

**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:	03 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		Short Positions	
	Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:	8,349,430	1.26%	2,603,961	0.39%
(2) Cash-settled derivatives:	1,500,247	0.23%	8,092,581	1.22%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>9,849,677</b>	<b>1.48%</b>	<b>10,696,542</b>	<b>1.61%</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	151,019	0.8913 GBP
1p ordinary	Purchase	124,568	0.8938 GBP
1p ordinary	Purchase	83,914	0.8990 GBP
1p ordinary	Purchase	58,760	0.8940 GBP
1p ordinary	Purchase	30,762	0.8923 GBP
1p ordinary	Purchase	24,084	0.8963 GBP
1p ordinary	Purchase	11,949	0.8917 GBP

1p ordinary	Purchase	9,015	0.8920 GBP
1p ordinary	Purchase	5,474	0.8970 GBP
1p ordinary	Purchase	3,455	0.8961 GBP
1p ordinary	Purchase	3,430	0.8945 GBP
1p ordinary	Purchase	2,341	0.8888 GBP
1p ordinary	Purchase	2,137	0.8999 GBP
1p ordinary	Purchase	2,137	0.9000 GBP
1p ordinary	Purchase	1,734	0.8988 GBP
1p ordinary	Purchase	1,594	0.8890 GBP
1p ordinary	Purchase	1,487	0.8955 GBP
1p ordinary	Purchase	900	0.8894 GBP
1p ordinary	Purchase	768	0.8980 GBP
1p ordinary	Purchase	328	0.8930 GBP
1p ordinary	Purchase	156	0.8902 GBP
1p ordinary	Purchase	25	0.8840 GBP
1p ordinary	Sale	162,402	0.8940 GBP
1p ordinary	Sale	44,705	0.8960 GBP
1p ordinary	Sale	44,598	0.8938 GBP
1p ordinary	Sale	34,747	0.8950 GBP
1p ordinary	Sale	28,823	0.8990 GBP
1p ordinary	Sale	21,466	0.8970 GBP
1p ordinary	Sale	11,800	0.8951 GBP
1p ordinary	Sale	10,400	0.8922 GBP
1p ordinary	Sale	7,725	0.8929 GBP
1p ordinary	Sale	6,859	0.8945 GBP
1p ordinary	Sale	6,371	0.8905 GBP
1p ordinary	Sale	6,279	0.8962 GBP
1p ordinary	Sale	5,100	0.8883 GBP
1p ordinary	Sale	4,883	0.8925 GBP
1p ordinary	Sale	4,832	0.8902 GBP
1p ordinary	Sale	4,771	0.8982 GBP
1p ordinary	Sale	4,489	0.8931 GBP
1p ordinary	Sale	3,143	0.8955 GBP
1p ordinary	Sale	2,217	0.8939 GBP
1p ordinary	Sale	2,137	0.9000 GBP
1p ordinary	Sale	2,036	0.8910 GBP
1p ordinary	Sale	1,794	0.8930 GBP
1p ordinary	Sale	1,752	0.8920 GBP
1p ordinary	Sale	1,738	0.8967 GBP
1p ordinary	Sale	1,674	0.8911 GBP
1p ordinary	Sale	1,545	0.8986 GBP
1p ordinary	Sale	1,499	0.8890 GBP
1p ordinary	Sale	768	0.8980 GBP
1p ordinary	Sale	23	0.8857 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	5,100	0.8883 GBP
1p ordinary	SWAP	Decreasing Short	24,843	0.8918 GBP
1p ordinary	SWAP	Decreasing Short	1,679	0.8927 GBP
1p ordinary	SWAP	Decreasing Short	44,598	0.8938 GBP
1p ordinary	SWAP	Decreasing Short	2,421	0.8939 GBP
1p ordinary	SWAP	Decreasing Short	1,782	0.8940 GBP
1p ordinary	SWAP	Decreasing Short	3,917	0.8945 GBP
1p ordinary	SWAP	Decreasing Short	34,747	0.8950 GBP
1p ordinary	SWAP	Decreasing Short	44,471	0.8960 GBP
1p ordinary	SWAP	Decreasing Short	4,274	0.8974 GBP
1p ordinary	SWAP	Decreasing Short	4,771	0.8982 GBP
1p ordinary	SWAP	Decreasing Short	1,545	0.8986 GBP
1p ordinary	SWAP	Decreasing Short	38,742	0.8990 GBP
1p ordinary	SWAP	Increasing Short	29	0.8840 GBP
1p ordinary	SWAP	Increasing Short	1,594	0.8890 GBP
1p ordinary	SWAP	Increasing Short	128,535	0.8937 GBP
1p ordinary	SWAP	Increasing Short	3	0.8940 GBP
1p ordinary	SWAP	Increasing Short	84,164	0.8942 GBP

1p ordinary	SWAP	Increasing Short	698	0.8986 GBP
1p ordinary	SWAP	Increasing Short	1,734	0.8988 GBP
1p ordinary	SWAP	Increasing Short	87	0.8989 GBP
1p ordinary	SWAP	Increasing Short	48,569	0.8990 GBP
1p ordinary	CFD	Decreasing Short	23	0.8856 GBP
1p ordinary	CFD	Decreasing Short	6,371	0.8905 GBP
1p ordinary	CFD	Decreasing Short	37,438	0.8917 GBP
1p ordinary	CFD	Decreasing Short	4,489	0.8931 GBP
1p ordinary	CFD	Decreasing Short	22,989	0.8941 GBP
1p ordinary	CFD	Opening Long	177,459	0.8989 GBP
1p ordinary	CFD	Decreasing Long	2,341	0.8888 GBP
1p ordinary	CFD	Decreasing Long	900	0.8894 GBP
1p ordinary	CFD	Decreasing Long	156	0.8902 GBP
1p ordinary	CFD	Opening Short	151,019	0.8913 GBP
1p ordinary	CFD	Increasing Short	3,112	0.8959 GBP
1p ordinary	CFD	Increasing Short	177,459	0.8989 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:	04 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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