

7 April 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. | 3 April 2025 | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 1,727  | 8 March 2027                     | \$12.3436       | \$21,317.3903                | 0  |
|                            |              | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale     | 1,727  | 8 March 2027                     | \$12.3436       | \$21,317.3903                | 0  |
|                            |              | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 5,448  | 23 April 2026                    | \$12.3436       | \$67,247.9124                | 0  |

|  |  |             |                         |  |        |                 |           |                |   |
|--|--|-------------|-------------------------|--|--------|-----------------|-----------|----------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 5,448  | 23 April 2026   | \$12.3436 | \$67,247.9124  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 13,273 | 8 March 2027    | \$12.3436 | \$163,836.5497 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 13,273 | 8 March 2027    | \$12.3436 | \$163,836.5497 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 16,858 | 29 August 2025  | \$12.3400 | \$208,027.7200 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 16,858 | 29 August 2025  | \$12.3400 | \$208,027.7200 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 26,552 | 23 April 2026   | \$12.3436 | \$327,747.1676 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 26,552 | 23 April 2026   | \$12.3436 | \$327,747.1676 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 29,000 | 5 November 2026 | \$12.3433 | \$357,956.3000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 29,000 | 5 November 2026 | \$12.3433 | \$357,956.3000 | 0 |

|  |  |             |                         |  |         |                |           |                  |   |
|--|--|-------------|-------------------------|--|---------|----------------|-----------|------------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 59,142  | 29 August 2025 | \$12.3400 | \$729,812.2800   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 59,142  | 29 August 2025 | \$12.3400 | \$729,812.2800   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 79,103  | 29 August 2025 | \$12.3400 | \$976,131.0200   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 79,103  | 29 August 2025 | \$12.3400 | \$976,131.0200   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 142,897 | 29 August 2025 | \$12.3400 | \$1,763,348.9800 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 142,897 | 29 August 2025 | \$12.3400 | \$1,763,348.9800 | 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.