

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

Date: 11 November 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 letters from Empiric, to be sent pursuant to Rule 15 of the UK City Code on Takeovers and Mergers and to be dated on or around 11 November 2025 in relation to the Acquisition, which set out the proposals to be made to (i) holders of awards over ordinary shares of £0.01 each in the capital of Empiric ("**Ordinary Shares**") under the Empiric Student Property plc 2014 Long Term Incentive Plan and Empiric Student Property plc 2024 Long Term Incentive Plan, as amended from time to time and (ii) holders of options over Ordinary Shares in Empiric under the Empiric Student Property plc Save-As-You-Earn Share Option Plan, as amended from time to time (the "**Rule 15 Letters**").

We hereby confirm that we have given and not withdrawn our consent to the publication of the Rule 15 Letters with the inclusion of the references to our name in the form and context in which they appear.

We hereby also consent to this letter being made available for public inspection.

Yours faithfully



For and on behalf of Jefferies International Limited