

**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:	11 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:	10,519,665	1.58%	3,260,985	0.49%
(2) Cash-settled derivatives:	2,170,714	0.33%	10,272,169	1.55%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,690,379	1.91%	13,533,154	2.04%

- (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	357,929	0.9058 GBP
1p ordinary	Purchase	151,149	0.9030 GBP
1p ordinary	Purchase	67,596	0.9050 GBP
1p ordinary	Purchase	42,191	0.9061 GBP
1p ordinary	Purchase	22,369	0.9042 GBP
1p ordinary	Purchase	18,320	0.9062 GBP
1p ordinary	Purchase	8,279	0.9075 GBP

1p ordinary	Purchase	6,395	0.9049 GBP
1p ordinary	Purchase	6,100	0.9057 GBP
1p ordinary	Purchase	5,008	0.9046 GBP
1p ordinary	Purchase	4,962	0.9034 GBP
1p ordinary	Purchase	4,507	0.9040 GBP
1p ordinary	Purchase	3,200	0.9099 GBP
1p ordinary	Purchase	2,663	0.9055 GBP
1p ordinary	Purchase	1,744	0.9060 GBP
1p ordinary	Purchase	1,595	0.9009 GBP
1p ordinary	Purchase	768	0.9052 GBP
1p ordinary	Sale	99,756	0.9030 GBP
1p ordinary	Sale	62,744	0.9049 GBP
1p ordinary	Sale	62,119	0.9047 GBP
1p ordinary	Sale	39,299	0.9041 GBP
1p ordinary	Sale	36,302	0.9053 GBP
1p ordinary	Sale	33,918	0.9057 GBP
1p ordinary	Sale	14,278	0.9039 GBP
1p ordinary	Sale	13,519	0.9058 GBP
1p ordinary	Sale	8,208	0.9061 GBP
1p ordinary	Sale	6,153	0.9050 GBP
1p ordinary	Sale	6,072	0.9064 GBP
1p ordinary	Sale	5,033	0.9042 GBP
1p ordinary	Sale	3,649	0.9018 GBP
1p ordinary	Sale	3,423	0.9074 GBP
1p ordinary	Sale	3,186	0.9010 GBP
1p ordinary	Sale	3,069	0.9095 GBP
1p ordinary	Sale	2,663	0.9056 GBP
1p ordinary	Sale	2,148	0.9055 GBP
1p ordinary	Sale	2,072	0.9048 GBP
1p ordinary	Sale	1,744	0.9060 GBP
1p ordinary	Sale	739	0.9046 GBP
1p ordinary	Sale	45	0.9066 GBP
1p ordinary	Sale	1	0.9070 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	1,100	0.9029 GBP
1p ordinary	SWAP	Decreasing Short	40,715	0.9030 GBP
1p ordinary	SWAP	Decreasing Short	39,299	0.9041 GBP
1p ordinary	SWAP	Decreasing Short	2,072	0.9048 GBP
1p ordinary	SWAP	Decreasing Short	4,747	0.9049 GBP
1p ordinary	SWAP	Decreasing Short	85,169	0.9050 GBP
1p ordinary	SWAP	Decreasing Short	35,644	0.9057 GBP
1p ordinary	SWAP	Decreasing Short	13,519	0.9058 GBP
1p ordinary	SWAP	Decreasing Short	45	0.9066 GBP
1p ordinary	SWAP	Decreasing Short	1	0.9070 GBP
1p ordinary	SWAP	Increasing Short	69,185	0.9030 GBP
1p ordinary	SWAP	Increasing Short	4	0.9035 GBP
1p ordinary	SWAP	Increasing Short	4,507	0.9040 GBP
1p ordinary	SWAP	Increasing Short	6,395	0.9049 GBP
1p ordinary	SWAP	Increasing Short	82,033	0.9051 GBP
1p ordinary	CFD	Decreasing Short	20,696	0.9043 GBP
1p ordinary	CFD	Increasing Short	15,244	0.9051 GBP
1p ordinary	CFD	Increasing Short	259,676	0.9058 GBP
1p ordinary	CFD	Increasing Short	98,650	0.9059 GBP
1p ordinary	CFD	Increasing Short	25,974	0.9081 GBP

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

(i) Writing, selling, purchasing or varying

Class	Product	Writing	Number	Exercise	Tvov	Expirv	Option
-------	---------	---------	--------	----------	------	--------	--------

of relevant security	description	purchasing, selling, varying etc	of securities to which option relates	price per unit		date	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:	12 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 ms@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

RETEADNAFANSEFA