

8 November 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	7 November 2024	Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1	30 September 2025	\$10.9300	\$10.9300	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1	30 September 2025	\$10.9300	\$10.9300	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	400	31 July 2025	\$10.9200	\$4,368.0000	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	400	31 July 2025	\$10.9200	\$4,368.0000	0

		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	1,599	31 July 2025	\$10.9200	\$17,461.0800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	1,599	31 July 2025	\$10.9200	\$17,461.0800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	4,960	2 July 2025	\$10.9155	\$54,140.8800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	4,960	2 July 2025	\$10.9155	\$54,140.8800	0
		Derivatives	Other types of products	Unsolicited client facilitation - Purchase	22,000	24 July 2028	\$10.9273	\$240,400.0060	0
		Derivatives	Other types of products	Unsolicited client facilitation - Sale	22,000	24 July 2028	\$10.9273	\$240,400.0060	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.