

Empiric Student Property plc

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

**Long-Term Incentive Plan option awards & SAYE option plan exercise
PDMR Notification**

Empiric Student Property plc (ticker: ESP), the owner and operator of premium, studio-led student accommodation aligned to top-tier universities, announces the following awards to persons discharging managerial responsibilities:

1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	Duncan Garrood				
2	Reason for the notification					
a)	Position/status	Director/Chief Executive Officer				
b)	Initial notification /Amendment	Initial notification				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	Empiric Student Property plc				
b)	LEI	213800FPF38IBPRFPU87				
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted					
Transaction 1						
a)	Description of the financial instrument, type of instrument	Nil cost options over ordinary shares of 1p each				
	Identification code	GB00BLWDVR75				
b)	Nature of the transaction	Nil cost option award				
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>Nil-cost option</td><td>926,809</td></tr></table>	Price(s)	Volume(s)	Nil-cost option	926,809
Price(s)	Volume(s)					
Nil-cost option	926,809					
d)	Aggregated information					
	- Aggregated volume	926,809				
	- Price	Nil-cost				
e)	Date of the transaction	26 January 2026				
f)	Place of the transaction	London				
Transaction 2						
a)	Description of the financial instrument, type of instrument	Nil cost options over ordinary shares of 1p each				
	Identification code	GB00BLWDVR75				
b)	Nature of the transaction	Nil cost option award				

c)	Price(s) and volume(s)		
		Price(s)	Volume(s)
		69.7 pence	5,738
d)	Aggregated information		
	- Aggregated volume	5,738	
	- Price	69.7 pence	
e)	Date of the transaction	26 January 2026	
f)	Place of the transaction	London	

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	Donald Grant					
2	Reason for the notification						
a)	Position/status	Director/Chief Financial and Sustainability Officer					
b)	Initial notification /Amendment	Initial notification					
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor						
a)	Name	Empiric Student Property plc					
b)	LEI	213800FPF38IBPRFPU87					
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted						
a)	Description of the financial instrument, type of instrument	Nil cost options over ordinary shares of 1p each					
	Identification code	GB00BLWDVR75					
b)	Nature of the transaction	Nil cost option award					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>Nil-cost option</td><td>97,550</td></tr></table>		Price(s)	Volume(s)	Nil-cost option	97,550
Price(s)	Volume(s)						
Nil-cost option	97,550						
d)	Aggregated information						
	- Aggregated volume	97,550					
	- Price	Nil-cost					
e)	Date of the transaction	26 January 2026					
f)	Place of the transaction	London					

FOR FURTHER INFORMATION, PLEASE CONTACT:

Empiric Student Property plc
Duncan Garrood (Chief Executive Officer)
Donald Grant (Chief Financial & Sustainability Officer)

(via FTI Consulting below)

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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.

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