

**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:	09 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:	31,715,168	4.78%	4,597,651	0.69%
(2) Cash-settled derivatives:	3,356,752	0.51%	31,665,808	4.77%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>35,071,920</b>	<b>5.28%</b>	<b>36,263,459</b>	<b>5.46%</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	600,000	0.7922 GBP
1p ordinary	Purchase	91,505	0.7940 GBP
1p ordinary	Purchase	59,024	0.7948 GBP
1p ordinary	Purchase	33,415	0.7937 GBP
1p ordinary	Purchase	14,744	0.7939 GBP
1p ordinary	Purchase	6,221	0.7960 GBP
1p ordinary	Purchase	5,113	0.7944 GBP

1p ordinary	Purchase	3,205	0.7919 GBP
1p ordinary	Purchase	2,537	0.7910 GBP
1p ordinary	Purchase	1,831	0.7970 GBP
1p ordinary	Purchase	1,831	0.7969 GBP
1p ordinary	Purchase	260	0.7943 GBP
1p ordinary	Sale	425,000	0.7913 GBP
1p ordinary	Sale	145,164	0.7928 GBP
1p ordinary	Sale	103,376	0.7911 GBP
1p ordinary	Sale	77,751	0.7942 GBP
1p ordinary	Sale	48,158	0.7927 GBP
1p ordinary	Sale	48,024	0.7919 GBP
1p ordinary	Sale	36,893	0.7933 GBP
1p ordinary	Sale	12,200	0.7920 GBP
1p ordinary	Sale	4,708	0.7946 GBP
1p ordinary	Sale	4,331	0.7947 GBP
1p ordinary	Sale	4,121	0.7960 GBP
1p ordinary	Sale	4,005	0.7922 GBP
1p ordinary	Sale	1,958	0.7940 GBP
1p ordinary	Sale	1,831	0.7970 GBP
1p ordinary	Sale	969	0.7930 GBP
1p ordinary	Sale	431	0.7945 GBP
1p ordinary	Sale	314	0.7923 GBP
1p ordinary	Sale	132	0.7938 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	276,266	0.7805 GBP
1p ordinary	SWAP	Decreasing Short	1,000,000	0.7812 GBP
1p ordinary	SWAP	Increasing Short	276,266	0.7802 GBP
1p ordinary	SWAP	Increasing Short	1,000,000	0.7811 GBP
1p ordinary	SWAP	Increasing Short	600,000	0.7922 GBP
1p ordinary	SWAP	Decreasing Short	673,540	0.7916 GBP
1p ordinary	SWAP	Decreasing Short	48,024	0.7919 GBP
1p ordinary	SWAP	Decreasing Short	48,158	0.7927 GBP
1p ordinary	SWAP	Decreasing Short	1,433	0.7935 GBP
1p ordinary	SWAP	Decreasing Short	958	0.7936 GBP
1p ordinary	SWAP	Decreasing Short	1,647	0.7940 GBP
1p ordinary	SWAP	Decreasing Short	4,331	0.7947 GBP
1p ordinary	SWAP	Increasing Short	10,800	0.7940 GBP
1p ordinary	SWAP	Increasing Short	9,009	0.7944 GBP
1p ordinary	SWAP	Increasing Short	8,622	0.7947 GBP
1p ordinary	SWAP	Increasing Short	59,024	0.7948 GBP
1p ordinary	SWAP	Increasing Short	794	0.7960 GBP
1p ordinary	CFD	Decreasing Short	12,510	0.7923 GBP
1p ordinary	CFD	Increasing Short	2,373	0.7928 GBP
1p ordinary	CFD	Increasing Short	1	0.8000 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

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

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