

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:

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	2 September 2024	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,200	28 November 2025	\$12.0667	\$14,480.0000	0
Services		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	Unsolicited client	5,000	15 April 2026	\$12.0420	\$60,210.0000	0
	of products	facilitation - Sale					
Derivatives	Other types	Unsolicited client	7,200	2 February	\$12.0420	\$86,702.4000	0
	of products	facilitation -		2026			
		Purchase					
Derivatives	Other types	Unsolicited client	7,200	2 February	\$12.0420	\$86,702.4000	0
	of products	facilitation - Sale		2026			
Derivatives	Other types	Unsolicited client	8,200	27 October	\$12.0420	\$98,744.4000	0
	of products	facilitation -		2025			
		Purchase					
Derivatives	Other types	Unsolicited client	8,200	27 October	\$12.0420	\$98,744.4000	0
	of products	facilitation - Sale		2025			
Derivatives	Other types	Unsolicited client	8,200	27 October	\$12.0420	\$98,744.4000	0
	of products	facilitation -		2025			
		Purchase					
Derivatives	Other types	Unsolicited client	8,200	27 October	\$12.0420	\$98,744.4000	0
	of products	facilitation - Sale		2025			
Derivatives	Other types	Unsolicited client	11,160	2 July 2025	\$12.0480	\$134,455.6900	0
	of products	facilitation -					
		Purchase					
Derivatives	Other types	Unsolicited client	11,160	2 July 2025	\$12.0480	\$134,455.6900	0
	of products	facilitation - Sale					
	Derivatives Derivatives Derivatives Derivatives Derivatives Derivatives Derivatives Derivatives	of productsDerivativesOther types of products	of productsfacilitation - SaleDerivativesOther typesUnsolicited clientof productsfacilitation -PurchasePurchaseDerivativesOther typesUnsolicited clientof productsfacilitation - SaleDerivativesOther typesUnsolicited clientof productsfacilitation - SaleDerivativesOther typesUnsolicited clientof productsfacilitation -PurchaseOther typesUnsolicited clientof productsfacilitation -PurchaseOther typesUnsolicited clientfacilitationof productsfacilitation - SaleDerivativesOther typesUnsolicited clientof productsfacilitation - SaleOther typesDerivativesOther typesUnsolicited clientof productsfacilitation -PurchaseDerivativesOther typesUnsolicited clientof productsfacilitation -PurchaseDerivativesOther typesUnsolicited clientof productsfacilitation - SaleDerivativesDerivativesOther typesUnsolicited clientof productsfacilitation - SaleDerivativesDerivativesOther typesUnsolicited clientof productsfacilitation -PurchaseDerivativesOther typesUnsolicited clientof productsfacilitation -PurchaseDerivativesOther typesUnsolicited clientof products<	of productsfacilitation - SaleDerivativesOther typesUnsolicited client7,200of productsfacilitation -PurchaseDerivativesOther typesUnsolicited client7,200DerivativesOther typesUnsolicited client7,200DerivativesOther typesUnsolicited client8,200DerivativesOther typesUnsolicited client11,160DerivativesOther typesUnsolicited client11,160DerivativesOther typesUnsolicited client11,160DerivativesOther typesUnsolicited client11,160	of productsfacilitation - Sale7.2002 February 2026DerivativesOther typesUnsolicited client facilitation - Purchase7,2002 February 2026DerivativesOther typesUnsolicited client facilitation - Sale7,2002 February 2026DerivativesOther typesUnsolicited client facilitation - Sale7,2002 February 2026DerivativesOther typesUnsolicited client facilitation - Sale7,2002 February 2026DerivativesOther typesUnsolicited client facilitation - Purchase8,20027 October 2025DerivativesOther typesUnsolicited client facilitation - Sale8,20027 October 2025DerivativesOther typesUnsolicited client facilitation - Sale8,20027 October 2025DerivativesOther typesUnsolicited client facilitation - Sale8,20027 October 2025DerivativesOther typesUnsolicited client facilitation - Purchase8,20027 October 2025DerivativesOther typesUnsolicited client facilitation - Purchase8,20027 October 2025DerivativesOther typesUnsolicited client facilitation - Purchase8,20027 October 2025DerivativesOther typesUnsolicited client facilitation - Purchase8,20027 October 2025DerivativesOther typesUnsolicited client facilitation - Purchase11,1602 July 2025DerivativesOther types	of productsfacilitation - SaleImage: Constraint of productsfacilitation - SaleDerivativesOther typesUnsolicited client facilitation - Purchase7,2002 February 2026\$12.0420DerivativesOther typesUnsolicited client facilitation - Sale7,2002 February 2026\$12.0420DerivativesOther typesUnsolicited client facilitation - Sale7,2002 February 2026\$12.0420DerivativesOther typesUnsolicited client facilitation - Sale7,2002 February 2026\$12.0420DerivativesOther typesUnsolicited client facilitation - Purchase8,20027 October 2025\$12.0420DerivativesOther typesUnsolicited client facilitation - Purchase <td>of productsfacilitation - SaleImage: Constraint of the section of the section</td>	of productsfacilitation - SaleImage: Constraint of the section

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

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.