

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

Total Voting Rights and Capital

In accordance with DTR 5.6.1, the Company notifies the market that, as at 30 April 2025, Empiric's issued share capital comprises 664,119,746 Ordinary shares of 1p each ("**Ordinary Shares**").

The increase in capital is pursuant to an issue of 122,902 Ordinary Shares under the Company's 2024 Long Term Incentive Plan. No shares are held in treasury.

The above figure of 664,119,746 may be used by shareholders as the denominator for the calculation of notifiable interests in, or change to their interest in, the Company under the FCA's Disclosure Guidance and Transparency Rules.

ENDS

FOR FURTHER INFORMATION ON THE COMPANY, PLEASE CONTACT:

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

FTI Consulting 020 3727 1000
Dido Laurimore empiric@fticonsulting.com
Eve Kirmatzis

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.

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