

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 Jan 2026
(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	
	Interests	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:	30,489,951	4.59%	4,477,696	0.67%
(2) Cash-settled derivatives:	3,280,983	0.49%	30,380,810	4.57%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	33,770,934	5.08%	34,858,506	5.25%

(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	800,000	0.7720 GBP
1p ordinary	Purchase	226,598	0.7740 GBP
1p ordinary	Purchase	90,902	0.7701 GBP
1p ordinary	Purchase	40,951	0.7738 GBP
1p ordinary	Purchase	34,305	0.7748 GBP
1p ordinary	Purchase	31,797	0.7726 GBP
1p ordinary	Purchase	25,976	0.7753 GBP

1p ordinary	Purchase	207	0.7750 GBP
1p ordinary	Purchase	1	0.7730 GBP
1p ordinary	Sale	246,412	0.7740 GBP
1p ordinary	Sale	115,920	0.7706 GBP
1p ordinary	Sale	45,316	0.7719 GBP
1p ordinary	Sale	35,121	0.7738 GBP
1p ordinary	Sale	27,855	0.7728 GBP
1p ordinary	Sale	6,602	0.7741 GBP
1p ordinary	Sale	5,887	0.7727 GBP
1p ordinary	Sale	3,333	0.7742 GBP
1p ordinary	Sale	2,022	0.7750 GBP
1p ordinary	Sale	650	0.7724 GBP
1p ordinary	Sale	619	0.7710 GBP
1p ordinary	Sale	449	0.7707 GBP
1p ordinary	Sale	212	0.7715 GBP
1p ordinary	Sale	150	0.7745 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	800,000	0.7720 GBP
1p ordinary	SWAP	Decreasing Short	45,316	0.7719 GBP
1p ordinary	SWAP	Decreasing Short	5,887	0.7727 GBP
1p ordinary	SWAP	Decreasing Short	27,855	0.7728 GBP
1p ordinary	SWAP	Decreasing Short	800	0.7732 GBP
1p ordinary	SWAP	Decreasing Short	6,602	0.7741 GBP
1p ordinary	SWAP	Decreasing Short	30,490	0.7743 GBP
1p ordinary	SWAP	Increasing Short	660	0.7738 GBP
1p ordinary	SWAP	Increasing Short	31,438	0.7739 GBP
1p ordinary	SWAP	Increasing Short	85,497	0.7740 GBP
1p ordinary	CFD	Decreasing Short	4,280	0.7700 GBP
1p ordinary	CFD	Increasing Short	4,855	0.7734 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:	06 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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