

**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:	15 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:	11,116,949	1.67%	3,222,516	0.49%
(2) Cash-settled derivatives:	2,149,824	0.32%	10,902,946	1.64%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	13,266,773	2.00%	14,125,462	2.13%

- (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	205,793	0.9090 GBP
1p ordinary	Purchase	60,562	0.9060 GBP
1p ordinary	Purchase	59,699	0.9092 GBP
1p ordinary	Purchase	45,117	0.9091 GBP
1p ordinary	Purchase	43,320	0.9081 GBP
1p ordinary	Purchase	29,137	0.9074 GBP
1p ordinary	Purchase	22,824	0.9084 GBP

1p ordinary	Purchase	17,168	0.9070 GBP
1p ordinary	Purchase	16,873	0.9082 GBP
1p ordinary	Purchase	8,296	0.9078 GBP
1p ordinary	Purchase	7,990	0.9114 GBP
1p ordinary	Purchase	7,040	0.9083 GBP
1p ordinary	Purchase	6,295	0.9099 GBP
1p ordinary	Purchase	4,896	0.9101 GBP
1p ordinary	Purchase	4,870	0.9096 GBP
1p ordinary	Purchase	3,210	0.9104 GBP
1p ordinary	Purchase	2,814	0.9095 GBP
1p ordinary	Purchase	1,781	0.8960 GBP
1p ordinary	Purchase	1,686	0.9140 GBP
1p ordinary	Purchase	1,455	0.9089 GBP
1p ordinary	Purchase	3	0.9066 GBP
1p ordinary	Sale	132,082	0.9089 GBP
1p ordinary	Sale	46,037	0.9070 GBP
1p ordinary	Sale	34,235	0.9090 GBP
1p ordinary	Sale	21,265	0.9060 GBP
1p ordinary	Sale	6,440	0.9079 GBP
1p ordinary	Sale	3,283	0.9076 GBP
1p ordinary	Sale	1,781	0.9118 GBP
1p ordinary	Sale	1,687	0.9073 GBP
1p ordinary	Sale	373	0.9100 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	1,687	0.9073 GBP
1p ordinary	SWAP	Decreasing Short	6,440	0.9079 GBP
1p ordinary	SWAP	Decreasing Short	49	0.9089 GBP
1p ordinary	SWAP	Decreasing Short	43,464	0.9090 GBP
1p ordinary	SWAP	Decreasing Short	43,593	0.9094 GBP
1p ordinary	SWAP	Decreasing Short	698	0.9109 GBP
1p ordinary	SWAP	Decreasing Short	1,781	0.9118 GBP
1p ordinary	SWAP	Increasing Short	5,290	0.8960 GBP
1p ordinary	SWAP	Increasing Short	17,171	0.9070 GBP
1p ordinary	SWAP	Increasing Short	29,137	0.9074 GBP
1p ordinary	SWAP	Increasing Short	18,835	0.9078 GBP
1p ordinary	SWAP	Increasing Short	1,922	0.9087 GBP
1p ordinary	SWAP	Increasing Short	60,161	0.9090 GBP
1p ordinary	SWAP	Increasing Short	9	0.9095 GBP
1p ordinary	CFD	Decreasing Short	22,258	0.9067 GBP
1p ordinary	CFD	Decreasing Short	984	0.9084 GBP
1p ordinary	CFD	Increasing Short	40	0.8960 GBP
1p ordinary	CFD	Increasing Short	108,425	0.9091 GBP
1p ordinary	CFD	Increasing Short	164,304	0.9097 GBP
1p ordinary	CFD	Increasing Short	4,077	0.9099 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

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(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:	16 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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