

16 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	Description of	Nature of dealings	Number of	Maturity date /	Reference	Total amount	Resultant
		relevant	products		reference	closing out	price	paid / received	balance
		securities			securities to	date			(including those
					which the				of any person
					derivatives				with whom there
					relate				is an agreement
									or
									understanding)
Morgan	13 June 2025	Derivatives	Other types of	Unsolicited client	200	25 February	\$12.9200	\$2,584.0000	0
Stanley			products	facilitation -		2027			
Capital				Purchase					
Services LLC		Derivatives	Other types of	Unsolicited client	200	25 February	\$12.9200	\$2,584.0000	0
			products	facilitation - Sale		2027			
		Derivatives	Other types of	Unsolicited client	1,200	31 October	\$12.9200	\$15,504.0000	0
			products	facilitation -		2025			
				Purchase					

DerivativesOther types of productsUnsolicited client1,20031 October\$12.9200\$15,504.0000Derivativesother types of productsUnsolicited client3,60030 October\$12.9200\$46,512.0000DerivativesOther types of productsfacilitation - facilitation - Purchase2026\$46,512.0000\$46,512.0000DerivativesOther types of productsfacilitation - facilitation - Purchase30 October\$12.9200\$46,512.0000DerivativesOther types of productsUnsolicited client3,60030 October\$12.9200\$46,512.0000DerivativesOther types of productsUnsolicited client3,60030 October\$12.9200\$46,512.0000DerivativesOther types of productsUnsolicited client3,60030 January\$12.9217\$155,060.0000DerivativesOther types of productsfacilitation - facilitation - Purchase2026\$12.9217\$155,060.0000	0 0 0 0
DerivativesOther types of productsUnsolicited client facilitation - Purchase3,600 202630 October 2026\$12.9200 \$46,512.0000DerivativesOther types of productsUnsolicited client facilitation - Sale3,600 202630 October\$12.9200 \$12.9200\$46,512.0000DerivativesOther types of productsUnsolicited client facilitation - Sale3,600 202630 October\$12.9200 \$12.9200\$46,512.0000DerivativesOther types of productsUnsolicited client facilitation - Sale3,600 202630 January 2026\$12.9217 \$155,060.0000DerivativesOther types of productsUnsolicited client facilitation - facilitation -12,000 2026\$12.9217 2026\$155,060.0000	0
productsfacilitation - Purchase20262026DerivativesOther types of productsUnsolicited client facilitation - Sale3,600 202630 October 2026\$12.9200 \$12.9200\$46,512.0000 \$46,512.0000DerivativesOther types of productsUnsolicited client facilitation - Sale12,000 2026\$12.9217 \$155,060.0000\$155,060.0000 \$12.9217	0
Image: Normal systemPurchaseImage: Normal systemPurchaseImage: Normal systemImage: Normal system <td></td>	
DerivativesOther types of productsUnsolicited client facilitation - Sale3,600 202630 October 2026\$12.9200 \$12.9200\$46,512.0000DerivativesOther types of productsUnsolicited client facilitation -12,000 202630 January 2026\$12.9217 \$155,060.0000	
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DerivativesOther types of productsUnsolicited client12,00030 January\$12.9217\$155,060.00002026 </td <td>0</td>	0
products facilitation - 2026	0
Purchase	
DerivativesOther types ofUnsolicited client12,00030 January\$12.9217\$155,060.0000	0
products facilitation - Sale 2026	
Derivatives Other types of Unsolicited client 21,800 31 October \$12.9200 \$281,656.0000	0
products facilitation - 2025	
Purchase	
Derivatives Other types of Unsolicited client 21,800 31 October \$12.9200 \$281,656.0000	0
products facilitation - Sale 2025	
Derivatives Other types of Unsolicited client 36,800 31 October \$12.9200 \$475,456.0000	0
products facilitation - 2025	
Purchase	
Derivatives Other types of Unsolicited client 36,800 31 October \$12.9200 \$475,456.0000	0
products facilitation - Sale 2025	



	Derivatives	Other types of	Unsolicited client	50,000	17 September	\$12.9179	\$645,893.3200	0
		products	facilitation -		2026			
			Purchase					
	Derivatives	Other types of	Unsolicited client	50,000	17 September	\$12.9179	\$645,893.3200	0
		products	facilitation - Sale		2026			
	Derivatives	Other types of	Unsolicited client	189,800	30 September	\$12.9040	\$2,449,186.7256	0
		products	facilitation -		2026			
			Purchase					
	Derivatives	Other types of	Unsolicited client	189,800	30 September	\$12.9040	\$2,449,186.7256	0
		products	facilitation - Sale		2026			
	Derivatives	Other types of	Unsolicited client	243,000	24 November	\$12.9040	\$3,135,682.1963	0
		products	facilitation -		2025			
			Purchase					
	Derivatives	Other types of	Unsolicited client	243,000	24 November	\$12.9040	\$3,135,682.1963	0
		products	facilitation - Sale		2025			

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.