

31 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 & Co., International plc | 28 March 2025 | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale | 69,400   | 30 June 2025                     | \$12.2084       | \$847,260.0001               | 0  |
|   |               | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale | 12,400   | 15 February 2027                 | \$12.2000       | \$151,280.0000               | 0  |
|   |               | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale | 87,600   | 31 March 2026                    | \$12.2093       | \$1,069,534.6712             | 0  |
|   |               | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale | 96,400   | 29 June 2026                     | \$12.2065       | \$1,176,704.0502             | 0  |

|  |  |             |                         |  |         |                  |           |                  |   |
|--|--|-------------|-------------------------|--|---------|------------------|-----------|------------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 450,000 | 15 February 2027 | \$12.2794 | \$5,525,744.4000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 41,292  | 2 July 2025      | \$12.2095 | \$504,156.7200   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 25,308  | 14 August 2026   | \$12.2095 | \$308,999.2800   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 200     | 25 February 2027 | \$12.2200 | \$2,444.0000     | 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.