

**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:	17 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:	11,077,221	1.67%	2,538,741	0.38%
(2) Cash-settled derivatives:	1,500,430	0.23%	10,901,599	1.64%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,577,651	1.89%	13,440,340	2.02%

- (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	943,011	0.9020 GBP
1p ordinary	Purchase	205,085	0.9023 GBP
1p ordinary	Purchase	61,762	0.9021 GBP
1p ordinary	Purchase	51,626	0.9022 GBP
1p ordinary	Purchase	46,240	0.9024 GBP
1p ordinary	Purchase	33,279	0.9025 GBP
1p ordinary	Purchase	30,012	0.9029 GBP

1p ordinary	Purchase	16,176	0.9035 GBP
1p ordinary	Purchase	7,541	0.9032 GBP
1p ordinary	Purchase	6,611	0.9030 GBP
1p ordinary	Purchase	1,812	0.9027 GBP
1p ordinary	Purchase	1,226	0.9070 GBP
1p ordinary	Purchase	300	0.9009 GBP
1p ordinary	Purchase	299	0.9010 GBP
1p ordinary	Purchase	120	0.9026 GBP
1p ordinary	Sale	888,349	0.9000 GBP
1p ordinary	Sale	102,597	0.9020 GBP
1p ordinary	Sale	83,272	0.9021 GBP
1p ordinary	Sale	28,576	0.9026 GBP
1p ordinary	Sale	3,362	0.9012 GBP
1p ordinary	Sale	596	0.9010 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	888,348	0.9000 GBP
1p ordinary	SWAP	Decreasing Short	100,684	0.9020 GBP
1p ordinary	SWAP	Decreasing Short	3,944	0.9023 GBP
1p ordinary	SWAP	Increasing Short	12	0.9010 GBP
1p ordinary	SWAP	Increasing Short	4,694	0.9015 GBP
1p ordinary	SWAP	Increasing Short	895,238	0.9020 GBP
1p ordinary	SWAP	Increasing Short	88,876	0.9022 GBP
1p ordinary	SWAP	Increasing Short	27,004	0.9024 GBP
1p ordinary	SWAP	Increasing Short	14,351	0.9025 GBP
1p ordinary	SWAP	Increasing Short	10	0.9027 GBP
1p ordinary	SWAP	Increasing Short	3,404	0.9033 GBP
1p ordinary	SWAP	Increasing Short	16,176	0.9035 GBP
1p ordinary	CFD	Decreasing Short	33,655	0.9020 GBP
1p ordinary	CFD	Decreasing Short	20,742	0.9021 GBP
1p ordinary	CFD	Increasing Short	178,070	0.9024 GBP
1p ordinary	CFD	Increasing Short	3,948	0.9025 GBP
1p ordinary	CFD	Increasing Short	95,614	0.9026 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	Nature of Dealings	Details	Price per unit (if
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security			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:	18 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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