

6 December 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 | 5 December 2024 | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 200  | 28 November 2025                 | \$11.9660       | \$2,393.2000                 | 0  |
|                                     |                 | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale     | 200  | 28 November 2025                 | \$11.9660       | \$2,393.2000                 | 0  |
|                                     |                 | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 18,352   | 2 July 2025                      | \$11.9995       | \$220,214.8240               | 0  |

|  |  |             |                         |  |         |                  |           |                  |   |
|--|--|-------------|-------------------------|--|---------|------------------|-----------|------------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 18,352  | 2 July 2025      | \$11.9995 | \$220,214.8240   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 18,800  | 15 April 2025    | \$12.0221 | \$226,015.9876   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 18,800  | 15 April 2025    | \$12.0221 | \$226,015.9876   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 62,200  | 15 April 2025    | \$11.8324 | \$735,976.0077   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 62,200  | 15 April 2025    | \$11.8324 | \$735,976.0077   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 100,800 | 24 November 2025 | \$12.0521 | \$1,214,849.3928 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 100,800 | 24 November 2025 | \$12.0521 | \$1,214,849.3928 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 102,200 | 24 November 2025 | \$12.0511 | \$1,231,619.2007 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 102,200 | 24 November 2025 | \$12.0511 | \$1,231,619.2007 | 0 |

|  |  |             |                         |  |         |                   |           |                  |   |
|--|--|-------------|-------------------------|--|---------|-------------------|-----------|------------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 104,400 | 24 November 2025  | \$12.0472 | \$1,257,723.7473 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 104,400 | 24 November 2025  | \$12.0472 | \$1,257,723.7473 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 250,000 | 24 November 2025  | \$11.9303 | \$2,982,575.7000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 250,000 | 24 November 2025  | \$11.9303 | \$2,982,575.7000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 655,000 | 30 September 2026 | \$11.8847 | \$7,784,497.5867 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 655,000 | 30 September 2026 | \$11.8847 | \$7,784,497.5867 | 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.