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ESR GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1821)

**ANNOUNCEMENT
MONTHLY UPDATE ANNOUNCEMENT
PURSUANT TO RULE 3.7 OF THE TAKEOVERS CODE**

This announcement is made by ESR Group Limited (the “**Company**”) pursuant to Rule 3.7 of the Takeovers Code.

Reference is made to (i) the Company’s announcement dated 13 May 2024 in relation to, among other things, the Indicative Proposal; and (ii) the Company’s announcements dated 13 June 2024, 12 July 2024, 12 August 2024 and 12 September 2024 pursuant to Rule 3.7 of the Takeovers Code; and (iii) the Company’s announcement dated 4 October 2024 in relation to, among other things, the Updated Proposal (the “**Announcement**”). Unless otherwise defined, capitalised terms used in this announcement have the same meanings as those defined in the Announcement.

The Company wishes to update the shareholders and potential investors in the Company that the Company’s discussions with the Consortium are still ongoing. The outcome of those discussions is uncertain. As of the date of this announcement, no decision has been made on whether to proceed with the Updated Proposal, and no definitive agreement has been entered into with any party to implement the Updated Proposal.

In compliance with Rule 3.7 of the Takeovers Code, monthly announcement(s) setting out the progress of the discussions regarding the Updated Proposal will be made by the Company until an announcement is made of a firm intention to make an Offer (as defined under the Takeovers Code) under Rule 3.5 of the Takeovers Code or of a decision not to proceed with the Offer is made. Further announcement(s) will be made by the Company as and when appropriate or required in accordance with the Listing Rules and/or Takeovers Code (as the case may be).

WARNING: Shareholders and potential investors should be aware that the Updated Proposal may or may not proceed, and if it does proceed, the terms of any such Updated Proposal are at this stage uncertain. Shareholders and potential investors are advised to exercise caution when dealing in the Shares and/or other securities of the Company. Persons who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor or other professional advisors.

By Order of the Board
ESR GROUP LIMITED
Brett Harold Krause
Chairman

Hong Kong, 4 November 2024

As at the date of this announcement, the Board of the Company comprises Mr. Jinchu Shen and Mr. Stuart Gibson as Executive Directors, Mr. Jeffrey David Perlman, Mr. Charles Alexander Portes, Mr. Hwee Chiang Lim, Mr. Rajeev Veeravalli Kannan and Ms. Joanne Sarah McNamara as Non-executive Directors, Mr. Brett Harold Krause as the Chairman and Independent Non-executive Director, and Mr. Simon James McDonald and Ms. Serene Siew Noi Nah as Independent Non-executive Directors.

The directors of the Company jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statement in this announcement misleading.