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ESR GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1821)

**VOLUNTARY ANNOUNCEMENT
ESR RECEIVES INVESTMENT GRADE ‘AA-’
RATING FROM JAPAN CREDIT RATING AGENCY, LTD**

On 3 March 2023, ESR Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) received an investment grade first-time ‘AA-’ rating with a stable outlook from the Japan Credit Rating Agency, Ltd (“**JCR**”).

The JCR news release dated 3 March 2023 stated that the rating reflects the creditworthiness of the Group and the Company’s presence in the Asian market, access to influential investors for co-investment and thereby reduced development risk, stable cash flow generation backed by fund management income, and high financial soundness backed by conservative financial discipline.

By order of the Board
ESR Group Limited
Jinchu Shen
Director

Hong Kong, 3 March 2023

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.