

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**

JPMorgan Chase & Co.

**City of registered office (if applicable)**

**Country of registered office (if applicable)**

US

**4. Details of the shareholder**

Name	City of registered office	Country of registered office
J.P. Morgan Securities plc		

**5. Date on which the threshold was crossed or reached**

16-Dec-2025

**6. Date on which Issuer notified**

18-Dec-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	4.269909	1.471392	5.741301	38133144
Position of previous notification (if applicable)	5.159274	0.028093	5.187367	

**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		28360273		4.269909

Sub Total 8.A	28360273	4.269909%
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#### 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
Sub Total 8.B1				

#### 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
Cash-settled Equity Swap	29/04/2026	29/04/2026	Cash	18723	0.002817
Cash-settled Equity Swap	18/06/2026	18/06/2026	Cash	9598644	1.445169
Cash-settled Equity Swap	15/10/2026	15/10/2026	Cash	16460	0.002478
Cash-settled Equity Swap	03/11/2026	03/11/2026	Cash	15836	0.002381
Cash-settled Equity Swap	08/12/2026	08/12/2026	Cash	123107	0.018532
Cash-settled Equity Swap	30/05/2028	30/05/2028	Cash	101	0.000015
Sub Total 8.B2				9772871	1.471392%

#### 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
JPMorgan Chase & Co.	J.P. Morgan Securities plc	4.269322		5.740714%
JPMorgan Chase & Co.	J.P. Morgan SE			

#### 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**

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**11. Additional Information**

Chain of controlled undertakings:

JPMorgan Chase & Co.  
JPMorgan Chase Bank, National Association (100%)  
J.P. Morgan International Finance Limited (100%)  
J.P. Morgan Capital Holdings Limited (100%)  
J.P. Morgan Securities plc (100%)

JPMorgan Chase & Co.  
JPMorgan Chase Bank, National Association (100%)  
J.P. Morgan International Finance Limited (100%)  
J.P. Morgan SE (100%)

**12. Date of Completion**

18-Dec-2025

**13. Place Of Completion**

London, United Kingdom

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