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STRICTLY PRIVATE AND CONFIDENTIAL

For the attention of:

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

14th August 2025

Dear Sirs / Madams,

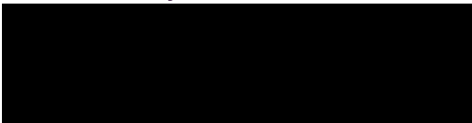
Recommended cash and share acquisition of Empiric Student Property Plc ("Empiric") by The Unite Group Plc ("Unite") to be effected by means of a Scheme of Arrangement under Part 26 of the Companies Act 2006

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In accordance with Rule 23.2 of the Code, we hereby confirm that we have given and not withdrawn our consent to the issue of the Rule 2.7 Announcement with the inclusion of our name and references thereto, in the form and context in which they appear.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

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

Yours faithfully,



Michael Nicholson
for and on behalf of Peel Hunt LLP