

26 August 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	Description of relevant securities	Description of products	Nature of dealings	Number of reference securities to which the derivatives relate	Maturity date / closing out date	Reference price	Total amount paid / received	Resultant balance (including those of any person with whom there is an agreement or understanding)
Morgan Stanley Capital Services LLC	23 August 2024	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1	25 July 2025	\$11.5900	\$11.5900	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1	25 July 2025	\$11.5900	\$11.5900	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	599	30 April 2025	\$11.5800	\$6,936.4200	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	599	30 April 2025	\$11.5800	\$6,936.4200	0

	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	2,800	28 January 2025	\$11.7879	\$33,006.0000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	2,800	28 January 2025	\$11.7879	\$33,006.0000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	5,600	28 November 2025	\$11.6517	\$65,249.8000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	5,600	28 November 2025	\$11.6517	\$65,249.8000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	14,508	2 July 2025	\$11.6195	\$168,575.5200	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	14,508	2 July 2025	\$11.6195	\$168,575.5200	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	31,000	15 April 2025	\$11.5013	\$356,540.0024	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	31,000	15 April 2025	\$11.5013	\$356,540.0024	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	32,000	24 July 2028	\$11.7307	\$375,382.0160	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	32,000	24 July 2028	\$11.7307	\$375,382.0160	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	58,000	31 July 2025	\$11.6439	\$675,347.9980	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	58,000	31 July 2025	\$11.6439	\$675,347.9980	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	132,200	24 November 2025	\$11.8620	\$1,568,159.1008	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	132,200	24 November 2025	\$11.8620	\$1,568,159.1008	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	313,800	25 July 2025	\$11.6385	\$3,652,161.3000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	313,800	25 July 2025	\$11.6385	\$3,652,161.3000	0

End

Note:

Morgan Stanley Capital Services LLC is a Class (5) associate connected with the Offeror.

Dealings were made for its own account.

Morgan Stanley Capital Services LLC is ultimately owned by Morgan Stanley.