

22 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 & Co., International plc	21 May 2025	Derivatives	Other types of products	Unsolicited client facilitation - Sale	8,740	14 August 2026	\$12.8083	\$111,944.9600	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	14,260	2 July 2025	\$12.8083	\$182,647.0401	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,600	30 October 2026	\$12.8300	\$20,528.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	2,200	11 February 2026	\$12.7851	\$28,127.1210	0

		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	7,200	31 October 2025	\$12.8000	\$92,160.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	10,000	11 January 2028	\$12.8400	\$128,400.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	226,000	29 June 2026	\$12.8006	\$2,892,931.9298	0

End

Note:

Morgan Stanley & Co., International plc is a Class (5) associate connected with the Offeror.

Dealings were made for its own account.

Morgan Stanley & Co., International plc is ultimately owned by Morgan Stanley.