

3 September 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:

<b>Party</b>	<b>Date</b>	<b>Description of relevant securities</b>	<b>Description of products</b>	<b>Nature of dealings</b>	<b>Number of reference securities to which the derivatives relate</b>	<b>Maturity date / closing out date</b>	<b>Reference price</b>	<b>Total amount paid / received</b>	<b>Resultant balance (including those of any person with whom there is an agreement or understanding)</b>
Morgan Stanley Capital Services LLC	2 September 2024	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,200	28 November 2025	\$12.0667	\$14,480.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,200	28 November 2025	\$12.0667	\$14,480.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	5,000	15 April 2026	\$12.0420	\$60,210.0000	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	5,000	15 April 2026	\$12.0420	\$60,210.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	7,200	2 February 2026	\$12.0420	\$86,702.4000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	7,200	2 February 2026	\$12.0420	\$86,702.4000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	8,200	27 October 2025	\$12.0420	\$98,744.4000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	8,200	27 October 2025	\$12.0420	\$98,744.4000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	8,200	27 October 2025	\$12.0420	\$98,744.4000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	8,200	27 October 2025	\$12.0420	\$98,744.4000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	11,160	2 July 2025	\$12.0480	\$134,455.6900	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	11,160	2 July 2025	\$12.0480	\$134,455.6900	0

		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	19,800	29 May 2026	\$12.0749	\$239,083.9902	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	19,800	29 May 2026	\$12.0749	\$239,083.9902	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	195,000	24 November 2025	\$12.0277	\$2,345,395.1508	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	195,000	24 November 2025	\$12.0277	\$2,345,395.1508	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.