

TR-1: Standard form for notification of major holdings

1. Issuer Details

ISIN

GB00BLWDVR75

Issuer Name

EMPIRIC STUDENT PROPERTY PLC

UK or Non-UK Issuer

UK

2. Reason for Notification

An acquisition or disposal of financial instruments

3. Details of person subject to the notification obligation

Name

CCLA Investment Management Ltd

City of registered office (if applicable)

London

Country of registered office (if applicable)

United Kingdom

4. Details of the shareholder

Full name of shareholder(s) if different from the person(s) subject to the notification obligation, above

City of registered office (if applicable)

Country of registered office (if applicable)

5. Date on which the threshold was crossed or reached

10-Apr-2024

6. Date on which Issuer notified

13-May-2024

7. Total positions of person(s) subject to the notification obligation

|   | % of voting rights attached to shares (total of 8.A) | % of voting rights through financial instruments (total of 8.B 1 + 8.B 2) | Total of both in % (8.A + 8.B) | Total number of voting rights held in issuer |
|---|--|---|--------------------------------|--|
| Resulting situation on the date on which threshold was crossed or reached | 3.960000   | 0.000000  | 3.960000                       | 23935509                                     |

|   |  |  |  |  |
|---|--|--|--|--|
| Position of previous notification (if applicable) |  |  |  |  |
|---|--|--|--|--|

## 8. Notified details of the resulting situation on the date on which the threshold was crossed or reached

### 8A. Voting rights attached to shares

| Class/Type of shares ISIN code(if possible) | Number of direct voting rights (DTR5.1) | Number of indirect voting rights (DTR5.2.1) | % of direct voting rights (DTR5.1) | % of indirect voting rights (DTR5.2.1) |
|---|---|---|------------------------------------|--|
| GB00BLWDVR75                                | 23935509                                |   | 3.960000                           |  |
| Sub Total 8.A                               | 23935509                                |   | 3.960000%                          |  |

### 8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))

| Type of financial instrument | Expiration date | Exercise/conversion period | Number of voting rights that may be acquired if the instrument is exercised/converted | % of voting rights |
|------------------------------|-----------------|----------------------------|---|--------------------|
|                              |                 |                            |   |                    |
| Sub Total 8.B1               |                 |                            |   |                    |

### 8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))

| Type of financial instrument | Expiration date | Exercise/conversion period | Physical or cash settlement | Number of voting rights | % of voting rights |
|------------------------------|-----------------|----------------------------|-----------------------------|-------------------------|--------------------|
|                              |                 |                            |                             |                         |                    |
| Sub Total 8.B2               |                 |                            |                             |                         |                    |

## 9. Information in relation to the person subject to the notification obligation

1. Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer.

| Ultimate controlling person | Name of controlled undertaking | % of voting rights if it equals or is higher than the notifiable threshold | % of voting rights through financial instruments if it equals or is higher than the notifiable threshold | Total of both if it equals or is higher than the notifiable threshold |
|-----------------------------|--------------------------------|--|--|---|
|                             |                                |  |  |   |

## 10. In case of proxy voting

### Name of the proxy holder

### The number and % of voting rights held

### The date until which the voting rights will be held

## 11. Additional Information

- An increase in shares held by CCLA has increased the percentage above the 5% threshold. This was due to an in-specie with a new Fund Services segregated client.

## 12. Date of Completion

13-May-2024

## 13. Place Of Completion

London

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