

**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:	10 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			
	Interests		Short Positions	
	Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:	29,891,085	4.50%	918,006	0.14%
(2) Cash-settled derivatives:	57,625	0.01%	29,839,140	4.49%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	29,948,710	4.51%	30,757,146	4.63%

- (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	3,000,000	0.7406 GBP
1p ordinary	Purchase	160,587	0.7390 GBP
1p ordinary	Purchase	45,506	0.7356 GBP
1p ordinary	Purchase	43,297	0.7398 GBP
1p ordinary	Purchase	30,000	0.7368 GBP
1p ordinary	Purchase	14,858	0.7372 GBP
1p ordinary	Purchase	13,999	0.7371 GBP

1p ordinary	Purchase	9,577	0.7409 GBP
1p ordinary	Purchase	9,491	0.7393 GBP
1p ordinary	Purchase	7,129	0.7425 GBP
1p ordinary	Purchase	6,553	0.7395 GBP
1p ordinary	Purchase	6,453	0.7370 GBP
1p ordinary	Purchase	5,260	0.7386 GBP
1p ordinary	Purchase	5,173	0.7354 GBP
1p ordinary	Purchase	4,551	0.7410 GBP
1p ordinary	Purchase	4,322	0.7360 GBP
1p ordinary	Purchase	2,988	0.7374 GBP
1p ordinary	Purchase	2,988	0.7375 GBP
1p ordinary	Purchase	2,910	0.7380 GBP
1p ordinary	Purchase	2,769	0.7382 GBP
1p ordinary	Purchase	1,814	0.7359 GBP
1p ordinary	Purchase	1,429	0.7350 GBP
1p ordinary	Purchase	1,085	0.7365 GBP
1p ordinary	Purchase	1,085	0.7364 GBP
1p ordinary	Purchase	947	0.7400 GBP
1p ordinary	Purchase	109	0.7420 GBP
1p ordinary	Purchase	29	0.7389 GBP
1p ordinary	Purchase	1	0.7340 GBP
1p ordinary	Purchase	1	0.7330 GBP
1p ordinary	Sale	326,490	0.7330 GBP
1p ordinary	Sale	160,009	0.7390 GBP
1p ordinary	Sale	23,778	0.7350 GBP
1p ordinary	Sale	23,094	0.7391 GBP
1p ordinary	Sale	21,583	0.7379 GBP
1p ordinary	Sale	6,126	0.7392 GBP
1p ordinary	Sale	4,551	0.7410 GBP
1p ordinary	Sale	2,988	0.7375 GBP
1p ordinary	Sale	2,910	0.7380 GBP
1p ordinary	Sale	2,809	0.7388 GBP
1p ordinary	Sale	2,584	0.7360 GBP
1p ordinary	Sale	2,163	0.7370 GBP
1p ordinary	Sale	1,085	0.7365 GBP
1p ordinary	Sale	946	0.7400 GBP
1p ordinary	Sale	109	0.7420 GBP
1p ordinary	Sale	1	0.7340 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	Increasing Short	3,000,000	0.7406 GBP
1p ordinary	SWAP	Decreasing Short	326,489	0.7330 GBP
1p ordinary	SWAP	Decreasing Short	21,086	0.7380 GBP
1p ordinary	SWAP	Decreasing Short	766	0.7386 GBP
1p ordinary	SWAP	Decreasing Short	2,809	0.7388 GBP
1p ordinary	SWAP	Decreasing Short	46,286	0.7390 GBP
1p ordinary	SWAP	Decreasing Short	6,126	0.7392 GBP
1p ordinary	SWAP	Increasing Short	3,000	0.7358 GBP
1p ordinary	SWAP	Increasing Short	1,738	0.7360 GBP
1p ordinary	SWAP	Increasing Short	4,290	0.7370 GBP
1p ordinary	SWAP	Increasing Short	9,642	0.7371 GBP
1p ordinary	SWAP	Increasing Short	25,536	0.7386 GBP
1p ordinary	SWAP	Increasing Short	85,444	0.7390 GBP
1p ordinary	SWAP	Increasing Short	59,106	0.7398 GBP
1p ordinary	SWAP	Increasing Short	1,681	0.7400 GBP
1p ordinary	SWAP	Increasing Short	1	0.7410 GBP
1p ordinary	SWAP	Increasing Short	7,129	0.7425 GBP
1p ordinary	CFD	Decreasing Short	497	0.7339 GBP
1p ordinary	CFD	Increasing Short	10,177	0.7373 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:	11 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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