

10 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 | 9 June 2025 | Ordinary shares                    | Hedging of Delta 1 products created as a result of wholly unsolicited client-driven orders | Purchase        | 1,400                           | \$17,948.0000                | \$12.8200                          | \$12.8200                         |
|        |             | Ordinary shares                    | Hedging of Delta 1 products created as a result of wholly unsolicited client-driven orders | Sale            | 150,000                         | \$1,918,227.1500             | \$12.7882                          | \$12.7882                         |

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.