

14 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	Description of	Nature of dealings	Number of	Maturity date /	Reference	Total amount	Resultant balance
		of relevant	products		reference	closing out	price	paid / received	(including those of
		securities			securities to	date			any person with
					which the				whom there is an
					derivatives				agreement or
					relate				understanding)
Morgan	13 May 2025	Derivatives	Other types of	Unsolicited client	200	25 February	\$12.4800	\$2,496.0000	0
Stanley			products	facilitation - Purchase		2027			
Capital		Derivatives	Other types of	Unsolicited client	200	25 February	\$12.4800	\$2,496.0000	0
Services LLC			products	facilitation - Sale		2027			
		Derivatives	Other types of	Unsolicited client	248	2 July 2025	\$12.4400	\$3,085.1200	0
			products	facilitation - Purchase					
		Derivatives	Other types of	Unsolicited client	248	2 July 2025	\$12.4400	\$3,085.1200	0
			products	facilitation - Sale					



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Derivatives	7.		800		\$12.4150	\$9,932.0000	U
	products	facilitation - Purchase		2026			
Derivatives	Other types of	Unsolicited client	800	23 October	\$12.4150	\$9,932.0000	0
	products	facilitation - Sale		2026			
Derivatives	Other types of	Unsolicited client	2,084	17 November	\$12.4682	\$25,983.7538	0
	products	facilitation - Purchase		2025			
Derivatives	Other types of	Unsolicited client	2,084	17 November	\$12.4682	\$25,983.7538	0
	products	facilitation - Sale		2025			
Derivatives	Other types of	Unsolicited client	4,400	30 October	\$12.4800	\$54,912.0000	0
	products	facilitation - Purchase		2026			
Derivatives	Other types of	Unsolicited client	4,400	30 October	\$12.4800	\$54,912.0000	0
	products	facilitation - Sale		2026			
Derivatives	Other types of	Unsolicited client	4,800	13 November	\$12.4575	\$59,796.0000	0
	products	facilitation - Purchase		2026			
Derivatives	Other types of	Unsolicited client	4,800	13 November	\$12.4575	\$59,796.0000	0
	products	facilitation - Sale		2026			
Derivatives	Other types of	Unsolicited client	22,000	30 January	\$12.4460	\$273,812.0000	0
	products	facilitation - Purchase		2026			
Derivatives	Other types of	Unsolicited client	22,000	30 January	\$12.4460	\$273,812.0000	0
	products	facilitation - Sale		2026			
	Derivatives  Derivatives  Derivatives  Derivatives  Derivatives  Derivatives  Derivatives	products  Derivatives Other types of products	Derivatives Other types of products Other types of Unsolicited client facilitation - Sale Other types of Unsolicited client products Other types of Unsolicited client products Other types of Unsolicited client facilitation - Purchase Other types of Unsolicited client products facilitation - Purchase Other types of Unsolicited client	Derivatives Other types of products facilitation - Purchase  Derivatives Other types of products facilitation - Sale  Derivatives Other types of products facilitation - Purchase  Derivatives Other types of products facilitation - Purchase  Derivatives Other types of Unsolicited client products facilitation - Sale  Derivatives Other types of Unsolicited client products facilitation - Purchase  Derivatives Other types of Unsolicited client products facilitation - Purchase  Derivatives Other types of Unsolicited client products facilitation - Sale  Derivatives Other types of Unsolicited client products facilitation - Purchase  Derivatives Other types of Unsolicited client products facilitation - Purchase  Derivatives Other types of Unsolicited client products facilitation - Sale  Derivatives Other types of Unsolicited client products facilitation - Sale  Derivatives Other types of Unsolicited client products facilitation - Purchase  Derivatives Other types of Unsolicited client products facilitation - Purchase  Derivatives Other types of Unsolicited client products facilitation - Purchase  Derivatives Other types of Unsolicited client 22,000	Derivatives Other types of products facilitation - Purchase Derivatives Other types of products facilitation - Sale 2026  Derivatives Other types of products facilitation - Purchase Derivatives Other types of products facilitation - Purchase Derivatives Other types of products facilitation - Sale 2025  Derivatives Other types of products facilitation - Sale 2025  Derivatives Other types of products facilitation - Purchase 2025  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Sale 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Sale 2026  Derivatives Other types of products facilitation - Sale 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of Unsolicited client 20200 30 January 2026  Derivatives Other types of Unsolicited client 20200 30 January 2026	Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Sale 2026  Derivatives Other types of products facilitation - Purchase 2025  Derivatives Other types of products facilitation - Purchase 2025  Derivatives Other types of products facilitation - Sale 2025  Derivatives Other types of products facilitation - Purchase 2025  Derivatives Other types of products facilitation - Purchase 2025  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Sale 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of products facilitation - Purchase 2026  Derivatives Other types of Unsolicited client 22,000 30 January \$12,4460 products facilitation - Purchase 2026  Derivatives Other types of Unsolicited client 22,000 30 January \$12,4460 products facilitation - Purchase 2026	Derivatives





## 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.