

Empiric Student Property plc

("Empiric" or the "Company" or, together with its subsidiaries, the "Group")

ANNUAL FINANCIAL REPORT AND NOTICE OF ANNUAL GENERAL MEETING

Annual financial report 2022

The Board of Empiric Student Property plc (ticker: ESP), the owner and operator of student accommodation serving key UK universities has today published its Annual Report for the year ended 31 December 2022 ("Annual Report").

The report is available electronically on the Company's website at www.empiric.co.uk and has been submitted to the National Storage Mechanism and will shortly be available for inspection in unedited full text and machine-readable XHTML web browser format at: <https://data.fca.org.uk/#nsm/nationalstoragemechanism>.

Notice of Annual General Meeting 2023

The Board announces that the Annual General Meeting of the Company ("AGM") will be held on Wednesday, 24 May 2023 at 11.00 a.m. at the offices of FTI Consulting, 200 Aldersgate, Aldersgate Street, London, EC1A 4HD.

The formal Notice of the AGM and the Form of Proxy have been posted to shareholders and are also available in the Investor Information section on the Company's website at www.empiric.co.uk/investor-information/company-documents and are also available through the National Storage Mechanism at: <https://data.fca.org.uk/#nsm/nationalstoragemechanism>.

FOR FURTHER INFORMATION ON THE COMPANY, PLEASE CONTACT:

Empiric Student Property plc	(via FTI Consulting below)
Duncan Garrod (Chief Executive Officer)	
Donald Grant (Chief Financial & Sustainability Officer)	

FTI Consulting	020 3727 1000
Dido Laurimore	empiric@fticonsulting.com
Eve Kirmatzis	

The Company's LEI is 213800FPF38IBPRFPU87.

Further information on Empiric can be found on the Company's website at www.empiric.co.uk.

Notes:

Empiric Student Property plc is a leading provider and operator of modern, predominantly direct-let, premium student accommodation located in high-demand university towns and cities across the UK. Investing in both operating and development assets, Empiric is a fully integrated operational student property business focused on premium studio-led accommodation managed through its Hello Student operating platform, that is attractive to affluent growing student segments.

The Company, an internally managed real estate investment trust ("REIT") incorporated in England and Wales, listed on the premium listing segment of the Official List of the Financial Conduct Authority and was admitted to trading on the main market for listed securities of the London Stock Exchange in June 2014.

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