

9 May 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	8 May 2025	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	2,572	17 November 2025	\$12.3951	\$31,880.2589	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	2,572	17 November 2025	\$12.3951	\$31,880.2589	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	3,000	23 October 2026	\$12.3813	\$37,143.9900	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	3,000	23 October 2026	\$12.3813	\$37,143.9900	0

		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	7,564	2 July 2025	\$12.3738	\$93,595.2000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	7,564	2 July 2025	\$12.3738	\$93,595.2000	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.