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**ESR GROUP LIMITED**

*(Incorporated in the Cayman Islands with limited liability)*  
**(Stock Code: 1821)**

**VOLUNTARY ANNOUNCEMENT  
UNDERTAKING TO REPAY LOAN FACILITY**

Reference is made to the announcement of ESR Group Limited (the “**Company**”) dated 24 October 2022 (the “**Announcement**”) in relation to the Loan Agreement (as defined in the Announcement) entered into among the Company (as lender), Redwood Consulting (Cayman) Ltd. (as borrower) (the “**Borrower**”), and Mr. Charles Alexander Portes and Mr. Stuart Gibson (both being Directors of the Company) as guarantors (together, the “**Guarantors**”). Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

On 11 December 2022, the Borrower submitted a formal notice to the Company that the Borrower will repay all amounts outstanding under the Loan Agreement, in full and final settlement of all amounts outstanding pursuant to the Loan Agreement, on or prior to 31 December 2022. Following such repayment, the Loan Agreement will be terminated.

By order of the Board  
**ESR Group Limited**  
**Jinchu Shen**  
*Director*

Hong Kong, 12 December 2022

*As at the date of this announcement, the Board of Directors of the Company comprises Mr. Jinchu Shen and Mr. Stuart Gibson as Executive Directors, Mr. Jeffrey David Perlman as the Chairman and Non-executive Director, Mr. Charles Alexander Portes, Mr. Wei Hu, Mr. Hwee Chiang Lim, Dr. Kwok Hung Justin Chiu and Mr. Rajeev Veeravalli Kannan as Non-executive Directors, Mr. Brett Harold Krause, Mr. Simon James McDonald, Ms. Jingsheng Liu, Ms. Serene Siew Noi Nah and Ms. Wei-Lin Kwee as Independent Non-executive Directors.*