

12 June 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 | 11 June 2024 | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 3  | 30 October 2024                  | \$10.9002       | \$32.7006                    | 0  |

|  |  |             |                         |  |       |                 |           |               |   |
|--|--|-------------|-------------------------|--|-------|-----------------|-----------|---------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 3     | 30 October 2024 | \$10.9002 | \$32.7006     | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 201   | 30 October 2024 | \$10.9035 | \$2,191.6035  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 201   | 30 October 2024 | \$10.9035 | \$2,191.6035  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 401   | 3 February 2025 | \$10.9035 | \$4,372.3035  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 401   | 3 February 2025 | \$10.9035 | \$4,372.3035  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 5,000 | 17 March 2025   | \$11.0040 | \$55,020.0000 | 0 |

|  |  |             |                         |  |        |                 |           |                |   |
|--|--|-------------|-------------------------|--|--------|-----------------|-----------|----------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 5,000  | 17 March 2025   | \$11.0040 | \$55,020.0000  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 5,200  | 31 October 2024 | \$10.8401 | \$56,368.3380  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 5,200  | 31 October 2024 | \$10.8401 | \$56,368.3380  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 6,720  | 2 July 2025     | \$10.9732 | \$73,740.0000  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 6,720  | 2 July 2025     | \$10.9732 | \$73,740.0000  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 10,400 | 28 March 2025   | \$10.9035 | \$113,396.4000 | 0 |

|  |  |             |                         |  |        |               |           |                |   |
|--|--|-------------|-------------------------|--|--------|---------------|-----------|----------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 10,400 | 28 March 2025 | \$10.9035 | \$113,396.4000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 15,600 | 18 June 2025  | \$10.9311 | \$170,524.7388 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 15,600 | 18 June 2025  | \$10.9311 | \$170,524.7388 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 18,600 | 29 May 2026   | \$10.9000 | \$202,740.0000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 18,600 | 29 May 2026   | \$10.9000 | \$202,740.0000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 23,000 | 30 April 2026 | \$10.9193 | \$251,143.9920 | 0 |

|  |  |             |                         |  |         |                   |           |                  |   |
|--|--|-------------|-------------------------|--|---------|-------------------|-----------|------------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 23,000  | 30 April 2026     | \$10.9193 | \$251,143.9920   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 69,400  | 30 June 2025      | \$10.9074 | \$756,975.9890   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 69,400  | 30 June 2025      | \$10.9074 | \$756,975.9890   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 158,400 | 30 September 2024 | \$10.9171 | \$1,729,261.1889 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 158,400 | 30 September 2024 | \$10.9171 | \$1,729,261.1889 | 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.