

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

DIVIDEND DECLARATION

Empiric Student Property plc (ticker: ESP), the owner and operator of premium, studio-led student accommodation aligned to top-tier universities, is pleased to declare an interim dividend in respect of the quarter ended 30 June 2025 of 0.925 pence per ordinary share.

Details of the dividend are as follows:

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|---|-------------------|
| • The dividend will be paid on | 19 September 2025 |
| • Payable to shareholders on the register as at | 5 September 2025 |
| • The ex-dividend date will be | 4 September 2025 |

This dividend will be paid as a Property Income Distribution ("PID") in respect of the Company's tax-exempt property rental business.

The Company has a progressive dividend policy with dividends paid quarterly. The Company is targeting a minimum dividend of 3.7 pence per ordinary share for the 2025 financial year⁽¹⁾.

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FOR FURTHER INFORMATION, PLEASE CONTACT:

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Donald Grant (Chief Financial & Sustainability Officer)	

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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 on the premium listing 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 chapter 6 of 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.

Note:

- (1) The target dividend is a target only and not a forecast. There can be no assurance that the target will be met and it should not be taken as an indication of the Company's expected or actual future results.

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