

Empiric Student Property plc

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

Transactions by Persons Discharging Managerial Responsibility ("PDMR") and persons closely associated with them

Empiric Student Property plc (ticker: ESP), the owner and operator of premium, studio-led student accommodation aligned to top-tier universities, announces that the Chief Executive Officer, Duncan Garrood, has acquired 25,316 Ordinary shares in the Company through the exercise of options in the Empiric Student Property plc 2021 SAYE Option Plan (the "**Acquisition**").

Following the Acquisition, Mr Garrood's shareholding comprises 150,438 Ordinary shares in the Company, representing 0.023% of the Issued Share Capital of the Company.

The Notification of Dealing Form provided in accordance with the requirements of the Market Abuse Regulation in relation to the Acquisition is set out below.

1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	Duncan Garrood				
2	Reason for the notification					
a)	Position/status	Director/Chief Executive Officer				
b)	Initial notification /Amendment	Initial notification				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	Empiric Student Property plc				
b)	LEI	213800FPF38IBPRFPU87				
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted					
a)	Description of the financial instrument, type of instrument Identification code	Ordinary shares of 1p each GB00BLWDVR75				
b)	Nature of the transaction	Acquisition				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th><th>Volume(s)</th></tr> </thead> <tbody> <tr> <td>71.1p</td><td>25,316</td></tr> </tbody> </table>	Price(s)	Volume(s)	71.1p	25,316
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71.1p	25,316					
d)	Aggregated information - Aggregated volume - Price	 25,316 £17,999.68				
e)	Date of the transaction	14 November 2024				
f)	Place of the transaction	London Stock Exchange				

FOR FURTHER INFORMATION, PLEASE CONTACT:

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

(via FTI Consulting below)

FTI Consulting
Dido Laurimore
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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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