

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 2024

Empiric Student Property plc (ticker: ESP), the owner and operator of premium, studio-led student accommodation aligned to top-tier universities, has today published its Annual Report for the year ended 31 December 2024 ("**Annual Report**").

The report is available electronically on the Company's website at www.empiric.co.uk. It has also been submitted to the National Storage Mechanism ("NSM") 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 2025

The Board announces that the Annual General Meeting of the Company ("**AGM**") will be held on Wednesday, 4 June 2025 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 today. These are also available on the Company's website at www.empiric.co.uk/investors/results-reports-presentations/ the NSM at: <https://data.fca.org.uk/#nsm/nationalstoragemechanism>.

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 (Communications Adviser)
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 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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