

STRICTLY PRIVATE AND CONFIDENTIAL

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

10 June 2025

Dear Sirs

Limited waiver of privilege agreement relating to Empiric Student Property PLC

We write further to the confidentiality and non-disclosure agreement between The Unite Group PLC ("**Unite Group**") and Empiric Student Property PLC (the "**Company**") dated 11 April 2025 regarding the provision of certain information relating to the Company (the "**Confidentiality Agreement**").

Pursuant to the Confidentiality Agreement, Unite Group provided various undertakings and confirmations about how it would treat Confidential Information (as defined in the Confidentiality Agreement). The Company considers that the Confidential Information and the additional new material that it is now providing may contain legally privileged material including documents and communications which may be subject to legal professional privilege (the "**Privileged Material**"). The purpose of this letter is to provide appropriate protections for the Privileged Material in addition to the protection already provided by the Confidentiality Agreement.

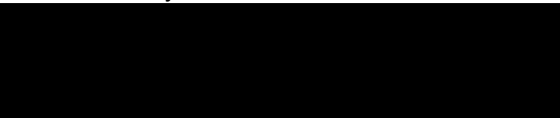
In consideration for the Privileged Material being made available to Unite Group by the Company and/or the Group (as defined in the Confidentiality Agreement), you agree and undertake as follows:

1. The Privileged Material is confidential and the property of the Company and/or the Group and Unite Group will take such precautions to safeguard it as you would for your own privileged material.
2. The benefit of the privilege in the Privileged Material belongs to the Company and/or the Group as applicable.
3. The provision of the Privileged Material to Unite Group does not amount to any loss of confidentiality or loss of any applicable legal or other privilege, whether the benefit of that privilege belongs to the Company or the Group or to any other third party.
4. The Privileged Material is being provided to Unite Group solely for the limited and specific purpose of enabling Unite Group to consider, evaluate, negotiate or implement the Proposed Transaction (as defined in the Confidentiality Agreement) (the "**Purpose**").
5. To the extent that the provision of the Privileged Material constitutes a limited waiver of privilege, such limited waiver is solely for the Purpose and does not constitute a broader or collateral waiver of any privilege by the Company or the Group or any other third party.
6. Any discussions or communications between Unite Group and the Company or the Group relating to the Privileged Material may also be confidential and legally privileged and Unite Group will treat such discussions and communications as confidential and legally privileged.

7. The Privileged Material will be considered and reviewed by Unite Group on a strictly confidential basis.
8. Subject to the above, any disclosure of the Privileged Material must be in accordance with clause 2.1(d)-(h) of the Confidentiality Agreement.
9. Unless specified in this agreement, the provisions of the Confidentiality Agreement, particularly the undertakings and confirmations provided at clause 2 and clause 3, will continue to apply to the Privileged Material.
10. This agreement, and any dispute or claim arising out of or in connection with it or its subject matter or formation (including any non-contractual disputes or claims), shall be governed by and construed in accordance with English law.
11. Each party irrevocably agrees that the English courts shall have exclusive jurisdiction to settle and/or determine any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this agreement or its subject matter or formation.

Please sign the enclosed copy of this agreement in the space provided below in order to signify acceptance of its terms and return it to us.

Yours faithfully

A large black rectangular redaction box covering the signature area.

For and on behalf of
Empiric Student Property PLC

We hereby acknowledge and agree to the terms of this agreement.



For and on behalf of
The Unite Group PLC