

**FORM 8.3**  
**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:	18 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			
	Interests		Short Positions	
	Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:	4,575,923	0.69%	2,173,406	0.33%
(2) Cash-settled derivatives:	1,126,184	0.17%	4,307,777	0.65%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>5,702,107</b>	<b>0.86%</b>	<b>6,481,183</b>	<b>0.98%</b>

- (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	321,057	0.9131 GBP
1p ordinary	Purchase	315,110	0.9241 GBP
1p ordinary	Purchase	131,583	0.9243 GBP
1p ordinary	Purchase	128,337	0.9090 GBP
1p ordinary	Purchase	106,543	0.9218 GBP
1p ordinary	Purchase	82,279	0.9236 GBP
1p ordinary	Purchase	33,417	0.9247 GBP
1p ordinary	Purchase	8,613	0.9280 GBP
1p ordinary	Purchase	7,532	0.9208 GBP
1p ordinary	Purchase	7,340	0.9197 GBP
1p ordinary	Purchase	5,000	0.9246 GBP
1p ordinary	Purchase	4,775	0.9220 GBP
1p ordinary	Purchase	2,571	0.9190 GBP
1p ordinary	Purchase	2,205	0.9270 GBP

1p ordinary	Purchase	2,473	0.9270 GBP
1p ordinary	Purchase	1,451	0.9214 GBP
1p ordinary	Purchase	1,148	0.9210 GBP
1p ordinary	Purchase	1	0.9325 GBP
1p ordinary	Sale	332,519	0.9090 GBP
1p ordinary	Sale	56,407	0.9104 GBP
1p ordinary	Sale	51,010	0.9176 GBP
1p ordinary	Sale	49,402	0.9256 GBP
1p ordinary	Sale	42,041	0.9234 GBP
1p ordinary	Sale	29,607	0.9313 GBP
1p ordinary	Sale	26,380	0.9203 GBP
1p ordinary	Sale	25,670	0.9216 GBP
1p ordinary	Sale	22,051	0.9210 GBP
1p ordinary	Sale	20,532	0.9248 GBP
1p ordinary	Sale	18,344	0.9146 GBP
1p ordinary	Sale	13,688	0.9250 GBP
1p ordinary	Sale	11,340	0.9212 GBP
1p ordinary	Sale	11,000	0.9280 GBP
1p ordinary	Sale	8,824	0.9208 GBP
1p ordinary	Sale	8,302	0.9190 GBP
1p ordinary	Sale	5,263	0.9257 GBP
1p ordinary	Sale	5,200	0.9271 GBP
1p ordinary	Sale	4,590	0.9270 GBP
1p ordinary	Sale	2,879	0.9197 GBP
1p ordinary	Sale	2,202	0.9274 GBP
1p ordinary	Sale	1,893	0.9185 GBP
1p ordinary	Sale	1,419	0.9195 GBP
1p ordinary	Sale	1,200	0.9182 GBP
1p ordinary	Sale	484	0.9204 GBP
1p ordinary	Sale	87	0.9180 GBP
1p ordinary	Sale	82	0.9226 GBP
1p ordinary	Sale	38	0.9215 GBP
1p ordinary	Sale	15	0.9230 GBP
1p ordinary	Sale	1	0.9330 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	219,712	0.9090 GBP
1p ordinary	SWAP	Decreasing Short	56,407	0.9104 GBP
1p ordinary	SWAP	Decreasing Short	1,419	0.9195 GBP
1p ordinary	SWAP	Decreasing Short	26,380	0.9203 GBP
1p ordinary	SWAP	Decreasing Short	6,151	0.9207 GBP
1p ordinary	SWAP	Decreasing Short	8,824	0.9208 GBP
1p ordinary	SWAP	Decreasing Short	8,068	0.9210 GBP
1p ordinary	SWAP	Decreasing Short	38	0.9215 GBP
1p ordinary	SWAP	Decreasing Short	25,670	0.9216 GBP
1p ordinary	SWAP	Decreasing Short	281	0.9226 GBP
1p ordinary	SWAP	Decreasing Short	42,041	0.9234 GBP
1p ordinary	SWAP	Decreasing Short	319	0.9245 GBP
1p ordinary	SWAP	Decreasing Short	49,402	0.9256 GBP
1p ordinary	SWAP	Decreasing Short	2,763	0.9269 GBP
1p ordinary	SWAP	Decreasing Short	2,202	0.9274 GBP
1p ordinary	SWAP	Decreasing Short	29,607	0.9313 GBP
1p ordinary	SWAP	Decreasing Short	1	0.9330 GBP
1p ordinary	SWAP	Increasing Short	189,608	0.9090 GBP
1p ordinary	SWAP	Increasing Short	101,213	0.9139 GBP
1p ordinary	SWAP	Increasing Short	7,340	0.9197 GBP
1p ordinary	SWAP	Increasing Short	206,416	0.9217 GBP
1p ordinary	SWAP	Increasing Short	416,931	0.9228 GBP
1p ordinary	SWAP	Increasing Short	5,145	0.9264 GBP
1p ordinary	SWAP	Increasing Short	8,613	0.9280 GBP

1p ordinary	SWAP	Increasing Short	1	0.9325 GBP
1p ordinary	CFD	Decreasing Short	484	0.9204 GBP
1p ordinary	CFD	Decreasing Short	82	0.9225 GBP
1p ordinary	CFD	Increasing Short	35,417	0.9090 GBP
1p ordinary	CFD	Increasing Short	9,736	0.9183 GBP
1p ordinary	CFD	Increasing Short	18,296	0.9232 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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