

FORM 8 (OPD)

PUBLIC OPENING POSITION DISCLOSURE BY A PARTY TO AN OFFER Rules 8.1 and 8.2 of the Takeover Code (the "Code")

1. KEY INFORMATION

(a) Full name of discloser:	Empiric Student Property plc
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	N/A
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	Empiric Student Property plc
(d) Is the discloser the offeror or the offeree?	OFFEREE
(e) Date position held: <i>The latest practicable date prior to the disclosure</i>	17 June 2025
(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer? <i>If it is a cash offer or possible cash offer, state "N/A"</i>	YES - The Unite Group PLC

2. POSITIONS OF THE PARTY TO THE OFFER MAKING THE DISCLOSURE

If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.

(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates

Class of relevant security:	Ordinary shares of one penny each			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	Nil	-	Nil	-
(2) Cash-settled derivatives:	Nil	-	Nil	-
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	Nil	-	Nil	-
TOTAL:	Nil	-	Nil	-

All interests and all short positions should be disclosed.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

(b) Rights to subscribe for new securities

Class of relevant security in relation to	N/A
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which subscription right exists:	
Details, including nature of the rights concerned and relevant percentages:	N/A

3. POSITIONS OF PERSONS ACTING IN CONCERT WITH THE PARTY TO THE OFFER MAKING THE DISCLOSURE

Details of any interests, short positions and rights to subscribe (including directors' and other employee options) of any person acting in concert with the party to the offer making the disclosure:

(A) The directors of the Offeree (and their close relatives and the related trusts of any of them) hold Ordinary Shares in the Offeree as follows:

Name	No. Ordinary Shares held	% of issued ordinary share capital
Mark Pain	120,000	0.01
Duncan Garrood	150,438	0.02
Donald Grant	54,053	0.00
Alice Avis	59,600	0.00

(B) The following directors of the Offeree hold options and awards granted under the Offeree's share incentive schemes as follows:

Name	No. Ordinary Shares under option	Name scheme of or	Type of award	Grant date	Vest date	Exercisable from
Duncan Garrood	722,039	LTIP	Nil cost option	21/03/25	21/03/28*	21/03/30
	29,404	Deferred Bonus	Nil cost option	21/03/25	21/03/28	21/03/28
	728,294	LTIP	Nil cost option	12/04/24	12/04/27*	12/04/29
	136,476	Deferred Bonus	Nil cost option	12/04/24	12/04/27	12/04/27
	722,233	LTIP	Nil cost option	14/04/23	14/04/26*	14/04/28
	125,483	Deferred Bonus	Nil cost option	14/04/23	14/04/26	14/04/26
	475,006	LTIP (vested awards)	Nil cost option	24/03/22	24/03/25	24/03/27
	20,084	Deferred Bonus	Nil cost option	24/03/22	24/03/25	24/03/25
	601,875	LTIP (vested awards)	Nil cost option	22/04/21	22/04/24	22/04/26
	200,000	LTIP (vested awards)	Nil cost option	10/11/20	10/11/23	10/11/25
Donald Grant	510,710	LTIP	Nil cost option	21/03/25	21/03/28*	21/03/30
	19,071	Deferred Bonus	Nil cost option	21/03/25	21/03/28	21/03/28
	515,135	LTIP	Nil cost option	12/04/24	12/04/27*	12/04/29
	96,532	Deferred Bonus	Nil cost option	12/04/24	12/04/27	12/04/27
	510,848	LTIP	Nil cost option	14/04/23	14/04/26*	14/04/28

Notes

*Subject to satisfaction of performance conditions; any part of the award that does not vest as a consequence of any part of the performance conditions not being satisfied will lapse.

** LTIP awards will lapse if they have not been exercised by the seventh anniversary of the grant date.

***Deferred Bonus awards will lapse if they have not been exercised by the fifth anniversary of the grant date.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

4. OTHER INFORMATION

(a) Indemnity and other dealing arrangements

Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by the party to the offer making the

disclosure or any person acting in concert with it: <i>Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"</i>
None.

(b) Agreements, arrangements or understandings relating to options or derivatives

Details of any agreement, arrangement or understanding, formal or informal, between the party to the offer making the disclosure, or any person acting in concert with it, and any other person relating to: (i) the voting rights of any relevant securities under any option; or (ii) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced: <i>If there are no such agreements, arrangements or understandings, state "none"</i>
None.

(c) Attachments

Are any Supplemental Forms attached?

Supplemental Form 8 (Open Positions)	NO
Supplemental Form 8 (SBL)	NO

Date of disclosure:	18 June 2025
Contact name:	Lisa Hibberd
Telephone number:	07769 401 905

Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.

The Panel's Market Surveillance Unit is available for consultation in relation to the Code's disclosure requirements on +44 (0)20 7638 0129.

The Code can be viewed on the Panel's website at www.thetakeoverpanel.org.uk.

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