

**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 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:	30,151,627	4.54%	880,030	0.13%
(2) Cash-settled derivatives:	45,609	0.01%	30,035,429	4.52%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	30,197,236	4.55%	30,915,459	4.65%

- (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	439,582	0.7550 GBP
1p ordinary	Purchase	71,821	0.7514 GBP
1p ordinary	Purchase	35,806	0.7536 GBP
1p ordinary	Purchase	27,024	0.7518 GBP
1p ordinary	Purchase	13,851	0.7541 GBP
1p ordinary	Purchase	12,918	0.7530 GBP
1p ordinary	Purchase	11,735	0.7520 GBP
1p ordinary	Purchase	10,000	0.7521 GBP
1p ordinary	Purchase	8,163	0.7523 GBP
1p ordinary	Purchase	7,709	0.7560 GBP
1p ordinary	Purchase	7,200	0.7484 GBP
1p ordinary	Purchase	6,438	0.7545 GBP
1p ordinary	Purchase	6,300	0.7542 GBP
1p ordinary	Purchase	5,068	0.7515 GBP

1p ordinary	Purchase	3,900	0.7513 GBP
1p ordinary	Purchase	4,754	0.7540 GBP
1p ordinary	Purchase	3,353	0.7537 GBP
1p ordinary	Purchase	2,559	0.7490 GBP
1p ordinary	Purchase	2,500	0.7510 GBP
1p ordinary	Purchase	1,995	0.7500 GBP
1p ordinary	Purchase	544	0.7570 GBP
1p ordinary	Purchase	506	0.7480 GBP
1p ordinary	Purchase	1	0.7470 GBP
1p ordinary	Sale	289,187	0.7550 GBP
1p ordinary	Sale	129,829	0.7541 GBP
1p ordinary	Sale	96,709	0.7537 GBP
1p ordinary	Sale	79,608	0.7546 GBP
1p ordinary	Sale	43,013	0.7512 GBP
1p ordinary	Sale	19,307	0.7530 GBP
1p ordinary	Sale	13,830	0.7539 GBP
1p ordinary	Sale	9,773	0.7540 GBP
1p ordinary	Sale	9,276	0.7490 GBP
1p ordinary	Sale	6,933	0.7515 GBP
1p ordinary	Sale	6,510	0.7484 GBP
1p ordinary	Sale	6,382	0.7520 GBP
1p ordinary	Sale	6,206	0.7480 GBP
1p ordinary	Sale	2,500	0.7510 GBP
1p ordinary	Sale	1,995	0.7500 GBP
1p ordinary	Sale	1,456	0.7560 GBP
1p ordinary	Sale	544	0.7570 GBP
1p ordinary	Sale	1	0.7470 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	200	0.7489 GBP
1p ordinary	SWAP	Decreasing Short	43,013	0.7512 GBP
1p ordinary	SWAP	Decreasing Short	4,085	0.7530 GBP
1p ordinary	SWAP	Decreasing Short	96,709	0.7537 GBP
1p ordinary	SWAP	Decreasing Short	16,134	0.7538 GBP
1p ordinary	SWAP	Decreasing Short	5,019	0.7540 GBP
1p ordinary	SWAP	Decreasing Short	129,829	0.7541 GBP
1p ordinary	SWAP	Decreasing Short	76,081	0.7546 GBP
1p ordinary	SWAP	Decreasing Short	46,102	0.7550 GBP
1p ordinary	SWAP	Decreasing Short	568	0.7552 GBP
1p ordinary	SWAP	Increasing Short	4,993	0.7511 GBP
1p ordinary	SWAP	Increasing Short	8,353	0.7520 GBP
1p ordinary	SWAP	Increasing Short	17,753	0.7523 GBP
1p ordinary	SWAP	Increasing Short	9,454	0.7528 GBP
1p ordinary	SWAP	Increasing Short	1,534	0.7533 GBP
1p ordinary	SWAP	Increasing Short	3,353	0.7537 GBP
1p ordinary	SWAP	Increasing Short	65,849	0.7544 GBP
1p ordinary	SWAP	Increasing Short	219,986	0.7550 GBP
1p ordinary	SWAP	Increasing Short	2,195	0.7560 GBP
1p ordinary	CFD	Increasing Short	41,938	0.7522 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 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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