

17 September 2024

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 | Purchase / Sale | Number of shares | Price per share | Resultant balance (including those of any person with whom there is an agreement or understanding) | Percentage of class (including those of any person with whom there is an agreement or understanding) |
|---------------------------|----------------------|--------------------|------------------|-----------------|--|--|
| APG Asset Mangement NV | 17 September 2024 | Purchase | 24,600 | \$12.6118 | 213,268,497 | 5.0235% |
| | | Purchase | 2,000,000 | \$12.6750 | 215,268,497 | 5.0706% |

End

Note:

APG Asset Mangement NV is a Class (6) associate of the Offeree company by virtue of its holdings of ordinary shares in the Offeree company.

Dealings were made for the account of discretionary investment clients.

APG Asset Mangement NV is ultimately owned by Stichting Pensioenfonds ABP.