

Empiric Student Property plc

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

Block Listing Six Monthly Return

Date: 22 April 2025

| | | | | | |
|---|-------|---|-----|------------|--|
| Name of <i>applicant</i> : | | Empiric Student Property plc | | | |
| Name of scheme: | | Certain share-based incentive arrangements operated by the Company, including its tax advantaged SAYE option plan | | | |
| Period of return: | From: | 19/10/2024 | To: | 18/04/2025 | |
| Balance of unallotted securities under scheme(s) from previous return: | | Initial balance 8,931,035 | | | |
| <i>Plus:</i> The amount by which the block scheme(s) has been increased since the date of the last return (if any increase has been applied for): | | None | | | |
| <i>Less:</i> Number of <i>securities</i> issued/allotted under scheme(s) during period (see LR20.6.7G): | | 262,434 | | | |
| <i>Equals:</i> Balance under scheme(s) not yet issued/allotted at end of period: | | 8,668,601 | | | |

| | |
|------------------------------|---------------|
| Name of contact: | Lisa Hibberd |
| Telephone number of contact: | 020 8078 8791 |

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
Eve Kirmatzis

020 3727 1000
empiric@fticonsulting.com

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

on 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.

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@seg.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

BLRSFMFFWEISEFL