

3 June 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	2 June 2025	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	600	30 October 2025	\$12.8247	\$7,694.8200	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	600	30 October 2025	\$12.8247	\$7,694.8200	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	600	25 February 2027	\$12.8200	\$7,692.0000	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	600	25 February 2027	\$12.8200	\$7,692.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,000	31 July 2025	\$12.8247	\$12,824.7000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,000	31 July 2025	\$12.8247	\$12,824.7000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,200	31 July 2025	\$12.8247	\$15,389.6400	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,200	31 July 2025	\$12.8247	\$15,389.6400	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,400	31 July 2025	\$12.8247	\$17,954.5800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,400	31 July 2025	\$12.8247	\$17,954.5800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	7,200	30 September 2025	\$12.8247	\$92,337.8400	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	7,200	30 September 2025	\$12.8247	\$92,337.8400	0

		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	7,400	31 July 2025	\$12.8247	\$94,902.7800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	7,400	31 July 2025	\$12.8247	\$94,902.7800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	7,600	13 November 2026	\$12.8251	\$97,470.3952	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	7,600	13 November 2026	\$12.8251	\$97,470.3952	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	8,400	25 July 2025	\$12.8247	\$107,727.4800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	8,400	25 July 2025	\$12.8247	\$107,727.4800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	10,800	30 September 2025	\$12.8247	\$138,506.7600	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	10,800	30 September 2025	\$12.8247	\$138,506.7600	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	43,000	30 September 2025	\$12.8247	\$551,462.1000	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	43,000	30 September 2025	\$12.8247	\$551,462.1000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	44,600	30 January 2026	\$12.8292	\$572,182.9903	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	44,600	30 January 2026	\$12.8292	\$572,182.9903	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	111,200	31 October 2025	\$12.8200	\$1,425,584.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	111,200	31 October 2025	\$12.8200	\$1,425,584.0000	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.