels and serviced suites. With a track record of over 50 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. Its list of property development projects includes residential units, office towers and shopping malls, hotels and serviced suites. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited (PPHG), owns two acclaimed brands namely "Pan Pacific" and PARKROYAL. PPHG now owns and/or manages over 30 hotels in Asia, Oceania and North America with close to 10,000 rooms in its portfolio.

For media and analyst queries, please contact:

Sarah Ng
Assistant General Manager (Corporate Communications)
DID: (65) 6350 5175
Email: ng.sarah@uol.com.sg

Catherine Ong
Catherine Ong Associates
DID: (65) 6327 6088
Mobile: (65) 9697 0007
Email: cath@catherineong.com