

17 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 Capital Services LLC	16 April 2025	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	2,000	30 January 2026	\$12.1800	\$24,359.9949	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	2,000	30 January 2026	\$12.2200	\$24,440.0049	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	2,000	30 January 2026	\$12.1800	\$24,359.9949	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	2,000	30 January 2026	\$12.2200	\$24,440.0049	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	4,200	30 January 2026	\$12.2305	\$51,368.0023	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	4,200	30 January 2026	\$12.2000	\$51,240.0024	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	4,200	30 January 2026	\$12.2305	\$51,368.0023	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	4,200	30 January 2026	\$12.2000	\$51,240.0024	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	7,688	2 July 2025	\$12.1852	\$93,679.5200	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	7,688	2 July 2025	\$12.1852	\$93,679.5200	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	13,200	30 November 2026	\$12.1886	\$160,889.7608	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	13,200	30 November 2026	\$12.1886	\$160,889.7608	0

		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	16,400	28 November 2025	\$12.1886	\$199,893.3516	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	16,400	28 November 2025	\$12.1886	\$199,893.3516	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	31,600	28 November 2025	\$12.1819	\$384,948.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	31,600	28 November 2025	\$12.1819	\$384,948.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	124,600	12 January 2026	\$12.1926	\$1,519,192.0004	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	124,600	12 January 2026	\$12.1926	\$1,519,192.0004	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	129,200	30 September 2026	\$12.1770	\$1,573,265.7772	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	129,200	30 September 2026	\$12.1770	\$1,573,265.7772	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	152,800	30 January 2026	\$12.2137	\$1,866,255.9943	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	152,800	30 January 2026	\$12.2137	\$1,866,255.9943	0
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Morgan Stanley Capital Services LLC is a Class (5) associate connected with the Offeror.

Dealings were made for its own account.

Morgan Stanley Capital Services LLC is ultimately owned by Morgan Stanley.