

ANTICIPATED ACQUISITION BY UNITE GROUP PLC OF EMPIRIC STUDENT PROPERTY PLC

23 October 2025

NOTICE UNDER SECTION 96(2A) OF THE ENTERPRISE ACT 2002 PUBLISHED PURSUANT TO SECTION 107(1)(I) OF THE ENTERPRISE ACT 2002

The Competition and Markets Authority (**CMA**) hereby gives notice pursuant to section 96(2A) of the Enterprise Act 2002 (the **Act**) that the merger notice provided by Unite Group Plc (**Unite**) and Empiric Student Property plc (**Empiric**) in relation to the anticipated acquisition by Unite of Empiric (the **Merger**) meets the requirements of section 96(2) of the Act.

The initial period defined in section 34ZA(3) of the Act in relation to the Merger will therefore commence on the first working day after the date of this notice, ie on 24 October 2025. The end of the initial period and the deadline for the CMA to announce its decision whether to refer the Merger for a phase 2 investigation is therefore 19 December 2025.