

TR-1: Standard form for notification of major holdings

1. Issuer Details

ISIN

GB00BLWDVR75

Issuer Name

EMPIRIC STUDENT PROPERTY PLC

UK or Non-UK Issuer

UK

2. Reason for Notification

An acquisition or disposal of voting rights

3. Details of person subject to the notification obligation

Name

BlackRock, Inc.

City of registered office (if applicable)

Wilmington

Country of registered office (if applicable)

USA

4. Details of the shareholder

Full name of shareholder(s) if different from the person(s) subject to the notification obligation, above

City of registered office (if applicable)

Country of registered office (if applicable)

5. Date on which the threshold was crossed or reached

14-Aug-2025

6. Date on which Issuer notified

15-Aug-2025

7. Total positions of person(s) subject to the notification obligation

	% of voting rights attached to shares (total of 8.A)	% of voting rights through financial instruments (total of 8.B 1 + 8.B 2)	Total of both in % (8.A + 8.B)	Total number of voting rights held in issuer
Resulting situation on the date on which threshold was crossed or reached	4.990000	1.330000	6.320000	42062485

Position of previous notification (if applicable)	5.110000	1.740000	6.850000	
---	----------	----------	----------	--

8. Notified details of the resulting situation on the date on which the threshold was crossed or reached

8A. Voting rights attached to shares

Class/Type of shares ISIN code(if possible)	Number of direct voting rights (DTR5.1)	Number of indirect voting rights (DTR5.2.1)	% of direct voting rights (DTR5.1)	% of indirect voting rights (DTR5.2.1)
GB00BLWDVR75		33160120		4.990000
Sub Total 8.A	33160120		4.990000%	

8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))

Type of financial instrument	Expiration date	Exercise/conversion period	Number of voting rights that may be acquired if the instrument is exercised/converted	% of voting rights
Securities Lending			3120555	0.460000
Sub Total 8.B1			3120555	0.460000%

8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))

Type of financial instrument	Expiration date	Exercise/conversion period	Physical or cash settlement	Number of voting rights	% of voting rights
CFD			Cash	5781810	0.870000
Sub Total 8.B2				5781810	0.870000%

9. Information in relation to the person subject to the notification obligation

2. Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entities (please add additional rows as necessary)

Ultimate controlling person	Name of controlled undertaking	% of voting rights if it equals or is higher than the notifiable threshold	% of voting rights through financial instruments if it equals or is higher than the notifiable threshold	Total of both if it equals or is higher than the notifiable threshold
BlackRock, Inc. (Chain 1)	BlackRock Saturn Subco, LLC			
BlackRock, Inc. (Chain 1)	BlackRock Finance, Inc.			
BlackRock, Inc. (Chain 1)	BlackRock Holdco 2, Inc.			
BlackRock, Inc. (Chain 1)	BlackRock Financial Management, Inc.			
BlackRock, Inc. (Chain 1)	BlackRock International Holdings, Inc.			
BlackRock, Inc. (Chain 1)	BR Jersey International Holdings L.P.			
	BlackRock			

BlackRock, Inc. (Chain 1)	BlackRock (Singapore) Holdco Pte. Ltd.			
BlackRock, Inc. (Chain 1)	BlackRock HK Holdco Limited			
BlackRock, Inc. (Chain 1)	BlackRock Lux Finco S.a.r.l.			
BlackRock, Inc. (Chain 1)	BlackRock Japan Holdings GK			
BlackRock, Inc. (Chain 1)	BlackRock Japan Co., Ltd.			
BlackRock, Inc. (Chain 2)	BlackRock Saturn Subco, LLC			
BlackRock, Inc. (Chain 2)	BlackRock Finance, Inc.			
BlackRock, Inc. (Chain 2)	BlackRock Holdco 2, Inc.			
BlackRock, Inc. (Chain 2)	BlackRock Financial Management, Inc.			
BlackRock, Inc. (Chain 2)	BlackRock International Holdings, Inc.			
BlackRock, Inc. (Chain 2)	BR Jersey International Holdings L.P.			
BlackRock, Inc. (Chain 2)	BlackRock Holdco 3, LLC			
BlackRock, Inc. (Chain 2)	BlackRock Cayman 1 LP			
BlackRock, Inc. (Chain 2)	BlackRock Cayman West Bay Finco Limited			
BlackRock, Inc. (Chain 2)	BlackRock Cayman West Bay IV Limited			
BlackRock, Inc. (Chain 2)	BlackRock Group Limited			
BlackRock, Inc. (Chain 2)	BlackRock Finance Europe Limited			
	BlackRock			

BlackRock, Inc. (Chain 2)	BlackRock Investment Management (UK) Limited			
BlackRock, Inc. (Chain 3)	BlackRock Saturn Subco, LLC			
BlackRock, Inc. (Chain 3)	BlackRock Finance, Inc.			
BlackRock, Inc. (Chain 3)	BlackRock Holdco 2, Inc.			
BlackRock, Inc. (Chain 3)	BlackRock Financial Management, Inc.			
BlackRock, Inc. (Chain 3)	BlackRock International Holdings, Inc.			
BlackRock, Inc. (Chain 3)	BR Jersey International Holdings L.P.			
BlackRock, Inc. (Chain 3)	BlackRock Australia Holdco Pty. Ltd.			
BlackRock, Inc. (Chain 3)	BlackRock Investment Management (Australia) Limited			
BlackRock, Inc. (Chain 4)	BlackRock Saturn Subco, LLC			
BlackRock, Inc. (Chain 4)	BlackRock Finance, Inc.			
BlackRock, Inc. (Chain 4)	BlackRock Holdco 2, Inc.			
BlackRock, Inc. (Chain 4)	BlackRock Financial Management, Inc.			
BlackRock, Inc. (Chain 4)	BlackRock Holdco 4, LLC			
BlackRock, Inc. (Chain 4)	BlackRock Holdco 6, LLC			
BlackRock, Inc. (Chain 4)	BlackRock Delaware Holdings Inc.			
BlackRock, Inc. (Chain 4)	BlackRock Institutional Trust			

inc. (Chain 4)	Company, National Association			
BlackRock, Inc. (Chain 5)	BlackRock Saturn Subco, LLC			
BlackRock, Inc. (Chain 5)	BlackRock Finance, Inc.			
BlackRock, Inc. (Chain 5)	BlackRock Holdco 2, Inc.			
BlackRock, Inc. (Chain 5)	BlackRock Financial Management, Inc.			
BlackRock, Inc. (Chain 5)	BlackRock Holdco 4, LLC			
BlackRock, Inc. (Chain 5)	BlackRock Holdco 6, LLC			
BlackRock, Inc. (Chain 5)	BlackRock Delaware Holdings Inc.			
BlackRock, Inc. (Chain 5)	BlackRock Fund Advisors			
BlackRock, Inc. (Chain 6)	BlackRock Saturn Subco, LLC			
BlackRock, Inc. (Chain 6)	BlackRock Finance, Inc.			
BlackRock, Inc. (Chain 6)	BlackRock Holdco 2, Inc.			
BlackRock, Inc. (Chain 6)	BlackRock Financial Management, Inc.			
BlackRock, Inc. (Chain 7)	BlackRock Saturn Subco, LLC			
BlackRock, Inc. (Chain 7)	BlackRock Finance, Inc.			
BlackRock, Inc. (Chain 7)	BlackRock Holdco 2, Inc.			
BlackRock, Inc. (Chain 7)	BlackRock Financial Management, Inc.			
BlackRock, Inc. (Chain 7)	BlackRock International			

BlackRock, Inc. (Chain 7)	BlackRock International Holdings, Inc.			
BlackRock, Inc. (Chain 7)	BlackRock Canada Holdings ULC			
BlackRock, Inc. (Chain 7)	BlackRock Asset Management Canada Limited			
BlackRock, Inc. (Chain 8)	BlackRock Saturn Subco, LLC			
BlackRock, Inc. (Chain 8)	BlackRock Finance, Inc.			
BlackRock, Inc. (Chain 8)	BlackRock Holdco 2, Inc.			
BlackRock, Inc. (Chain 8)	BlackRock Financial Management, Inc.			
BlackRock, Inc. (Chain 8)	BlackRock Capital Holdings, Inc.			
BlackRock, Inc. (Chain 8)	BlackRock Advisors, LLC			
BlackRock, Inc. (Chain 9)	BlackRock Saturn Subco, LLC			
BlackRock, Inc. (Chain 9)	BlackRock Finance, Inc.			
BlackRock, Inc. (Chain 9)	BlackRock Holdco 2, Inc.			
BlackRock, Inc. (Chain 9)	BlackRock Financial Management, Inc.			
BlackRock, Inc. (Chain 9)	BlackRock International Holdings, Inc.			
BlackRock, Inc. (Chain 9)	BR Jersey International Holdings L.P.			
BlackRock, Inc. (Chain 9)	BlackRock Holdco 3, LLC			
BlackRock, Inc. (Chain 9)	BlackRock Cayman 1 LP			
BlackRock, Inc. (Chain 9)	BlackRock Cayman 2 LP			

9)	west bay Finco Limited			
BlackRock, Inc. (Chain 9)	BlackRock Cayman West Bay IV Limited			
BlackRock, Inc. (Chain 9)	BlackRock Group Limited			
BlackRock, Inc. (Chain 9)	BlackRock Finance Europe Limited			
BlackRock, Inc. (Chain 9)	BlackRock Advisors (UK) Limited			

10. In case of proxy voting

Name of the proxy holder

The number and % of voting rights held

The date until which the voting rights will be held

11. Additional Information

BlackRock Regulatory Threshold Reporting Team

Jana Blumenstein

020 7743 3650

12. Date of Completion

15th August 2025

13. Place Of Completion

12 Throgmorton Avenue, London, EC2N 2DL, U.K.

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

HOLUVAURVNUWAAR