

3 June 2025

Privatisation by way of scheme of arrangement

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	2 June 2025	Ordinary shares	Hedging of Delta 1 products created as a result of wholly unsolicited client-driven orders	Purchase	231,600	\$2,969,264.0004	\$12.8250	\$12.8200
		Ordinary shares	Hedging of Delta 1 products created as a result of wholly unsolicited client-driven orders	Sale	200	\$2,564.0000	\$12.8200	\$12.8200

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.