

FORM 8.3 Amendment - this form replaces RNS number 7657V published at 14:20 on 18/08/2025, changes made to section 2A, 3A

**PUBLIC OPENING POSITION DISCLOSURE/DEALING DISCLOSURE BY  
A PERSON WITH INTERESTS IN RELEVANT SECURITIES REPRESENTING 1% OR  
MORE**

Rule 8.3 of the Takeover Code (the "Code")

**1. KEY INFORMATION**

(a)	Full name of discloser:	Barclays PLC.
(b)	Owner or controller of interest and short positions disclosed, if different from 1(a):	
(c)	Name of offeror/offeree in relation to whose relevant securities this form relates:	EMPIRIC STUDENT PROPERTY PLC
(d)	If an exempt fund manager connected with an offeror/offeree, state this and specify identity of offeror/offeree:	
(e)	Date position held/dealing undertaken:	15 Aug 2025
(f)	In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer?	YES: UNITE GROUP PLC/THE

**2. POSITIONS OF THE PERSON MAKING THE DISCLOSURE**

- (a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates following the dealing(if any)

Class of relevant security:		1p ordinary		Short Positions	
		Interests			
		Number	(%)	Number	(%)
(1)	Relevant securities owned and/or controlled:	4,551,102	0.68%	2,555,167	0.38%
(2)	Cash-settled derivatives:	990,820	0.15%	3,653,548	0.55%
(3)	Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:		5,541,922	0.83%	6,208,715	0.93%

- (b) Rights to subscribe for new securities (including directors and other executive options)

Class of relevant security in relation to which subscription right exists	
Details, including nature of the rights concerned and relevant percentages:	

**3. DEALINGS (IF ANY) BY THE PERSON MAKING THE DISCLOSURE**

- (a) Purchases and sales

Class of relevant security	Purchase/sale	Number of securities	Price per unit
1p ordinary	Purchase	515,000	0.9204 GBP
1p ordinary	Purchase	337,951	0.9252 GBP
1p ordinary	Purchase	296,145	0.9247 GBP
1p ordinary	Purchase	236,312	0.9255 GBP
1p ordinary	Purchase	158,384	0.9257 GBP
1p ordinary	Purchase	119,389	0.9200 GBP
1p ordinary	Purchase	115,266	0.9229 GBP
1p ordinary	Purchase	79,325	0.9269 GBP
1p ordinary	Purchase	64,558	0.9250 GBP
1p ordinary	Purchase	57,009	0.9231 GBP
1p ordinary	Purchase	24,795	0.9251 GBP
1p ordinary	Purchase	18,589	0.9249 GBP
1p ordinary	Purchase	16,617	0.9237 GBP

1p ordinary	Purchase	11,203	0.9210	GBP
1p ordinary	Purchase	8,681	0.9243	GBP
1p ordinary	Purchase	8,053	0.9216	GBP
1p ordinary	Purchase	7,213	0.9206	GBP
1p ordinary	Purchase	6,112	0.9242	GBP
1p ordinary	Purchase	5,369	0.9228	GBP
1p ordinary	Purchase	5,195	0.9215	GBP
1p ordinary	Purchase	3,031	0.9230	GBP
1p ordinary	Purchase	1,234	0.9300	GBP
1p ordinary	Sale	572,268	0.9200	GBP
1p ordinary	Sale	267,794	0.9201	GBP
1p ordinary	Sale	98,107	0.9241	GBP
1p ordinary	Sale	95,797	0.9261	GBP
1p ordinary	Sale	85,535	0.9266	GBP
1p ordinary	Sale	71,314	0.9211	GBP
1p ordinary	Sale	39,541	0.9249	GBP
1p ordinary	Sale	20,000	0.9260	GBP
1p ordinary	Sale	16,571	0.9252	GBP
1p ordinary	Sale	16,317	0.9225	GBP
1p ordinary	Sale	15,166	0.9256	GBP
1p ordinary	Sale	12,727	0.9268	GBP
1p ordinary	Sale	12,369	0.9265	GBP
1p ordinary	Sale	12,349	0.9220	GBP
1p ordinary	Sale	12,028	0.9214	GBP
1p ordinary	Sale	6,957	0.9217	GBP
1p ordinary	Sale	5,978	0.9208	GBP
1p ordinary	Sale	5,761	0.9237	GBP
1p ordinary	Sale	5,246	0.9195	GBP
1p ordinary	Sale	5,236	0.9302	GBP
1p ordinary	Sale	3,031	0.9230	GBP
1p ordinary	Sale	2,885	0.9224	GBP
1p ordinary	Sale	2,177	0.9244	GBP
1p ordinary	Sale	1,558	0.9234	GBP
1p ordinary	Sale	728	0.9250	GBP

(b) Cash-settled derivative transactions

Class of relevant security	Product description	Nature of dealing	Number of reference securities	Price per unit
1p ordinary	SWAP	Decreasing Short	26,605	0.9199 GBP
1p ordinary	SWAP	Decreasing Short	304,906	0.9200 GBP
1p ordinary	SWAP	Decreasing Short	1	0.9210 GBP
1p ordinary	SWAP	Decreasing Short	395	0.9246 GBP
1p ordinary	SWAP	Decreasing Short	39,541	0.9249 GBP
1p ordinary	SWAP	Decreasing Short	72,632	0.9261 GBP
1p ordinary	SWAP	Decreasing Short	8,522	0.9265 GBP
1p ordinary	SWAP	Decreasing Short	85,535	0.9266 GBP
1p ordinary	SWAP	Decreasing Short	4,205	0.9274 GBP
1p ordinary	SWAP	Decreasing Short	4,311	0.9279 GBP
1p ordinary	SWAP	Decreasing Short	925	0.9407 GBP
1p ordinary	SWAP	Increasing Short	117,084	0.9200 GBP
1p ordinary	SWAP	Increasing Short	14,492	0.9206 GBP
1p ordinary	SWAP	Increasing Short	6,242	0.9211 GBP
1p ordinary	SWAP	Increasing Short	3,028	0.9215 GBP
1p ordinary	SWAP	Increasing Short	8,053	0.9216 GBP
1p ordinary	SWAP	Increasing Short	57,009	0.9231 GBP
1p ordinary	SWAP	Increasing Short	16,642	0.9237 GBP
1p ordinary	SWAP	Increasing Short	18,730	0.9240 GBP
1p ordinary	SWAP	Increasing Short	838,240	0.9248 GBP
1p ordinary	SWAP	Increasing Short	18,589	0.9249 GBP
1p ordinary	SWAP	Increasing Short	168,194	0.9251 GBP
1p ordinary	SWAP	Increasing Short	84,760	0.9269 GBP
1p ordinary	CFD	Decreasing Short	34,595	0.9200

Class of security	Product description	Exercise price	Quantity	Price per unit
1p ordinary	CFD	Decreasing Short	5,761	0.9237 GBP
1p ordinary	CFD	Increasing Short	40	0.9190 GBP
1p ordinary	CFD	Increasing Short	29,150	0.9200 GBP
1p ordinary	CFD	Increasing Short	7,128	0.9210 GBP
1p ordinary	CFD	Increasing Short	20,943	0.9250 GBP
1p ordinary	CFD	Increasing Short	36,880	0.9257 GBP

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

Class of relevant security	Product description	Writing, purchasing, selling, varying etc	Number of securities to which option relates	Exercise price per unit	Type	Expiry date	Option money paid/ received per unit

(ii) Exercise

Class of relevant security	Product description	Exercising/ exercised against	Number of securities	Exercise price per unit

(d) Other dealings (including subscribing for new securities)

Class of relevant security	Nature of Dealings	Details	Price per unit (if applicable)

4. OTHER INFORMATION

(a) Indemnity and other dealings arrangements

Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by the exempt principal trader making the disclosure and any party to the offer or any person acting in concert with a party to the offer:
NONE

(b) Agreements, arrangements or understandings relating to options or derivatives

Details of any agreement, arrangement or understanding, formal or informal, between the person making the disclosure and any other person relating to:
(i) the voting rights of any relevant securities under any option; or
(ii) the voting rights of future acquisition or disposal of any relevant securities to which any derivative is referenced:
NONE

(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	19 Aug 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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