

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

NOTIFICATION UNDER LISTING RULE 6.4.9 R (2)

Empiric Student Property plc (ticker: ESP), the owner and operator of premium, studio-led student accommodation aligned to top-tier universities, announces, pursuant to Listing Rule 6.4.9 R (2), that Duncan Garrod, CEO of the Company, has been appointed as the Non-Executive Chairman of Tortilla Mexican Grill PLC with effect from 5 December 2025.

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FOR FURTHER INFORMATION, PLEASE CONTACT:

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

FTI Consulting (Communications Adviser) 020 3727 1000
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Eve Kimatzis

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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