

**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: | 07 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 | | | |
|--|-------------------|--------------|-------------------|--------------|
| | Interests | | Short Positions | |
| | Number | (%) | Number | (%) |
| (1) Relevant securities owned and/or controlled: | 31,886,979 | 4.80% | 4,680,674 | 0.70% |
| (2) Cash-settled derivatives: | 3,439,477 | 0.52% | 31,837,619 | 4.79% |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: | 0 | 0.00% | 0 | 0.00% |
| TOTAL: | 35,326,456 | 5.32% | 36,518,293 | 5.50% |

- (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 | 113,134 | 0.7880 GBP |
| 1p ordinary | Purchase | 42,357 | 0.7864 GBP |
| 1p ordinary | Purchase | 23,544 | 0.7860 GBP |
| 1p ordinary | Purchase | 22,096 | 0.7877 GBP |
| 1p ordinary | Purchase | 19,870 | 0.7857 GBP |
| 1p ordinary | Purchase | 11,293 | 0.7856 GBP |
| 1p ordinary | Purchase | 9,101 | 0.7853 GBP |

| | | | |
|-------------|----------|--------|------------|
| 1p ordinary | Purchase | 5,535 | 0.7850 GBP |
| 1p ordinary | Purchase | 3,971 | 0.7875 GBP |
| 1p ordinary | Purchase | 3,500 | 0.7883 GBP |
| 1p ordinary | Purchase | 1,426 | 0.7870 GBP |
| 1p ordinary | Purchase | 476 | 0.7865 GBP |
| 1p ordinary | Purchase | 56 | 0.7890 GBP |
| 1p ordinary | Purchase | 6 | 0.7910 GBP |
| 1p ordinary | Purchase | 1 | 0.7855 GBP |
| 1p ordinary | Sale | 88,733 | 0.7864 GBP |
| 1p ordinary | Sale | 33,542 | 0.7858 GBP |
| 1p ordinary | Sale | 27,682 | 0.7880 GBP |
| 1p ordinary | Sale | 21,784 | 0.7867 GBP |
| 1p ordinary | Sale | 11,293 | 0.7856 GBP |
| 1p ordinary | Sale | 10,700 | 0.7863 GBP |
| 1p ordinary | Sale | 8,871 | 0.7851 GBP |
| 1p ordinary | Sale | 5,471 | 0.7861 GBP |
| 1p ordinary | Sale | 1,745 | 0.7869 GBP |
| 1p ordinary | Sale | 654 | 0.7870 GBP |
| 1p ordinary | Sale | 448 | 0.7850 GBP |
| 1p ordinary | Sale | 96 | 0.7810 GBP |
| 1p ordinary | Sale | 56 | 0.7860 GBP |
| 1p ordinary | Sale | 56 | 0.7890 GBP |
| 1p ordinary | Sale | 6 | 0.7910 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 | 2,266 | 0.7849 GBP |
| 1p ordinary | SWAP | Decreasing Short | 2,807 | 0.7854 GBP |
| 1p ordinary | SWAP | Decreasing Short | 559 | 0.7859 GBP |
| 1p ordinary | SWAP | Decreasing Short | 27,532 | 0.7860 GBP |
| 1p ordinary | SWAP | Decreasing Short | 6,772 | 0.7869 GBP |
| 1p ordinary | SWAP | Decreasing Short | 7,213 | 0.7870 GBP |
| 1p ordinary | SWAP | Decreasing Short | 175 | 0.7871 GBP |
| 1p ordinary | SWAP | Decreasing Short | 4,185 | 0.7880 GBP |
| 1p ordinary | SWAP | Increasing Short | 1 | 0.7855 GBP |
| 1p ordinary | SWAP | Increasing Short | 19,870 | 0.7857 GBP |
| 1p ordinary | SWAP | Increasing Short | 6,969 | 0.7858 GBP |
| 1p ordinary | SWAP | Increasing Short | 23,488 | 0.7860 GBP |
| 1p ordinary | SWAP | Increasing Short | 6,103 | 0.7861 GBP |
| 1p ordinary | SWAP | Increasing Short | 2,246 | 0.7864 GBP |
| 1p ordinary | SWAP | Increasing Short | 476 | 0.7865 GBP |
| 1p ordinary | SWAP | Increasing Short | 31,660 | 0.7880 GBP |
| 1p ordinary | CFD | Increasing Short | 3 | 0.7833 GBP |
| 1p ordinary | CFD | Increasing Short | 6,169 | 0.7872 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

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|---|
| 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

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|--|
| 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: | 08 Jan 2026 |
| Contact name: | Large Holdings Regulatory Operations |
| Telephone number: | 020 3134 7213 |

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