

**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:	10 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:	10,132,795	1.53%	3,168,750	0.48%
(2) Cash-settled derivatives:	2,065,951	0.31%	9,848,745	1.48%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,198,746	1.84%	13,017,495	1.96%

- (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	346,731	0.9030 GBP
1p ordinary	Purchase	258,846	0.9003 GBP
1p ordinary	Purchase	126,449	0.8999 GBP
1p ordinary	Purchase	48,827	0.9006 GBP
1p ordinary	Purchase	46,766	0.9002 GBP
1p ordinary	Purchase	35,531	0.9023 GBP
1p ordinary	Purchase	24,564	0.9009 GBP

1p ordinary	Purchase	18,467	0.9004 GBP
1p ordinary	Purchase	6,186	0.8980 GBP
1p ordinary	Purchase	5,353	0.8965 GBP
1p ordinary	Purchase	4,278	0.9029 GBP
1p ordinary	Purchase	2,500	0.9033 GBP
1p ordinary	Purchase	2,045	0.9021 GBP
1p ordinary	Purchase	1,995	0.8976 GBP
1p ordinary	Purchase	1,785	0.9007 GBP
1p ordinary	Purchase	1,711	0.9056 GBP
1p ordinary	Purchase	1,547	0.9040 GBP
1p ordinary	Purchase	1,025	0.8960 GBP
1p ordinary	Purchase	925	0.9024 GBP
1p ordinary	Purchase	699	0.9020 GBP
1p ordinary	Purchase	172	0.9034 GBP
1p ordinary	Sale	236,902	0.9030 GBP
1p ordinary	Sale	107,811	0.9014 GBP
1p ordinary	Sale	76,541	0.9008 GBP
1p ordinary	Sale	30,672	0.9010 GBP
1p ordinary	Sale	20,301	0.8983 GBP
1p ordinary	Sale	15,740	0.8966 GBP
1p ordinary	Sale	14,168	0.8997 GBP
1p ordinary	Sale	11,884	0.8995 GBP
1p ordinary	Sale	10,208	0.8979 GBP
1p ordinary	Sale	7,032	0.9019 GBP
1p ordinary	Sale	6,601	0.8973 GBP
1p ordinary	Sale	5,700	0.9017 GBP
1p ordinary	Sale	5,354	0.8976 GBP
1p ordinary	Sale	5,106	0.9007 GBP
1p ordinary	Sale	4,751	0.9006 GBP
1p ordinary	Sale	4,484	0.8972 GBP
1p ordinary	Sale	3,004	0.8980 GBP
1p ordinary	Sale	2,633	0.8971 GBP
1p ordinary	Sale	2,050	0.8960 GBP
1p ordinary	Sale	1,655	0.9002 GBP
1p ordinary	Sale	220	0.8970 GBP
1p ordinary	Sale	27	0.9029 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	15,740	0.8966 GBP
1p ordinary	SWAP	Decreasing Short	4,484	0.8972 GBP
1p ordinary	SWAP	Decreasing Short	6,601	0.8973 GBP
1p ordinary	SWAP	Decreasing Short	10,208	0.8979 GBP
1p ordinary	SWAP	Decreasing Short	14,168	0.8997 GBP
1p ordinary	SWAP	Decreasing Short	76,541	0.9008 GBP
1p ordinary	SWAP	Decreasing Short	7,032	0.9020 GBP
1p ordinary	SWAP	Decreasing Short	27	0.9029 GBP
1p ordinary	SWAP	Decreasing Short	41,692	0.9030 GBP
1p ordinary	SWAP	Increasing Short	654	0.8991 GBP
1p ordinary	SWAP	Increasing Short	75,449	0.8999 GBP
1p ordinary	SWAP	Increasing Short	6,608	0.9006 GBP
1p ordinary	SWAP	Increasing Short	1,785	0.9007 GBP
1p ordinary	SWAP	Increasing Short	20	0.9008 GBP
1p ordinary	SWAP	Increasing Short	1,500	0.9012 GBP
1p ordinary	SWAP	Increasing Short	925	0.9024 GBP
1p ordinary	SWAP	Increasing Short	4,278	0.9029 GBP
1p ordinary	SWAP	Increasing Short	173,203	0.9030 GBP
1p ordinary	SWAP	Increasing Short	2,500	0.9033 GBP
1p ordinary	SWAP	Increasing Short	2,342	0.9034 GBP
1p ordinary	SWAP	Increasing Short	172	0.9035 GBP
1p ordinary	CFD	Decreasing Short	7,604	0.8995 GBP

				GBP
1p ordinary	CFD	Decreasing Short	59,524	0.9001 GBP
1p ordinary	CFD	Decreasing Short	31,436	0.9030 GBP
1p ordinary	CFD	Increasing Short	8,237	0.9004 GBP
1p ordinary	CFD	Increasing Short	360,370	0.9005 GBP
1p ordinary	CFD	Increasing Short	17,321	0.9008 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:	11 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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