

19 May 2025

**Privatisation by way of scheme of arrangement**

**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 May 2025 | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 124  | 2 July 2025                      | \$12.7800       | \$1,584.7200                 | 0  |
|                                     |             | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale     | 124  | 2 July 2025                      | \$12.7800       | \$1,584.7200                 | 0  |
|                                     |             | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 200  | 13 November 2026                 | \$12.6600       | \$2,532.0000                 | 0  |

|  |  |             |                         |  |        |                  |           |                |   |
|--|--|-------------|-------------------------|--|--------|------------------|-----------|----------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 200    | 13 November 2026 | \$12.6600 | \$2,532.0000   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 400    | 25 February 2027 | \$12.8000 | \$5,120.0000   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 400    | 25 February 2027 | \$12.8000 | \$5,120.0000   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 600    | 23 October 2026  | \$12.7467 | \$7,648.0020   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 600    | 23 October 2026  | \$12.7467 | \$7,648.0020   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 1,800  | 30 October 2026  | \$12.8000 | \$23,040.0000  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 1,800  | 30 October 2026  | \$12.8000 | \$23,040.0000  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 15,000 | 25 July 2025     | \$12.7024 | \$190,535.7405 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 15,000 | 25 July 2025     | \$12.7024 | \$190,535.7405 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 76,800 | 25 July 2025     | \$12.7024 | \$975,542.9990 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 76,800 | 25 July 2025     | \$12.7024 | \$975,542.9990 | 0 |

|  |  |             |                         |  |           |              |           |                   |   |
|--|--|-------------|-------------------------|--|-----------|--------------|-----------|-------------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 88,600    | 25 July 2025 | \$12.7024 | \$1,125,431.1072  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 88,600    | 25 July 2025 | \$12.7024 | \$1,125,431.1072  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 423,200   | 25 July 2025 | \$12.7024 | \$5,375,648.4010  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 423,200   | 25 July 2025 | \$12.7024 | \$5,375,648.4010  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 463,000   | 25 July 2025 | \$12.7024 | \$5,881,203.2318  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 463,000   | 25 July 2025 | \$12.7024 | \$5,881,203.2318  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 1,000,000 | 25 July 2025 | \$12.6962 | \$12,696,209.6500 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 1,000,000 | 25 July 2025 | \$12.6962 | \$12,696,209.6500 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 1,189,400 | 25 July 2025 | \$12.6927 | \$15,096,644.2019 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 1,189,400 | 25 July 2025 | \$12.6927 | \$15,096,644.2019 | 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.