

**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:	02 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:	8,193,347	1.23%	2,537,339	0.38%
(2) Cash-settled derivatives:	1,467,544	0.22%	7,921,137	1.19%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	9,660,891	1.45%	10,458,476	1.57%

- (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	195,295	0.8928 GBP
1p ordinary	Purchase	76,813	0.8927 GBP
1p ordinary	Purchase	61,219	0.8900 GBP
1p ordinary	Purchase	56,278	0.8929 GBP
1p ordinary	Purchase	52,030	0.8916 GBP
1p ordinary	Purchase	50,000	0.8890 GBP
1p ordinary	Purchase	38,979	0.8938 GBP

1p ordinary	Purchase	38,538	0.8931 GBP
1p ordinary	Purchase	17,162	0.8924 GBP
1p ordinary	Purchase	16,250	0.8922 GBP
1p ordinary	Purchase	7,566	0.8926 GBP
1p ordinary	Purchase	7,489	0.8921 GBP
1p ordinary	Purchase	5,730	0.8896 GBP
1p ordinary	Purchase	4,486	0.8923 GBP
1p ordinary	Purchase	3,950	0.8914 GBP
1p ordinary	Purchase	3,304	0.8991 GBP
1p ordinary	Purchase	2,046	0.8910 GBP
1p ordinary	Purchase	868	0.8919 GBP
1p ordinary	Purchase	567	0.8930 GBP
1p ordinary	Sale	146,663	0.8945 GBP
1p ordinary	Sale	86,354	0.8900 GBP
1p ordinary	Sale	81,028	0.8893 GBP
1p ordinary	Sale	41,578	0.8922 GBP
1p ordinary	Sale	21,198	0.8915 GBP
1p ordinary	Sale	17,866	0.8914 GBP
1p ordinary	Sale	8,052	0.9022 GBP
1p ordinary	Sale	6,091	0.8942 GBP
1p ordinary	Sale	4,917	0.8926 GBP
1p ordinary	Sale	4,255	0.8960 GBP
1p ordinary	Sale	2,220	0.8920 GBP
1p ordinary	Sale	1,917	0.8890 GBP
1p ordinary	Sale	1,709	0.9049 GBP
1p ordinary	Sale	1,284	0.9040 GBP
1p ordinary	Sale	567	0.8930 GBP
1p ordinary	Sale	544	0.9015 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	69,759	0.8900 GBP
1p ordinary	SWAP	Decreasing Short	17,866	0.8914 GBP
1p ordinary	SWAP	Decreasing Short	41,578	0.8922 GBP
1p ordinary	SWAP	Decreasing Short	4,917	0.8926 GBP
1p ordinary	SWAP	Decreasing Short	1,392	0.8941 GBP
1p ordinary	SWAP	Decreasing Short	45,545	0.8943 GBP
1p ordinary	SWAP	Decreasing Short	18,018	0.8976 GBP
1p ordinary	SWAP	Decreasing Short	544	0.9015 GBP
1p ordinary	SWAP	Decreasing Short	1,709	0.9049 GBP
1p ordinary	SWAP	Increasing Short	128	0.8900 GBP
1p ordinary	SWAP	Increasing Short	2,046	0.8910 GBP
1p ordinary	SWAP	Increasing Short	52,030	0.8916 GBP
1p ordinary	SWAP	Increasing Short	868	0.8919 GBP
1p ordinary	SWAP	Increasing Short	1,098	0.8920 GBP
1p ordinary	SWAP	Increasing Short	4,486	0.8923 GBP
1p ordinary	SWAP	Increasing Short	5,790	0.8925 GBP
1p ordinary	SWAP	Increasing Short	159,055	0.8929 GBP
1p ordinary	SWAP	Increasing Short	260,747	0.8931 GBP
1p ordinary	SWAP	Increasing Short	9,030	0.8945 GBP
1p ordinary	SWAP	Increasing Short	400	0.8950 GBP
1p ordinary	SWAP	Increasing Short	8	0.9000 GBP
1p ordinary	CFD	Decreasing Short	17,433	0.8926 GBP
1p ordinary	CFD	Decreasing Short	53,901	0.8960 GBP
1p ordinary	CFD	Increasing Short	2,251	0.8920 GBP

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

(i) Writing, selling, purchasing or varving

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

<p>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:</p>
NONE

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

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

(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	03 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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