

10 February 2025

**Possible privatisation**

**Disclosure of dealings in the shares of ESR Group Limited**

The Executive received the following disclosure of securities dealings pursuant to Rule 22 of the Hong Kong Code on Takeovers and Mergers:

Party	Date	Description of relevant securities	Nature of dealings	Purchase / Sale	Total number of shares involved	Total amount paid / received	Highest (H) prices paid / received	Lowest (L) prices paid / received
UBS AG	7 February 2025	Ordinary shares	Hedging of Delta 1 products created as a result of wholly unsolicited client-driven orders	Purchase	1,356,400	\$16,394,427.3298	\$12.0867	\$12.0640
		Ordinary shares	Hedging of Delta 1 products created as a result of wholly unsolicited client-driven orders	Sale	9,200	\$110,952.0000	\$12.0600	\$12.0600

End

Note:

UBS AG is an exempt principal trader connected with the Offeror.

Dealings were made for its own account.

UBS AG is ultimately owned by UBS Group AG.