Possible privatisation

sclosure of dealings in the shares of ESR Group Ltd.

ecurities dealings pursuant to Rule 22 of the Hong Kong Code on Takeovers and Mergers:

| Number of shares | Price per share | Resultant balance | Percentage of class |
|------------------|-----------------|-----------------------|-----------------------|
| | | (including those of | (including those of |
| | | any person with whom | any person with whom |
| | | there is an agreement | there is an agreement |
| | | or understanding) | or understanding) |