

23 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	22 April 2025	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	400	25 February 2027	\$12.1800	\$4,872.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	400	25 February 2027	\$12.1800	\$4,872.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,200	30 January 2026	\$12.1600	\$14,592.0069	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,200	30 January 2026	\$12.1800	\$14,615.9969	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,200	30 January 2026	\$12.1600	\$14,592.0069	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,200	30 January 2026	\$12.1800	\$14,615.9969	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	2,200	30 January 2026	\$12.1600	\$26,751.9976	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	2,200	30 January 2026	\$12.1600	\$26,751.9976	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	2,800	28 November 2025	\$12.1600	\$34,048.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	2,800	28 November 2025	\$12.1600	\$34,048.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	5,600	30 January 2026	\$12.1800	\$68,207.9921	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	5,600	30 January 2026	\$12.1800	\$68,207.9921	0

		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	11,600	30 January 2026	\$12.1800	\$141,287.9964	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	11,600	30 January 2026	\$12.1800	\$141,287.9964	0

End

Note:

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.