

17 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:

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	16 May 2024	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	200	30 June 2025	\$12.4600	\$2,492.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	200	30 June 2025	\$12.4600	\$2,492.0000	0

	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,000	26 July 2024	\$12.5663	\$12,566.3000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,000	26 July 2024	\$12.5663	\$12,566.3000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,200	28 March 2025	\$12.5663	\$15,079.5600	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,200	28 March 2025	\$12.5663	\$15,079.5600	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,600	31 October 2025	\$12.8175	\$20,508.0000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,600	31 October 2025	\$12.8175	\$20,508.0000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	3,200	30 October 2024	\$12.5663	\$40,212.1600	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	3,200	30 October 2024	\$12.5663	\$40,212.1600	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	5,400	30 April 2025	\$12.5663	\$67,858.0200	0

	Derivatives	Other types of products	Unsolicited client facilitation - Sale	5,400	30 April 2025	\$12.5663	\$67,858.0200	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	7,400	28 March 2025	\$12.5663	\$92,990.6200	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	7,400	28 March 2025	\$12.5663	\$92,990.6200	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	10,800	30 September 2024	\$12.6336	\$136,442.8908	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	10,800	30 September 2024	\$12.6336	\$136,442.8908	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	11,520	2 July 2025	\$12.9544	\$149,234.4000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	11,520	2 July 2025	\$12.9544	\$149,234.4000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	13,000	28 November 2025	\$12.8111	\$166,544.0000	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	13,000	28 November 2025	\$12.8111	\$166,544.0000	0

		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	14,200	30 September 2024	\$12.7935	\$181,667.2598	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	14,200	30 September 2024	\$12.7935	\$181,667.2598	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	17,600	3 February 2025	\$12.5663	\$221,166.8800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	17,600	3 February 2025	\$12.5663	\$221,166.8800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	17,800	30 October 2024	\$12.5663	\$223,680.1400	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	17,800	30 October 2024	\$12.5663	\$223,680.1400	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	19,800	28 January 2025	\$12.8956	\$255,332.0001	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	19,800	26 July 2024	\$12.5663	\$248,812.7400	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	19,800	28 January 2025	\$12.8956	\$255,332.0001	0

	Derivatives	Other types of products	Unsolicited client facilitation - Sale	19,800	26 July 2024	\$12.5663	\$248,812.7400	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	20,600	30 April 2026	\$12.7419	\$262,483.5314	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	20,600	30 April 2026	\$12.7419	\$262,483.5314	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	32,800	28 November 2025	\$12.7419	\$417,934.9432	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	32,800	28 November 2025	\$12.7419	\$417,934.9432	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	46,600	28 June 2024	\$12.5489	\$584,779.9982	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	46,600	28 June 2024	\$12.5489	\$584,779.9982	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	67,000	24 July 2028	\$12.8524	\$861,107.9860	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	67,000	24 July 2028	\$12.8524	\$861,107.9860	0

	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	73,200	26 July 2024	\$12.5663	\$919,853.1600	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	73,200	26 July 2024	\$12.5663	\$919,853.1600	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	156,800	30 September 2025	\$12.7807	\$2,004,017.9999	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	156,800	30 September 2025	\$12.7807	\$2,004,017.9999	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	226,200	3 June 2026	\$12.8551	\$2,907,824.1719	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	226,200	3 June 2026	\$12.8551	\$2,907,824.1719	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	227,200	30 September 2024	\$12.7156	\$2,888,995.1938	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	227,200	30 September 2024	\$12.7156	\$2,888,995.1938	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	305,000	24 November 2025	\$12.8675	\$3,924,578.5757	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	305,000	24 November 2025	\$12.8675	\$3,924,578.5757	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	309,800	24 November 2025	\$12.8256	\$3,973,358.1069	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	309,800	24 November 2025	\$12.8256	\$3,973,358.1069	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	523,800	30 May 2025	\$12.7305	\$6,668,252.0016	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	523,800	30 May 2025	\$12.7305	\$6,668,252.0016	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.