

The Directors
Empiric Student Property plc
1st Floor Hop Yard Studios,
72 Borough High Street,
London,
England,
SE1 1XF

Date: 14 August 2025

Dear Sirs / Madams,

Recommended cash and share acquisition of Empiric Student Property Plc ("Empiric") by The Unite Group Plc ("Unite") to be effected by means of a Scheme of Arrangement under Part 26 of the Companies Act 2006

We refer to the announcement to be published by Unite on or around the date of this letter in connection with the proposed acquisition of Empiric by Unite (the "**Rule 2.7 Announcement**"), pursuant to Rule 2.7 of the City Code on Takeovers and Mergers (the "**Code**").

In accordance with Rule 23.2 of the Code, we hereby confirm that we have given and not withdrawn our consent to the publication of the Rule 2.7 Announcement with the inclusion of references to our name in the form and context in which they appear in the Rule 2.7 Announcement. We also confirm that we consent to this letter being made available for inspection solely for the purpose of ensuring compliance with Rule 26 of the Code.

This letter is for your information only and should not be relied upon by any other person.

Yours faithfully

A large black rectangular redaction box covering the signature area.

For and on behalf of Jefferies International Limited