

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

CLARIFICATION OF DIVIDEND RATE

In the announcement dated 15 August 2024, relating to the 'Interim Results for Six Months Ending 30 June 2024', a typographical error is noted in the final section of the financial review where it was stated that the forthcoming dividend rate would be 0.8725 pence per share. This should have stated 0.875 pence per ordinary share, as correctly referred to elsewhere and within the Dividend Declaration announcement, also dated 15 August 2024.

The corrected text of the subject paragraph, which appears on page 15 of the Interim Results Press Release on the Company's website, is restated below:

"Dividend

An interim dividend of 0.875 pence per share has been declared for the second quarter of 2024, bringing total dividends paid and payable in respect of the first half of 2024 to 1.75 pence per share. This is in line with our full year target dividend of 3.5 pence per share announced alongside our full year results in March 2024.

The dividend will be paid as a Property Income Distribution on 20 September 2024 to shareholders on the register at 6 September 2024."

All other details in the announcement, including the dividend declaration and payment dates remain unchanged.

ENDS

FOR FURTHER INFORMATION, PLEASE CONTACT:

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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 serving key UK universities. 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 under the Equity Shares 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. The Company is classified as a commercial company listed under the UK Listing Rules and as such is not an alternative investment fund ("AIF") for the purposes of the Alternative Investment Fund Managers Directive ("AIFMD") and is not required to provide investors with a Key Information Document ("KID") in accordance with the Packaged Retail and Insurance-based Investment Products ("PRIIPs") regulations.

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