

LAZARD

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

Date: 14 August 2025

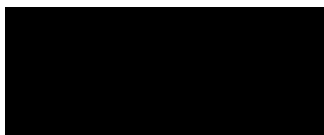
Dear Sirs / Madams,

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 issued 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In accordance with Rule 23.2 of the Code, we hereby confirm that we have given and not withdrawn our consent to the inclusion in the Rule 2.7 Announcement of our name and references thereto, including our report relating to the quantified financial benefits statement, in the form and context in which they appear. We also confirm that we consent to this letter being made available for inspection.

Yours faithfully



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For and on behalf of Lazard & Co., Limited