

24 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 & Co., International plc | 21 June 2024 | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale | 44,400   | 31 October 2025                  | \$10.8000       | \$479,520.0000               | 0  |

|  |  |             |                         |  |        |                   |           |                |   |
|--|--|-------------|-------------------------|--|--------|-------------------|-----------|----------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 76,600 | 30 September 2024 | \$10.8007 | \$827,330.2956 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 74,200 | 30 September 2024 | \$10.8000 | \$801,360.6455 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 200    | 28 November 2025  | \$10.7600 | \$2,152.0000   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 200    | 9 February 2026   | \$10.7600 | \$2,152.0000   | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 76,600 | 30 September 2024 | \$10.8133 | \$828,301.7214 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale | 34,600 | 30 September 2024 | \$10.8133 | \$374,141.5086 | 0 |

|  |  |             |                         |  |        |                   |           |                |   |
|--|--|-------------|-------------------------|--|--------|-------------------|-----------|----------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 76,600 | 30 September 2024 | \$10.8127 | \$828,252.7664 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 18,600 | 2 July 2025       | \$10.7815 | \$200,536.7900 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 12,400 | 31 July 2024      | \$10.7815 | \$133,691.1900 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 2,200  | 31 October 2025   | \$10.8146 | \$23,792.0100  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 16,400 | 28 November 2025  | \$10.7956 | \$177,048.0000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 32,400 | 24 July 2028      | \$10.7700 | \$348,948.0000 | 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.