

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:	01 Sep 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:	7,864,317	1.18%	2,420,636	0.36%
(2) Cash-settled derivatives:	1,329,223	0.20%	7,557,541	1.14%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	9,193,540	1.38%	9,978,177	1.50%

- (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	85,367	0.9081 GBP
1p ordinary	Purchase	64,706	0.9048 GBP
1p ordinary	Purchase	64,280	0.9092 GBP
1p ordinary	Purchase	62,585	0.9086 GBP
1p ordinary	Purchase	47,202	0.9084 GBP
1p ordinary	Purchase	34,259	0.9040 GBP
1p ordinary	Purchase	23,515	0.9087 GBP

1p ordinary	Purchase	20,549	0.9082 GBP
1p ordinary	Purchase	10,248	0.9091 GBP
1p ordinary	Purchase	3,135	0.9120 GBP
1p ordinary	Purchase	753	0.9110 GBP
1p ordinary	Sale	100,737	0.9040 GBP
1p ordinary	Sale	67,951	0.9082 GBP
1p ordinary	Sale	31,196	0.9115 GBP
1p ordinary	Sale	22,795	0.9048 GBP
1p ordinary	Sale	11,259	0.9080 GBP
1p ordinary	Sale	4,280	0.9091 GBP
1p ordinary	Sale	3,293	0.9078 GBP
1p ordinary	Sale	3,216	0.9102 GBP
1p ordinary	Sale	3,019	0.9074 GBP
1p ordinary	Sale	1,619	0.9089 GBP
1p ordinary	Sale	1,466	0.9073 GBP
1p ordinary	Sale	1,262	0.9090 GBP
1p ordinary	Sale	228	0.9100 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	13,032	0.9039 GBP
1p ordinary	SWAP	Decreasing Short	65,732	0.9040 GBP
1p ordinary	SWAP	Decreasing Short	1,466	0.9073 GBP
1p ordinary	SWAP	Decreasing Short	3,293	0.9078 GBP
1p ordinary	SWAP	Decreasing Short	29,094	0.9080 GBP
1p ordinary	SWAP	Decreasing Short	34,326	0.9083 GBP
1p ordinary	SWAP	Decreasing Short	1,440	0.9086 GBP
1p ordinary	SWAP	Decreasing Short	1,619	0.9089 GBP
1p ordinary	SWAP	Decreasing Short	4,280	0.9091 GBP
1p ordinary	SWAP	Increasing Short	22,211	0.9040 GBP
1p ordinary	SWAP	Increasing Short	13,110	0.9042 GBP
1p ordinary	SWAP	Increasing Short	2,536	0.9048 GBP
1p ordinary	SWAP	Increasing Short	13,259	0.9051 GBP
1p ordinary	SWAP	Increasing Short	155,271	0.9082 GBP
1p ordinary	SWAP	Increasing Short	22,230	0.9084 GBP
1p ordinary	SWAP	Increasing Short	78,449	0.9085 GBP
1p ordinary	SWAP	Increasing Short	693	0.9110 GBP
1p ordinary	CFD	Decreasing Short	17,260	0.9072 GBP
1p ordinary	CFD	Decreasing Short	14,578	0.9081 GBP
1p ordinary	CFD	Decreasing Short	31,196	0.9115 GBP
1p ordinary	CFD	Increasing Short	30,602	0.9040 GBP
1p ordinary	CFD	Increasing Short	64,280	0.9092 GBP
1p ordinary	CFD	Increasing Short	9,381	0.9093 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:	02 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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