

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:	04 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:	8,358,015	1.26%	2,680,560	0.40%
(2) Cash-settled derivatives:	1,581,887	0.24%	8,114,799	1.22%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	9,939,902	1.50%	10,795,359	1.63%

- (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	92,603	0.8985 GBP
1p ordinary	Purchase	50,828	0.8910 GBP
1p ordinary	Purchase	46,160	0.8988 GBP
1p ordinary	Purchase	31,326	0.9005 GBP
1p ordinary	Purchase	27,551	0.8993 GBP
1p ordinary	Purchase	27,422	0.8972 GBP
1p ordinary	Purchase	17,673	0.8925 GBP

1p ordinary	Purchase	11,283	0.9035 GBP
1p ordinary	Purchase	5,272	0.8912 GBP
1p ordinary	Purchase	2,200	0.8960 GBP
1p ordinary	Purchase	194	0.8900 GBP
1p ordinary	Sale	142,872	0.8985 GBP
1p ordinary	Sale	65,397	0.8910 GBP
1p ordinary	Sale	43,895	0.8978 GBP
1p ordinary	Sale	36,198	0.8970 GBP
1p ordinary	Sale	18,476	0.8967 GBP
1p ordinary	Sale	16,188	0.8960 GBP
1p ordinary	Sale	15,644	0.8975 GBP
1p ordinary	Sale	10,863	0.8966 GBP
1p ordinary	Sale	10,603	0.8986 GBP
1p ordinary	Sale	6,654	0.9000 GBP
1p ordinary	Sale	4,344	0.8974 GBP
1p ordinary	Sale	2,511	0.8953 GBP
1p ordinary	Sale	1,954	0.9030 GBP
1p ordinary	Sale	1,441	0.9013 GBP
1p ordinary	Sale	1,315	0.9059 GBP
1p ordinary	Sale	1,136	0.8998 GBP
1p ordinary	Sale	619	0.9019 GBP
1p ordinary	Sale	300	0.8976 GBP
1p ordinary	Sale	108	0.8977 GBP
1p ordinary	Sale	8	0.8968 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	30	0.8820 GBP
1p ordinary	SWAP	Decreasing Short	41,073	0.8910 GBP
1p ordinary	SWAP	Decreasing Short	16,188	0.8960 GBP
1p ordinary	SWAP	Decreasing Short	10,863	0.8966 GBP
1p ordinary	SWAP	Decreasing Short	21,925	0.8969 GBP
1p ordinary	SWAP	Decreasing Short	36,198	0.8970 GBP
1p ordinary	SWAP	Decreasing Short	15,644	0.8975 GBP
1p ordinary	SWAP	Decreasing Short	108	0.8977 GBP
1p ordinary	SWAP	Decreasing Short	43,895	0.8978 GBP
1p ordinary	SWAP	Decreasing Short	1,136	0.8998 GBP
1p ordinary	SWAP	Decreasing Short	1,441	0.9013 GBP
1p ordinary	SWAP	Decreasing Short	1,315	0.9059 GBP
1p ordinary	SWAP	Increasing Short	194	0.8899 GBP
1p ordinary	SWAP	Increasing Short	5,272	0.8912 GBP
1p ordinary	SWAP	Increasing Short	58,231	0.8987 GBP
1p ordinary	SWAP	Increasing Short	162,590	0.8992 GBP
1p ordinary	CFD	Decreasing Short	7,648	0.8910 GBP
1p ordinary	CFD	Decreasing Short	2,511	0.8953 GBP
1p ordinary	CFD	Decreasing Short	507	0.8969 GBP
1p ordinary	CFD	Decreasing Short	24,345	0.8977 GBP
1p ordinary	CFD	Decreasing Short	92,088	0.8995 GBP
1p ordinary	CFD	Increasing Short	15,453	0.8909 GBP
1p ordinary	CFD	Increasing Short	15,753	0.8972 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	Exercise price per unit	Type	Expiry date	Option money paid/ received
----------------------------	---------------------	---	-------------------------------	-------------------------	------	-------------	-----------------------------

security		varying etc	to which option relates				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:	05 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact rns@seg.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

RETEAANSELPSEFA