

**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:	05 Dec 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		Short Positions	
	Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:	26,668,616	4.02%	3,296,680	0.50%
(2) Cash-settled derivatives:	2,417,361	0.36%	26,597,733	4.00%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>29,085,977</b>	<b>4.38%</b>	<b>29,894,413</b>	<b>4.50%</b>

- (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	84,831	0.7461 GBP
1p ordinary	Purchase	84,762	0.7468 GBP
1p ordinary	Purchase	79,576	0.7456 GBP
1p ordinary	Purchase	65,043	0.7450 GBP
1p ordinary	Purchase	31,873	0.7473 GBP
1p ordinary	Purchase	29,032	0.7470 GBP
1p ordinary	Purchase	25,025	0.7500 GBP

1p ordinary	Purchase	20,919	0.7479 GBP
1p ordinary	Purchase	9,122	0.7485 GBP
1p ordinary	Purchase	8,708	0.7465 GBP
1p ordinary	Purchase	6,907	0.7480 GBP
1p ordinary	Purchase	6,791	0.7490 GBP
1p ordinary	Purchase	4,296	0.7481 GBP
1p ordinary	Purchase	4,112	0.7484 GBP
1p ordinary	Purchase	3,885	0.7460 GBP
1p ordinary	Purchase	1,100	0.7489 GBP
1p ordinary	Purchase	19	0.7452 GBP
1p ordinary	Sale	2,515,023	0.7450 GBP
1p ordinary	Sale	264,135	0.7480 GBP
1p ordinary	Sale	141,936	0.7417 GBP
1p ordinary	Sale	84,324	0.7479 GBP
1p ordinary	Sale	33,295	0.7453 GBP
1p ordinary	Sale	29,032	0.7470 GBP
1p ordinary	Sale	12,170	0.7490 GBP
1p ordinary	Sale	8,985	0.7456 GBP
1p ordinary	Sale	8,226	0.7473 GBP
1p ordinary	Sale	7,319	0.7488 GBP
1p ordinary	Sale	4,877	0.7459 GBP
1p ordinary	Sale	3,886	0.7460 GBP
1p ordinary	Sale	2,052	0.7485 GBP
1p ordinary	Sale	1,218	0.7500 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	674	0.7380 GBP
1p ordinary	SWAP	Decreasing Short	2,352,666	0.7450 GBP
1p ordinary	SWAP	Decreasing Short	30,140	0.7451 GBP
1p ordinary	SWAP	Decreasing Short	4,877	0.7459 GBP
1p ordinary	SWAP	Decreasing Short	1	0.7460 GBP
1p ordinary	SWAP	Decreasing Short	7,165	0.7461 GBP
1p ordinary	SWAP	Decreasing Short	300	0.7469 GBP
1p ordinary	SWAP	Decreasing Short	4,244	0.7470 GBP
1p ordinary	SWAP	Decreasing Short	267,966	0.7480 GBP
1p ordinary	SWAP	Decreasing Short	7,319	0.7488 GBP
1p ordinary	SWAP	Decreasing Short	5,577	0.7490 GBP
1p ordinary	SWAP	Increasing Short	91,550	0.7450 GBP
1p ordinary	SWAP	Increasing Short	26,878	0.7451 GBP
1p ordinary	SWAP	Increasing Short	8,708	0.7465 GBP
1p ordinary	SWAP	Increasing Short	43,967	0.7468 GBP
1p ordinary	SWAP	Increasing Short	14,016	0.7470 GBP
1p ordinary	SWAP	Increasing Short	17,905	0.7477 GBP
1p ordinary	SWAP	Increasing Short	19,845	0.7479 GBP
1p ordinary	SWAP	Increasing Short	3,654	0.7480 GBP
1p ordinary	SWAP	Increasing Short	4,296	0.7481 GBP
1p ordinary	CFD	Decreasing Short	141,936	0.7417 GBP
1p ordinary	CFD	Decreasing Short	144,218	0.7450 GBP
1p ordinary	CFD	Decreasing Short	846	0.7469 GBP
1p ordinary	CFD	Increasing Short	84,831	0.7461 GBP
1p ordinary	CFD	Increasing Short	10,219	0.7494 GBP

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

**(i) Writing, selling, purchasing or varying**

Class	Product	Writing,	Number	Exercise	Type	Expiry	Option
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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:	08 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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