

9 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.	8 April 2025	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	3,500	5 November 2026	\$12.0235	\$42,082.2600	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	3,500	5 November 2026	\$12.0235	\$42,082.2600	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	155,000	29 August 2025	\$12.0200	\$1,863,100.0000	0



		Derivatives	Other types of products	Unsolicited client facilitation - Sale	155,000	29 August 2025	\$12.0200	\$1,863,100.0000	0
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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.