

**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:	29 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:	29,914,049	4.50%	1,139,210	0.17%
(2) Cash-settled derivatives:	34,681	0.01%	29,846,044	4.49%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>29,948,730</b>	<b>4.51%</b>	<b>30,985,254</b>	<b>4.67%</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	128,337	0.7767 GBP
1p ordinary	Purchase	122,018	0.7730 GBP
1p ordinary	Purchase	75,000	0.7722 GBP
1p ordinary	Purchase	60,981	0.7742 GBP
1p ordinary	Purchase	25,291	0.7749 GBP
1p ordinary	Purchase	11,904	0.7765 GBP
1p ordinary	Purchase	2,686	0.7690 GBP

1p ordinary	Purchase	2,163	0.7680 GBP
1p ordinary	Purchase	2,095	0.7790 GBP
1p ordinary	Purchase	1,731	0.7773 GBP
1p ordinary	Purchase	1,724	0.7740 GBP
1p ordinary	Purchase	1,671	0.7780 GBP
1p ordinary	Purchase	1,276	0.7739 GBP
1p ordinary	Purchase	1,043	0.7710 GBP
1p ordinary	Purchase	1,038	0.7750 GBP
1p ordinary	Purchase	936	0.7770 GBP
1p ordinary	Purchase	603	0.7650 GBP
1p ordinary	Purchase	520	0.7720 GBP
1p ordinary	Purchase	406	0.7800 GBP
1p ordinary	Purchase	369	0.7700 GBP
1p ordinary	Purchase	150	0.7760 GBP
1p ordinary	Sale	85,608	0.7743 GBP
1p ordinary	Sale	69,626	0.7730 GBP
1p ordinary	Sale	26,908	0.7741 GBP
1p ordinary	Sale	26,437	0.7760 GBP
1p ordinary	Sale	26,379	0.7756 GBP
1p ordinary	Sale	26,264	0.7750 GBP
1p ordinary	Sale	23,408	0.7780 GBP
1p ordinary	Sale	11,346	0.7772 GBP
1p ordinary	Sale	10,965	0.7738 GBP
1p ordinary	Sale	9,702	0.7736 GBP
1p ordinary	Sale	2,686	0.7690 GBP
1p ordinary	Sale	2,095	0.7790 GBP
1p ordinary	Sale	1,043	0.7710 GBP
1p ordinary	Sale	603	0.7650 GBP
1p ordinary	Sale	520	0.7720 GBP
1p ordinary	Sale	490	0.7770 GBP
1p ordinary	Sale	369	0.7700 GBP
1p ordinary	Sale	150	0.7680 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	75,000	0.7722 GBP
1p ordinary	SWAP	Decreasing Short	5,745	0.7726 GBP
1p ordinary	SWAP	Decreasing Short	4,262	0.7730 GBP
1p ordinary	SWAP	Decreasing Short	10,965	0.7738 GBP
1p ordinary	SWAP	Decreasing Short	26,908	0.7741 GBP
1p ordinary	SWAP	Decreasing Short	25,226	0.7750 GBP
1p ordinary	SWAP	Decreasing Short	26,379	0.7756 GBP
1p ordinary	SWAP	Decreasing Short	26,287	0.7760 GBP
1p ordinary	SWAP	Decreasing Short	6,218	0.7770 GBP
1p ordinary	SWAP	Decreasing Short	5,128	0.7774 GBP
1p ordinary	SWAP	Decreasing Short	21,737	0.7780 GBP
1p ordinary	SWAP	Increasing Short	62,085	0.7730 GBP
1p ordinary	SWAP	Increasing Short	1,276	0.7739 GBP
1p ordinary	SWAP	Increasing Short	128,337	0.7767 GBP
1p ordinary	CFD	Increasing Short	9,501	0.7747 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:	30 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact [ms@seg.com](mailto:ms@seg.com) or visit [www.ms.com](http://www.ms.com).

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

RETEAEAEDEDSFFA