

21 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	20 May 2025	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	800	13 November 2026	\$12.7900	\$10,232.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	800	13 November 2026	\$12.7900	\$10,232.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	13,000	30 January 2026	\$12.7980	\$166,374.1999	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	13,000	30 January 2026	\$12.7980	\$166,374.1999	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	20,336	2 July 2025	\$12.7966	\$260,231.6080	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	20,336	2 July 2025	\$12.7966	\$260,231.6080	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.