



Our ref: 203357/SP

The Unite Directors
The Unite Group PLC
South Quay House
Temple Back
Bristol
BS1 6FL

and

Lazard & Co Limited
20 Manchester Square
London
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14 August 2025

**Grant Thornton UK Advisory &
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Dear Sir/Madam

The Unite Group PLC (the Company) – Consent Letter

We hereby give our consent to the inclusion in the Company's announcement dated 14 August 2025 of its intention to make an offer for the Empiric Student Property plc under rule 2.7 of the Takeover Code on Takeovers and Mergers (the **Takeover Code**) (the **Announcement**) of:

- a our report relating to the quantified financial benefits statement, as presented in Part B of Appendix 4 of the Announcement

in the form and context in which it is included.

Our consent is required by Rule 23.2(b) of the Takeover Code and is given for the purposes of complying with that provision and for no other purpose.

Yours faithfully



GRANT THORNTON UK ADVISORY & TAX LLP
