

10 January 2025

**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 January 2025	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	5,800	28 November 2025	\$11.9400	\$69,252.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	5,800	28 November 2025	\$11.9400	\$69,252.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	18,600	30 June 2025	\$11.9721	\$222,680.2044	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	18,600	30 June 2025	\$11.9721	\$222,680.2044	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	70,400	30 June 2025	\$11.9461	\$841,007.9744	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	70,400	30 June 2025	\$11.9461	\$841,007.9744	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.