

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:	19 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:	31,388,052	4.73%	4,723,620	0.71%
(2) Cash-settled derivatives:	3,414,273	0.51%	31,306,764	4.71%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	34,802,325	5.24%	36,030,384	5.42%

(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	250,000	0.7978 GBP
1p ordinary	Purchase	169,042	0.7960 GBP
1p ordinary	Purchase	37,485	0.7956 GBP
1p ordinary	Purchase	5,766	0.7963 GBP
1p ordinary	Purchase	5,668	0.7950 GBP
1p ordinary	Purchase	5,300	0.7969 GBP
1p ordinary	Purchase	2,916	0.8000 GBP

1p ordinary	Purchase	1,100	0.7980 GBP
1p ordinary	Purchase	174	0.7961 GBP
1p ordinary	Sale	331,389	0.7960 GBP
1p ordinary	Sale	138,496	0.7966 GBP
1p ordinary	Sale	81,520	0.7969 GBP
1p ordinary	Sale	18,743	0.7983 GBP
1p ordinary	Sale	9,708	0.7979 GBP
1p ordinary	Sale	2,501	0.7955 GBP
1p ordinary	Sale	600	0.7965 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	250,000	0.7978 GBP
1p ordinary	SWAP	Decreasing Short	200	0.7879 GBP
1p ordinary	SWAP	Decreasing Short	167,412	0.7960 GBP
1p ordinary	SWAP	Decreasing Short	600	0.7965 GBP
1p ordinary	SWAP	Decreasing Short	81,520	0.7969 GBP
1p ordinary	SWAP	Decreasing Short	9,708	0.7979 GBP
1p ordinary	SWAP	Decreasing Short	18,743	0.7983 GBP
1p ordinary	SWAP	Increasing Short	42,153	0.7956 GBP
1p ordinary	SWAP	Increasing Short	6,429	0.7960 GBP
1p ordinary	SWAP	Increasing Short	174	0.7961 GBP
1p ordinary	SWAP	Increasing Short	2,000	0.7971 GBP
1p ordinary	SWAP	Increasing Short	1,100	0.7980 GBP
1p ordinary	SWAP	Increasing Short	2,916	0.8000 GBP
1p ordinary	CFD	Decreasing Short	123,975	0.7965 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:	20 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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