

21 March 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 Europe S.E. | 20 March 2025 | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 7,326  | 5 November 2026                  | \$12.4000       | \$90,842.4000                | 0  |
|                            |               | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale     | 7,326  | 5 November 2026                  | \$12.4000       | \$90,842.4000                | 0  |
|                            |               | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 46,963   | 29 August 2025                   | \$12.4000       | \$582,341.2000               | 0  |
|                            |               | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale     | 46,963   | 29 August 2025                   | \$12.4000       | \$582,341.2000               | 0  |



End

Note:

Morgan Stanley Europe S.E. is a Class (5) associate connected with the Offeror.

Dealings were made for its own account.

Morgan Stanley Europe S.E. is ultimately owned by Morgan Stanley.