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For the attention of:

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

9th September 2025

Dear Sir or Madam,

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accordance with Rule 23.2 of the UK City Code on Takeovers and Mergers, we hereby confirm that we have given and not withdrawn our consent to the publication of the Scheme Document with the inclusion of references to our name in the form and context in which they appear.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

Yours faithfully,



Michael Nicholson
for and on behalf of Peel Hunt LLP