

**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:	26 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:	33,383,482	5.03%	5,195,468	0.78%
(2) Cash-settled derivatives:	3,826,990	0.58%	33,293,901	5.01%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	37,210,472	5.60%	38,489,369	5.79%

- (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	171,522	0.7870 GBP
1p ordinary	Purchase	146,202	0.7904 GBP
1p ordinary	Purchase	20,435	0.7892 GBP
1p ordinary	Purchase	14,170	0.7908 GBP
1p ordinary	Purchase	13,448	0.7925 GBP
1p ordinary	Purchase	12,925	0.7918 GBP
1p ordinary	Purchase	7,743	0.7900 GBP

1p ordinary	Purchase	6,550	0.7934 GBP
1p ordinary	Purchase	6,078	0.7920 GBP
1p ordinary	Purchase	5,695	0.7890 GBP
1p ordinary	Purchase	5,444	0.7897 GBP
1p ordinary	Purchase	4,328	0.7914 GBP
1p ordinary	Purchase	4,055	0.7820 GBP
1p ordinary	Purchase	359	0.7895 GBP
1p ordinary	Purchase	49	0.7910 GBP
1p ordinary	Sale	53,208	0.7878 GBP
1p ordinary	Sale	31,495	0.7897 GBP
1p ordinary	Sale	25,272	0.7870 GBP
1p ordinary	Sale	4,655	0.7916 GBP
1p ordinary	Sale	4,342	0.7869 GBP
1p ordinary	Sale	1,622	0.7890 GBP
1p ordinary	Sale	1,123	0.7925 GBP
1p ordinary	Sale	6	0.7920 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	4,342	0.7869 GBP
1p ordinary	SWAP	Decreasing Short	3,459	0.7870 GBP
1p ordinary	SWAP	Decreasing Short	2,281	0.7901 GBP
1p ordinary	SWAP	Decreasing Short	400	0.7909 GBP
1p ordinary	SWAP	Increasing Short	1,241	0.7820 GBP
1p ordinary	SWAP	Increasing Short	21,572	0.7865 GBP
1p ordinary	SWAP	Increasing Short	76,907	0.7870 GBP
1p ordinary	SWAP	Increasing Short	28,110	0.7892 GBP
1p ordinary	SWAP	Increasing Short	30,801	0.7893 GBP
1p ordinary	SWAP	Increasing Short	9,350	0.7900 GBP
1p ordinary	SWAP	Increasing Short	830	0.7901 GBP
1p ordinary	SWAP	Increasing Short	135,002	0.7904 GBP
1p ordinary	SWAP	Increasing Short	14,170	0.7908 GBP
1p ordinary	SWAP	Increasing Short	49	0.7910 GBP
1p ordinary	SWAP	Increasing Short	4,328	0.7914 GBP
1p ordinary	SWAP	Increasing Short	12,925	0.7918 GBP
1p ordinary	SWAP	Increasing Short	5,808	0.7920 GBP
1p ordinary	SWAP	Increasing Short	13,448	0.7925 GBP
1p ordinary	CFD	Decreasing Short	31,495	0.7897 GBP
1p ordinary	CFD	Decreasing Short	4,655	0.7916 GBP
1p ordinary	CFD	Decreasing Short	1,123	0.7924 GBP
1p ordinary	CFD	Increasing Short	2,814	0.7820 GBP
1p ordinary	CFD	Increasing Short	3,761	0.7890 GBP
1p ordinary	CFD	Increasing Short	4,259	0.7900 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:	27 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@seg.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

RETEAFFXASAKEFA