

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:	08 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:	31,874,515	4.80%	4,657,318	0.70%
(2) Cash-settled derivatives:	3,416,121	0.51%	31,825,155	4.79%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	35,290,636	5.31%	36,482,473	5.49%

(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	100,151	0.7920 GBP
1p ordinary	Purchase	26,575	0.7925 GBP
1p ordinary	Purchase	19,100	0.7924 GBP
1p ordinary	Purchase	17,856	0.7901 GBP
1p ordinary	Purchase	5,790	0.7877 GBP
1p ordinary	Purchase	4,602	0.7919 GBP
1p ordinary	Purchase	3,506	0.7880 GBP

1p ordinary	Purchase	3,354	0.7850 GBP
1p ordinary	Purchase	3,238	0.7950 GBP
1p ordinary	Purchase	2,972	0.7926 GBP
1p ordinary	Purchase	712	0.7918 GBP
1p ordinary	Purchase	246	0.7930 GBP
1p ordinary	Purchase	122	0.7940 GBP
1p ordinary	Purchase	118	0.7890 GBP
1p ordinary	Purchase	32	0.7900 GBP
1p ordinary	Sale	104,851	0.7920 GBP
1p ordinary	Sale	20,834	0.7925 GBP
1p ordinary	Sale	18,592	0.7915 GBP
1p ordinary	Sale	16,357	0.7877 GBP
1p ordinary	Sale	10,547	0.7946 GBP
1p ordinary	Sale	3,506	0.7880 GBP
1p ordinary	Sale	1,689	0.7950 GBP
1p ordinary	Sale	588	0.7936 GBP
1p ordinary	Sale	246	0.7930 GBP
1p ordinary	Sale	122	0.7940 GBP
1p ordinary	Sale	118	0.7890 GBP
1p ordinary	Sale	32	0.7900 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	0.7849 GBP
1p ordinary	SWAP	Decreasing Short	2,605	0.7897 GBP
1p ordinary	SWAP	Decreasing Short	18,592	0.7915 GBP
1p ordinary	SWAP	Decreasing Short	18,923	0.7920 GBP
1p ordinary	SWAP	Decreasing Short	588	0.7936 GBP
1p ordinary	SWAP	Decreasing Short	10,547	0.7946 GBP
1p ordinary	SWAP	Decreasing Short	1,689	0.7950 GBP
1p ordinary	SWAP	Increasing Short	3,354	0.7850 GBP
1p ordinary	SWAP	Increasing Short	5,790	0.7877 GBP
1p ordinary	SWAP	Increasing Short	17,856	0.7901 GBP
1p ordinary	SWAP	Increasing Short	712	0.7918 GBP
1p ordinary	SWAP	Increasing Short	23,897	0.7920 GBP
1p ordinary	SWAP	Increasing Short	2,024	0.7928 GBP
1p ordinary	SWAP	Increasing Short	4,186	0.7943 GBP
1p ordinary	CFD	Decreasing Short	4,480	0.7841 GBP
1p ordinary	CFD	Increasing Short	574	0.7919 GBP
1p ordinary	CFD	Increasing Short	10,123	0.7927 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

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(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:	09 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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