

16 May 2024

**Possible privatisation**

**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:

<b>Party</b>	<b>Date</b>	<b>Description of relevant securities</b>	<b>Description of products</b>	<b>Nature of dealings</b>	<b>Number of reference securities to which the derivatives relate</b>	<b>Maturity date / closing out date</b>	<b>Reference price</b>	<b>Total amount paid / received</b>	<b>Resultant balance (including those of any person with whom there is an agreement or understanding)</b>
Morgan Stanley Capital Services LLC	14 May 2024	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	800	28 November 2025	\$12.2200	\$9,776.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	800	28 November 2025	\$12.2200	\$9,776.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,600	31 October 2024	\$12.2249	\$19,559.8400	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,600	31 October 2024	\$12.2249	\$19,559.8400	0

	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	4,400	24 November 2025	\$12.4481	\$54,771.7416	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	4,400	24 November 2025	\$12.4481	\$54,771.7416	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	13,000	24 November 2025	\$11.7414	\$152,638.5340	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	13,000	24 November 2025	\$11.7414	\$152,638.5340	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	14,000	24 November 2025	\$11.5680	\$161,952.0140	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	14,000	24 November 2025	\$11.5680	\$161,952.0140	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	36,600	24 November 2025	\$11.6483	\$426,326.7966	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	36,600	24 November 2025	\$11.6483	\$426,326.7966	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	46,000	30 June 2025	\$12.0900	\$556,140.0000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	46,000	30 June 2025	\$12.0900	\$556,140.0000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	76,400	30 September 2024	\$12.0570	\$921,152.2788	0

	Derivatives	Other types of products	Unsolicited client facilitation - Sale	76,400	30 September 2024	\$12.0570	\$921,152.2788	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	193,000	9 October 2025	\$12.3638	\$2,386,216.0055	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	193,000	9 October 2025	\$12.3638	\$2,386,216.0055	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	268,800	28 June 2024	\$12.1252	\$3,259,259.9424	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	268,800	28 June 2024	\$12.1252	\$3,259,259.9424	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	312,400	24 November 2025	\$12.5000	\$3,905,000.0000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	312,400	24 November 2025	\$12.5000	\$3,905,000.0000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	320,800	24 November 2025	\$11.6809	\$3,747,232.7713	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	320,800	24 November 2025	\$11.6809	\$3,747,232.7713	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	325,400	24 November 2025	\$12.2937	\$4,000,358.8318	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	325,400	24 November 2025	\$12.2937	\$4,000,358.8318	0



		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	450,000	7 November 2024	\$12.2635	\$5,518,564.2000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	450,000	7 November 2024	\$12.2635	\$5,518,564.2000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,211,000	30 May 2025	\$12.1631	\$14,729,504.0003	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,211,000	30 May 2025	\$12.1631	\$14,729,504.0003	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.