

31 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 | 30 December 2024 | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 2,800 | 28 November 2025 | \$11.8946 | \$33,304.8000 | 0 |
| | | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 2,800 | 28 November 2025 | \$11.8946 | \$33,304.8000 | 0 |
| | | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 2,800 | 28 November 2025 | \$11.9000 | \$33,320.0000 | 0 |
| | | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 2,800 | 28 November 2025 | \$11.9000 | \$33,320.0000 | 0 |

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|--|--|-------------|-------------------------|--|--------|------------------|-----------|----------------|---|
| | | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 4,800 | 28 November 2025 | \$11.9000 | \$57,120.0000 | 0 |
| | | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 4,800 | 28 November 2025 | \$11.9000 | \$57,120.0000 | 0 |
| | | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 13,392 | 2 July 2025 | \$11.9067 | \$159,454.0800 | 0 |
| | | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 13,392 | 2 July 2025 | \$11.9067 | \$159,454.0800 | 0 |
| | | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 44,000 | 30 June 2025 | \$11.9155 | \$524,280.0200 | 0 |
| | | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 44,000 | 30 June 2025 | \$11.9155 | \$524,280.0200 | 0 |
| | | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 74,800 | 30 June 2025 | \$11.8931 | \$889,605.2264 | 0 |
| | | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 74,800 | 30 June 2025 | \$11.8931 | \$889,605.2264 | 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.