

13 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	12 September 2024	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	200	28 November 2025	\$12.4400	\$2,488.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	200	28 November 2025	\$12.4400	\$2,488.0000	0

	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	2,286	15 April 2026	\$12.4161	\$28,383.2046	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	2,286	15 April 2026	\$12.4161	\$28,383.2046	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	5,200	27 October 2025	\$12.4161	\$64,563.7200	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	5,200	27 October 2025	\$12.4161	\$64,563.7200	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	9,253	2 February 2026	\$12.4161	\$114,886.1733	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	9,253	2 February 2026	\$12.4161	\$114,886.1733	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	10,861	27 October 2025	\$12.4161	\$134,851.2621	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	10,861	27 October 2025	\$12.4161	\$134,851.2621	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	22,400	29 May 2026	\$12.4255	\$278,332.0064	0

	Derivatives	Other types of products	Unsolicited client facilitation - Sale	22,400	29 May 2026	\$12.4255	\$278,332.0064	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	29,264	2 July 2025	\$12.4121	\$363,228.2399	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	29,264	2 July 2025	\$12.4121	\$363,228.2399	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	81,200	15 April 2025	\$12.4200	\$1,008,508.0032	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	81,200	15 April 2025	\$12.4200	\$1,008,508.0032	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	130,000	25 July 2025	\$12.4078	\$1,613,012.0500	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	130,000	25 July 2025	\$12.4078	\$1,613,012.0500	0
	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	131,800	24 November 2025	\$12.4032	\$1,634,736.6633	0
	Derivatives	Other types of products	Unsolicited client facilitation - Sale	131,800	24 November 2025	\$12.4032	\$1,634,736.6633	0



		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	228,200	25 July 2025	\$12.3941	\$2,828,334.6150	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	228,200	25 July 2025	\$12.3941	\$2,828,334.6150	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.