

21 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 & Co., International plc | 20 May 2024 | Derivatives                        | Other types of products | Unsolicited client facilitation<br>- Sale | 105,800  | 30 September 2025                | \$12.2619       | \$1,297,303.9998             | 0  |
|   |             | Derivatives                        | Other types of products | Unsolicited client facilitation<br>- Sale | 51,600   | 31 October 2025                  | \$12.3215       | \$635,788.0001               | 0  |

|  |  |             |                         |  |         |                  |           |                  |   |
|--|--|-------------|-------------------------|--|---------|------------------|-----------|------------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 1,000   | 15 July 2024     | \$12.3080 | \$12,308.0000    | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 10,400  | 28 November 2025 | \$12.2381 | \$127,276.0000   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 14,400  | 30 May 2025      | \$12.2478 | \$176,368.0000   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 76,200  | 24 July 2028     | \$12.0981 | \$921,875.9820   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 252,000 | 17 November 2025 | \$12.2796 | \$3,094,459.2000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 45,600  | 3 October 2024   | \$12.2238 | \$557,404.1810   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 9,000   | 8 April 2026     | \$12.2238 | \$110,013.9840   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 33,800  | 17 June 2025     | \$12.2238 | \$413,163.6322   | 0 |

|  |  |             |                         |  |        |              |           |                |   |
|--|--|-------------|-------------------------|--|--------|--------------|-----------|----------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 1,800  | 26 June 2025 | \$12.2238 | \$22,002.7860  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 5,000  | 26 June 2025 | \$12.2238 | \$61,118.8800  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 77,000 | 17 June 2025 | \$12.2238 | \$941,230.7520 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 2,800  | 8 April 2026 | \$12.2238 | \$34,226.5560  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 8,200  | 8 April 2026 | \$12.2238 | \$100,234.9632 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 200    | 8 April 2026 | \$12.2238 | \$2,444.7500   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 14,800 | 17 June 2025 | \$12.2238 | \$180,911.8848 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 19,800 | 26 June 2025 | \$12.2238 | \$242,030.7648 | 0 |

|  |  |             |                         |  |         |                 |           |                  |   |
|--|--|-------------|-------------------------|--|---------|-----------------|-----------|------------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 2,200   | 24 January 2025 | \$12.2238 | \$26,892.2940    | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 7,600   | 26 June 2025    | \$12.2238 | \$92,900.6520    | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 2,600   | 3 July 2024     | \$12.2238 | \$31,781.8020    | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 2,600   | 26 June 2025    | \$12.2238 | \$31,781.8020    | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 128,400 | 8 April 2026    | \$12.2238 | \$1,569,532.8256 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 4,200   | 22 July 2024    | \$12.2238 | \$51,339.8676    | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 4,000   | 8 April 2026    | \$12.2238 | \$48,895.0800    | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 200     | 22 July 2024    | \$12.2238 | \$2,444.7500     | 0 |

|  |  |             |                         |  |        |                  |           |                |   |
|--|--|-------------|-------------------------|--|--------|------------------|-----------|----------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 19,000 | 26 June 2025     | \$12.2238 | \$232,251.7440 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 63,600 | 28 April 2025    | \$12.1995 | \$775,888.2000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 11,000 | 31 October 2025  | \$11.9975 | \$131,971.9940 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 8,000  | 28 November 2025 | \$12.3600 | \$98,880.0000  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 43,400 | 23 January 2025  | \$12.2035 | \$529,631.9998 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 11,800 | 28 January 2025  | \$12.2586 | \$144,652.0000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 400    | 11 February 2026 | \$12.1997 | \$4,879.8800   | 0 |

End



Note:

Morgan Stanley & Co., International plc is a Class (5) associate connected with the Offeror.

Dealings were made for its own account.

Morgan Stanley & Co., International plc is ultimately owned by Morgan Stanley.