

31 July 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 | 30 July 2024 | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale | 400  | 28 November 2025                 | \$11.5100       | \$4,604.0000                 | 0  |
|   |              | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale | 2,600  | 31 July 2025                     | \$11.5200       | \$29,952.0000                | 0  |
|   |              | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale | 8,600  | 29 May 2026                      | \$11.5065       | \$98,956.0032                | 0  |
|   |              | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale | 2,200  | 15 July 2026                     | \$11.5345       | \$25,375.9990                | 0  |

|  |             |                         |  |         |                  |           |                  |   |
|--|-------------|-------------------------|--|---------|------------------|-----------|------------------|---|
|  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 200     | 9 February 2026  | \$11.4600 | \$2,292.0000     | 0 |
|  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 400     | 28 November 2025 | \$11.4600 | \$4,584.0000     | 0 |
|  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 1,000   | 11 February 2026 | \$11.5285 | \$11,528.4800    | 0 |
|  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 400     | 11 February 2026 | \$11.5210 | \$4,608.3900     | 0 |
|  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 600     | 11 February 2026 | \$11.5002 | \$6,900.1002     | 0 |
|  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 600     | 11 February 2026 | \$11.5601 | \$6,936.0696     | 0 |
|  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 400     | 11 February 2026 | \$11.4810 | \$4,592.4100     | 0 |
|  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 1,600   | 11 February 2026 | \$11.5853 | \$18,536.4608    | 0 |
|  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 400     | 11 February 2026 | \$11.5410 | \$4,616.3900     | 0 |
|  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 200,000 | 24 November 2025 | \$11.4745 | \$2,294,899.6400 | 0 |
|  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 3,200   | 24 July 2028     | \$11.5350 | \$36,912.0000    | 0 |

|  |  |             |                         |  |        |                  |           |                |   |
|--|--|-------------|-------------------------|--|--------|------------------|-----------|----------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 60,200 | 31 March 2026    | \$11.5015 | \$692,390.3000 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 16,400 | 27 February 2026 | \$11.4959 | \$188,532.0056 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 6,600  | 31 October 2025  | \$11.5218 | \$76,044.0120  | 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.