

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:	13 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:	31,504,595	4.74%	4,634,331	0.70%
(2) Cash-settled derivatives:	3,393,435	0.51%	31,460,862	4.74%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	34,898,030	5.25%	36,095,193	5.43%

- (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	486,673	0.7840 GBP
1p ordinary	Purchase	290,758	0.7830 GBP
1p ordinary	Purchase	73,488	0.7850 GBP
1p ordinary	Purchase	41,151	0.7842 GBP
1p ordinary	Purchase	23,524	0.7856 GBP
1p ordinary	Purchase	5,766	0.7837 GBP
1p ordinary	Purchase	2,989	0.7854 GBP

1p ordinary	Purchase	1,534	0.7860 GBP
1p ordinary	Purchase	249	0.7839 GBP
1p ordinary	Sale	674,395	0.7840 GBP
1p ordinary	Sale	318,418	0.7830 GBP
1p ordinary	Sale	122,725	0.7846 GBP
1p ordinary	Sale	71,377	0.7835 GBP
1p ordinary	Sale	10,809	0.7834 GBP
1p ordinary	Sale	8,058	0.7851 GBP
1p ordinary	Sale	6,632	0.7849 GBP
1p ordinary	Sale	5,100	0.7858 GBP
1p ordinary	Sale	3,700	0.7820 GBP
1p ordinary	Sale	2,954	0.7859 GBP
1p ordinary	Sale	2,600	0.7837 GBP
1p ordinary	Sale	2,156	0.7850 GBP
1p ordinary	Sale	116	0.7860 GBP
1p ordinary	Sale	4	0.7845 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	475,000	0.7840 GBP
1p ordinary	SWAP	Decreasing Short	144,568	0.7830 GBP
1p ordinary	SWAP	Decreasing Short	10,809	0.7834 GBP
1p ordinary	SWAP	Decreasing Short	6,609	0.7837 GBP
1p ordinary	SWAP	Decreasing Short	2,026	0.7838 GBP
1p ordinary	SWAP	Decreasing Short	676,965	0.7840 GBP
1p ordinary	SWAP	Decreasing Short	40,518	0.7843 GBP
1p ordinary	SWAP	Decreasing Short	7,752	0.7844 GBP
1p ordinary	SWAP	Decreasing Short	1,900	0.7849 GBP
1p ordinary	SWAP	Increasing Short	46,675	0.7830 GBP
1p ordinary	SWAP	Increasing Short	5,766	0.7837 GBP
1p ordinary	SWAP	Increasing Short	249	0.7839 GBP
1p ordinary	SWAP	Increasing Short	2,009	0.7840 GBP
1p ordinary	SWAP	Increasing Short	41,151	0.7842 GBP
1p ordinary	SWAP	Increasing Short	69,797	0.7850 GBP
1p ordinary	SWAP	Increasing Short	13,596	0.7855 GBP
1p ordinary	SWAP	Increasing Short	9,928	0.7856 GBP
1p ordinary	CFD	Decreasing Short	70,310	0.7845 GBP
1p ordinary	CFD	Decreasing Short	2	0.7850 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:	14 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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