

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")

KEY INFORMATION

1.	
(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:	22 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:	32,988,936	4.97%	5,101,701	0.77%
(2) Cash-settled derivatives:	3,764,086	0.57%	32,894,620	4.95%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	36,753,022	5.53%	37,996,321	5.72%

(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	339,330	0.7927 GBP
1p ordinary	Purchase	78,041	0.7941 GBP
1p ordinary	Purchase	70,598	0.7924 GBP
1p ordinary	Purchase	69,214	0.7953 GBP
1p ordinary	Purchase	67,009	0.7918 GBP
1p ordinary	Purchase	52,515	0.7939 GBP
1p ordinary	Purchase	46,269	0.7910 GBP
1p ordinary	Purchase	23,743	0.7921 GBP
1p ordinary	Purchase	18,173	0.7956 GBP
1p ordinary	Purchase	12,657	0.7940 GBP
1p ordinary	Purchase	10,334	0.7928 GBP
1p ordinary	Purchase	7,393	0.7930 GBP
1p ordinary	Purchase	6,701	0.7920 GBP
1p ordinary	Purchase	5,212	0.7900 GBP

1p ordinary	Purchase	3,313	0.7929 GBP
1p ordinary	Purchase	5,172	0.7945 GBP
1p ordinary	Purchase	4,782	0.7919 GBP
1p ordinary	Purchase	3,193	0.7925 GBP
1p ordinary	Purchase	1,978	0.7923 GBP
1p ordinary	Purchase	1,684	0.7914 GBP
1p ordinary	Purchase	778	0.7950 GBP
1p ordinary	Purchase	107	0.7935 GBP
1p ordinary	Sale	61,823	0.7919 GBP
1p ordinary	Sale	59,875	0.7951 GBP
1p ordinary	Sale	24,266	0.7920 GBP
1p ordinary	Sale	20,631	0.7910 GBP
1p ordinary	Sale	10,173	0.7960 GBP
1p ordinary	Sale	7,309	0.7930 GBP
1p ordinary	Sale	6,590	0.7953 GBP
1p ordinary	Sale	4,650	0.7950 GBP
1p ordinary	Sale	3,581	0.7912 GBP
1p ordinary	Sale	3,210	0.7940 GBP
1p ordinary	Sale	3,193	0.7925 GBP
1p ordinary	Sale	2,333	0.7913 GBP
1p ordinary	Sale	1,386	0.7959 GBP
1p ordinary	Sale	121	0.7909 GBP
1p ordinary	Sale	107	0.7935 GBP
1p ordinary	Sale	55	0.7946 GBP
1p ordinary	Sale	6	0.7916 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	121	0.7909 GBP
1p ordinary	SWAP	Decreasing Short	741	0.7910 GBP
1p ordinary	SWAP	Decreasing Short	3,581	0.7912 GBP
1p ordinary	SWAP	Decreasing Short	86	0.7923 GBP
1p ordinary	SWAP	Decreasing Short	28,185	0.7925 GBP
1p ordinary	SWAP	Decreasing Short	16,408	0.7927 GBP
1p ordinary	SWAP	Decreasing Short	331	0.7929 GBP
1p ordinary	SWAP	Decreasing Short	81	0.7939 GBP
1p ordinary	SWAP	Decreasing Short	3,872	0.7949 GBP
1p ordinary	SWAP	Decreasing Short	7,219	0.7951 GBP
1p ordinary	SWAP	Increasing Short	34,722	0.7910 GBP
1p ordinary	SWAP	Increasing Short	1,684	0.7914 GBP
1p ordinary	SWAP	Increasing Short	4,782	0.7920 GBP
1p ordinary	SWAP	Increasing Short	75,404	0.7921 GBP
1p ordinary	SWAP	Increasing Short	1,978	0.7923 GBP
1p ordinary	SWAP	Increasing Short	70,598	0.7924 GBP
1p ordinary	SWAP	Increasing Short	350,599	0.7927 GBP
1p ordinary	SWAP	Increasing Short	28,302	0.7928 GBP
1p ordinary	SWAP	Increasing Short	8,273	0.7930 GBP
1p ordinary	SWAP	Increasing Short	9,447	0.7939 GBP
1p ordinary	SWAP	Increasing Short	10,071	0.7947 GBP
1p ordinary	SWAP	Increasing Short	4,376	0.7955 GBP
1p ordinary	SWAP	Increasing Short	8,898	0.7961 GBP
1p ordinary	CFD	Increasing Short	3,815	0.7910 GBP
1p ordinary	CFD	Increasing Short	52,509	0.7939 GBP

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

Class	Product	Writing,	Number	Exercise	Type	Expiry	Option
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of relevant security	description	purchasing, selling, varying etc	of securities to which option relates	price per unit		date	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:	23 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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