

**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:	30 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:	12,702,111	1.91%	2,989,772	0.45%
(2) Cash-settled derivatives:	1,880,150	0.28%	12,651,692	1.90%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	14,582,261	2.20%	15,641,464	2.35%

- (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	256,265	0.9216 GBP
1p ordinary	Purchase	141,051	0.9243 GBP
1p ordinary	Purchase	73,574	0.9260 GBP
1p ordinary	Purchase	48,280	0.9222 GBP
1p ordinary	Purchase	46,272	0.9218 GBP
1p ordinary	Purchase	34,975	0.9214 GBP
1p ordinary	Purchase	28,472	0.9241 GBP

1p ordinary	Purchase	21,614	0.9224 GBP
1p ordinary	Purchase	20,079	0.9212 GBP
1p ordinary	Purchase	15,906	0.9223 GBP
1p ordinary	Purchase	13,114	0.9221 GBP
1p ordinary	Purchase	13,014	0.9217 GBP
1p ordinary	Purchase	7,790	0.9220 GBP
1p ordinary	Purchase	7,523	0.9211 GBP
1p ordinary	Purchase	5,213	0.9204 GBP
1p ordinary	Purchase	4,594	0.9240 GBP
1p ordinary	Purchase	3,405	0.9205 GBP
1p ordinary	Purchase	3,201	0.9199 GBP
1p ordinary	Purchase	1,922	0.9190 GBP
1p ordinary	Purchase	1	0.9210 GBP
1p ordinary	Sale	195,413	0.9238 GBP
1p ordinary	Sale	98,180	0.9245 GBP
1p ordinary	Sale	86,064	0.9260 GBP
1p ordinary	Sale	60,247	0.9210 GBP
1p ordinary	Sale	33,561	0.9207 GBP
1p ordinary	Sale	11,444	0.9214 GBP
1p ordinary	Sale	3,833	0.9204 GBP
1p ordinary	Sale	3,051	0.9249 GBP
1p ordinary	Sale	2,929	0.9224 GBP
1p ordinary	Sale	2,285	0.9240 GBP
1p ordinary	Sale	1,712	0.9223 GBP
1p ordinary	Sale	1,569	0.9180 GBP
1p ordinary	Sale	1,347	0.9198 GBP
1p ordinary	Sale	367	0.9200 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	1,347	0.9198 GBP
1p ordinary	SWAP	Decreasing Short	33,561	0.9207 GBP
1p ordinary	SWAP	Decreasing Short	36,045	0.9210 GBP
1p ordinary	SWAP	Decreasing Short	31,953	0.9214 GBP
1p ordinary	SWAP	Decreasing Short	1,712	0.9223 GBP
1p ordinary	SWAP	Decreasing Short	2,929	0.9224 GBP
1p ordinary	SWAP	Decreasing Short	5,105	0.9230 GBP
1p ordinary	SWAP	Decreasing Short	85,723	0.9260 GBP
1p ordinary	SWAP	Increasing Short	5,213	0.9204 GBP
1p ordinary	SWAP	Increasing Short	71,244	0.9225 GBP
1p ordinary	SWAP	Increasing Short	28,472	0.9241 GBP
1p ordinary	SWAP	Increasing Short	546	0.9259 GBP
1p ordinary	SWAP	Increasing Short	6,822	0.9260 GBP
1p ordinary	CFD	Decreasing Short	241	0.9229 GBP
1p ordinary	CFD	Increasing Short	501	0.9210 GBP
1p ordinary	CFD	Increasing Short	236,120	0.9217 GBP
1p ordinary	CFD	Increasing Short	105,829	0.9218 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:	01 Oct 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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