

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

Date: 9 September 2025

Dear Sirs / Madams,

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

We refer to the scheme document proposed to be published by Empiric on or around the date of this letter in connection with the Acquisition (the "**Scheme Document**").

In accordance with Rule 23.2 of the UK City Code on Takeovers and Mergers (the "**Code**"), we hereby confirm that we have given and not withdrawn our consent to the publication of the Scheme Document with the inclusion of references to our name in the form and context in which they appear. We hereby also 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



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For and on behalf of Jefferies International Limited