

10 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	9 December 2024	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	400	28 November 2025	\$11.9200	\$4,768.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	400	28 November 2025	\$11.9200	\$4,768.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	800	31 July 2025	\$11.8878	\$9,510.2400	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	800	31 July 2025	\$11.8878	\$9,510.2400	0



		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	155,000	30 June 2025	\$11.8894	\$1,842,858.2400	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	155,000	30 June 2025	\$11.8894	\$1,842,858.2400	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.