

6 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	5 June 2025	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	26,800	30 January 2026	\$12.7934	\$342,862.0000	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	26,800	30 January 2026	\$12.7934	\$342,862.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	58,800	30 September 2026	\$12.7842	\$751,710.1250	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	58,800	30 September 2026	\$12.7842	\$751,710.1250	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	64,200	30 September 2026	\$12.7842	\$820,744.8889	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	64,200	30 September 2026	\$12.7842	\$820,744.8889	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	124,200	31 October 2025	\$12.8000	\$1,589,760.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	124,200	31 October 2025	\$12.8000	\$1,589,760.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	435,400	25 July 2025	\$12.8177	\$5,580,838.7843	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	435,400	25 July 2025	\$12.8177	\$5,580,838.7843	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.