

11 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 Services LLC	10 September 2024	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	400	28 November 2025	\$12.4400	\$4,976.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	400	28 November 2025	\$12.4400	\$4,976.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	3,318	2 February 2026	\$12.3833	\$41,087.7894	0

		Derivatives	Other types of products	Unsolicited client facilitation - Sale	3,318	2 February 2026	\$12.3833	\$41,087.7894	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	3,882	27 October 2025	\$12.3833	\$48,071.9706	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	3,882	27 October 2025	\$12.3833	\$48,071.9706	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	16,200	24 July 2028	\$12.4153	\$201,128.0058	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	16,200	24 July 2028	\$12.4153	\$201,128.0058	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	21,400	29 May 2026	\$12.3953	\$265,259.9978	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	21,400	29 May 2026	\$12.3953	\$265,259.9978	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	39,600	24 November 2025	\$12.4365	\$492,485.3628	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	39,600	24 November 2025	\$12.4365	\$492,485.3628	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	58,000	15 April 2025	\$12.3735	\$717,664.0034	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	58,000	15 April 2025	\$12.3735	\$717,664.0034	0



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.