

27 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 | 26 November 2024 | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 1,000  | 30 September 2025                | \$10.9000       | \$10,900.0000                | 0  |
|                                     |                  | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale     | 1,000  | 30 September 2025                | \$10.9000       | \$10,900.0000                | 0  |
|                                     |                  | Derivatives                        | Other types of products | Unsolicited client facilitation - Purchase | 1,600  | 31 July 2025                     | \$10.9000       | \$17,440.0000                | 0  |
|                                     |                  | Derivatives                        | Other types of products | Unsolicited client facilitation - Sale     | 1,600  | 31 July 2025                     | \$10.9000       | \$17,440.0000                | 0  |

|  |  |             |                         |  |        |              |           |                |   |
|--|--|-------------|-------------------------|--|--------|--------------|-----------|----------------|---|
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 2,800  | 24 July 2028 | \$10.9734 | \$30,725.5900  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 2,800  | 24 July 2028 | \$10.9734 | \$30,725.5900  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 2,800  | 24 July 2028 | \$10.9943 | \$30,784.0008  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 2,800  | 24 July 2028 | \$10.9943 | \$30,784.0008  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 8,800  | 24 July 2028 | \$10.8709 | \$95,663.9992  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 8,800  | 24 July 2028 | \$10.8709 | \$95,663.9992  | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 11,800 | 24 July 2028 | \$10.9734 | \$129,486.4150 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 11,800 | 24 July 2028 | \$10.9734 | \$129,486.4150 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Purchase | 43,000 | 31 July 2025 | \$10.9847 | \$472,339.9930 | 0 |
|  |  | Derivatives | Other types of products | Unsolicited client facilitation - Sale     | 43,000 | 31 July 2025 | \$10.9847 | \$472,339.9930 | 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.