

20 February 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 & Co., International plc	19 February 2025	Derivatives	Other types of products	Unsolicited client facilitation - Sale	2,000	11 February 2026	\$12.2003	\$24,400.6000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	3,400	11 February 2026	\$12.2002	\$41,480.5202	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	4,800	11 February 2026	\$12.2001	\$58,560.4416	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,200	11 February 2026	\$12.2003	\$14,640.3600	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,000	11 February 2026	\$12.2008	\$12,200.8000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,000	30 September 2026	\$12.1841	\$12,184.1300	0

End

Note:

Morgan Stanley & Co., International plc is a Class (5) associate connected with the Offeror.

Dealings were made for its own account.

Morgan Stanley & Co., International plc is ultimately owned by Morgan Stanley.