



22 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	Description of	Nature of dealings	Number of	Maturity date /	Reference	Total amount	Resultant
		relevant	products		reference	closing out	price	paid / received	balance
		securities			securities to	date			(including those
					which the				of any person
					derivatives				with whom there
					relate				is an agreement
									or
									understanding)
Morgan	17 April 2025	Derivatives	Other types of	Unsolicited client	59,600	28 November	\$12.1893	\$726,484.0000	0
Stanley &			products	facilitation - Sale		2025			
Со.,		Derivatives	Other types of	Unsolicited client	157,400	15 February	\$12.1800	\$1,917,132.0000	0
International			products	facilitation - Sale		2027			
plc		Derivatives	Other types of	Unsolicited client	3,400	30 January	\$12.2200	\$41,548.0000	0
			products	facilitation - Sale		2026			
		Derivatives	Other types of	Unsolicited client	8,800	30 January	\$12.2000	\$107,360.0000	0
			products	facilitation - Sale		2026			

Derivatives	Other types of	Unsolicited client	7,200	30 January	\$12.2000	\$87,840.0000	0
	products	facilitation - Sale		2026			
Derivatives	Other types of	Unsolicited client	1,200	30 January	\$12.1800	\$14,616.0000	0
	products	facilitation - Sale		2026			
Derivatives	Other types of	Unsolicited client	2,400	30 January	\$12.2200	\$29,328.0000	0
	products	facilitation - Sale		2026			
Derivatives	Other types of	Unsolicited client	530,200	15 February	\$12.2093	\$6,473,381.9942	0
	products	facilitation - Sale		2027			
Derivatives	Other types of	Unsolicited client	3,192	14 August 2026	\$12.2081	\$38,968.2400	0
	products	facilitation -					
		Purchase					
Derivatives	Other types of	Unsolicited client	5,208	2 July 2025	\$12.2081	\$63,579.7600	0
	products	facilitation -					
		Purchase					
Derivatives	Other types of	Unsolicited client	86,400	30 September	\$12.1802	\$1,052,366.3510	0
	products	facilitation -		2026			
		Purchase					
Derivatives	Other types of	Unsolicited client	109,600	31 March 2026	\$12.2034	\$1,337,492.6400	0
	products	facilitation -					
		Purchase					
	Derivatives Derivatives Derivatives Derivatives Derivatives Derivatives Derivatives	productsDerivativesOther types of productsDerivativesOther types of products	productsfacilitation - SaleDerivativesOther types of productsUnsolicited client facilitation - PurchaseDerivativesOther types of productsUnsolicited client facilitation - Purchase	productsfacilitation - SaleDerivativesOther types of productsInsolicited client1,200productsfacilitation - Sale1DerivativesOther types of productsInsolicited client2,400DerivativesOther types of productsInsolicited client530,200DerivativesOther types of productsInsolicited client530,200DerivativesOther types of productsInsolicited client3,192DerivativesOther types of productsInsolicited client3,192DerivativesOther types of productsInsolicited client5,208DerivativesOther types of productsInsolicited client5,208DerivativesOther types of productsInsolicited client5,208DerivativesOther types of productsInsolicited client86,400DerivativesOther types of productsInsolicited client109,600DerivativesOther types of productsInsolicited client109,600DerivativesOther types of productsInsolicited client109,600	productsfacilitation - Sale2026DerivativesOther types of productsUnsolicited client1,20030 Januaryproductsfacilitation - Sale20262026DerivativesOther types of productsUnsolicited client2,40030 JanuaryDerivativesOther types of productsUnsolicited client530,20015 FebruaryDerivativesOther types of productsUnsolicited client530,20015 FebruaryDerivativesOther types of productsUnsolicited client3,19214 August 2026DerivativesOther types of productsUnsolicited client3,19214 August 2026DerivativesOther types of productsUnsolicited client5,2082 July 2025DerivativesOther types of productsUnsolicited client5,2082 July 2025DerivativesOther types of productsUnsolicited client2026DerivativesOther types of productsUnsolicited client5,2082 July 2025DerivativesOther types of productsUnsolicited client86,40030 SeptemberDerivativesOther types of productsUnsolicited client109,60031 March 2026DerivativesOther types of productsUnsolicited client109,60031 March 2026	productsfacilitation - Sale2026DerivativesOther types of productsUnsolicited client facilitation - Sale1,200 202630 January 2026\$12.1800 2026DerivativesOther types of productsUnsolicited client facilitation - Sale2,400 202630 January 2026\$12.200 2026DerivativesOther types of productsUnsolicited client facilitation - Sale2,400 202630 January 2026\$12.2093 \$12.2093DerivativesOther types of productsUnsolicited client facilitation - Sale530,200 202715 February 2027\$12.2093DerivativesOther types of productsUnsolicited client facilitation - Purchase3,192 Purchase14 August 2026 Purchase\$12.2081 \$12.2081DerivativesOther types of productsUnsolicited client facilitation - Purchase5,208 Purchase2 July 2025\$12.2081 \$12.2081DerivativesOther types of productsUnsolicited client facilitation - Purchase30 September Purchase\$12.1802 PurchaseDerivativesOther types of productsUnsolicited client facilitation - Purchase30 September Purchase\$12.1802 PurchaseDerivativesOther types of productsUnsolicited client facilitation - Purchase30 September Purchase\$12.2034DerivativesOther types of productsUnsolicited client facilitation - Purchase109,600\$1 March 2026\$12.2034	productsfacilitation - Sale2026IntervalueDerivativesOther types of productsUnsolicited client1,20030 January\$12.1800\$14,616.0000DerivativesOther types of productsfacilitation - Sale2,40030 January 2026\$12.200\$29,328.0000DerivativesOther types of productsUnsolicited client2,40030 January 2026\$12.203\$6,473,381.9942DerivativesOther types of productsUnsolicited client530,20015 February 2027\$12.2081\$38,968.2400DerivativesOther types of productsUnsolicited client3,19214 August 2026\$12.2081\$38,968.2400DerivativesOther types of productsUnsolicited client5,2082 July 2025\$12.2081\$63,579.7600DerivativesOther types of productsUnsolicited client5,2082 July 2025\$12.2081\$63,579.7600DerivativesOther types of productsUnsolicited client5,2082 July 2025\$12.2081\$63,579.7600DerivativesOther types of productsUnsolicited client5,20830 September 2026\$1,052,366.3510DerivativesOther types of productsUnsolicited client86,40030 September 2026\$1,052,366.3510DerivativesOther types of productsUnsolicited client109,60031 March 2026\$12.2034\$1,337,492.6400DerivativesOther types of productsUnsolicited client109,60031 March 2



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.