

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:	06 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:	31,813,084	4.79%	4,652,008	0.70%
(2) Cash-settled derivatives:	3,411,060	0.51%	31,763,726	4.78%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	35,224,144	5.30%	36,415,734	5.48%

(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	1,000,000	0.7812 GBP
1p ordinary	Purchase	276,266	0.7805 GBP
1p ordinary	Purchase	231,332	0.7780 GBP
1p ordinary	Purchase	17,121	0.7804 GBP
1p ordinary	Purchase	9,160	0.7793 GBP
1p ordinary	Purchase	7,727	0.7785 GBP
1p ordinary	Purchase	6,224	0.7830 GBP

1p ordinary	Purchase	3,363	0.7801 GBP
1p ordinary	Purchase	1,082	0.7740 GBP
1p ordinary	Purchase	931	0.7790 GBP
1p ordinary	Purchase	678	0.7810 GBP
1p ordinary	Purchase	608	0.7760 GBP
1p ordinary	Purchase	559	0.7794 GBP
1p ordinary	Purchase	439	0.7730 GBP
1p ordinary	Purchase	312	0.7770 GBP
1p ordinary	Purchase	304	0.7750 GBP
1p ordinary	Purchase	304	0.7820 GBP
1p ordinary	Purchase	118	0.7800 GBP
1p ordinary	Sale	208,574	0.7780 GBP
1p ordinary	Sale	73,775	0.7786 GBP
1p ordinary	Sale	45,719	0.7791 GBP
1p ordinary	Sale	32,066	0.7789 GBP
1p ordinary	Sale	17,058	0.7774 GBP
1p ordinary	Sale	11,640	0.7812 GBP
1p ordinary	Sale	8,900	0.7808 GBP
1p ordinary	Sale	3,517	0.7803 GBP
1p ordinary	Sale	1,910	0.7840 GBP
1p ordinary	Sale	1,082	0.7740 GBP
1p ordinary	Sale	678	0.7810 GBP
1p ordinary	Sale	608	0.7760 GBP
1p ordinary	Sale	439	0.7730 GBP
1p ordinary	Sale	399	0.7790 GBP
1p ordinary	Sale	312	0.7770 GBP
1p ordinary	Sale	304	0.7830 GBP
1p ordinary	Sale	304	0.7750 GBP
1p ordinary	Sale	118	0.7820 GBP
1p ordinary	Sale	118	0.7800 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	276,266	0.7805 GBP
1p ordinary	SWAP	Increasing Short	1,000,000	0.7812 GBP
1p ordinary	SWAP	Decreasing Short	19,792	0.7740 GBP
1p ordinary	SWAP	Decreasing Short	73,164	0.7780 GBP
1p ordinary	SWAP	Decreasing Short	37,752	0.7781 GBP
1p ordinary	SWAP	Decreasing Short	5,483	0.7789 GBP
1p ordinary	SWAP	Decreasing Short	45,719	0.7791 GBP
1p ordinary	SWAP	Decreasing Short	1,788	0.7796 GBP
1p ordinary	SWAP	Decreasing Short	16,981	0.7805 GBP
1p ordinary	SWAP	Decreasing Short	1	0.7810 GBP
1p ordinary	SWAP	Decreasing Short	7,111	0.7811 GBP
1p ordinary	SWAP	Decreasing Short	1,910	0.7840 GBP
1p ordinary	SWAP	Increasing Short	34,305	0.7748 GBP
1p ordinary	SWAP	Increasing Short	25,976	0.7753 GBP
1p ordinary	SWAP	Increasing Short	6	0.7770 GBP
1p ordinary	SWAP	Increasing Short	76,736	0.7780 GBP
1p ordinary	SWAP	Increasing Short	6,596	0.7783 GBP
1p ordinary	SWAP	Increasing Short	7,727	0.7785 GBP
1p ordinary	SWAP	Increasing Short	9,160	0.7793 GBP
1p ordinary	SWAP	Increasing Short	559	0.7794 GBP
1p ordinary	SWAP	Increasing Short	3,363	0.7801 GBP
1p ordinary	SWAP	Increasing Short	5,920	0.7830 GBP
1p ordinary	CFD	Increasing Short	4,869	0.7772 GBP
1p ordinary	CFD	Increasing Short	11,057	0.7816 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:	07 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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