

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:	27 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:	34,346,406	5.17%	4,860,374	0.73%
(2) Cash-settled derivatives:	3,867,487	0.58%	34,272,076	5.16%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	38,213,893	5.75%	39,132,450	5.89%

(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	2,635,672	0.8000 GBP
1p ordinary	Purchase	1,743,602	0.7991 GBP
1p ordinary	Purchase	864,133	0.7858 GBP
1p ordinary	Purchase	89,614	0.7847 GBP
1p ordinary	Purchase	67,783	0.7842 GBP
1p ordinary	Purchase	45,698	0.7839 GBP
1p ordinary	Purchase	34,988	0.7860 GBP

1p ordinary	Purchase	34,301	0.7851 GBP
1p ordinary	Purchase	30,164	0.7849 GBP
1p ordinary	Purchase	29,518	0.7835 GBP
1p ordinary	Purchase	28,484	0.7834 GBP
1p ordinary	Purchase	24,468	0.7840 GBP
1p ordinary	Purchase	18,726	0.7819 GBP
1p ordinary	Purchase	16,683	0.7848 GBP
1p ordinary	Purchase	15,811	0.7908 GBP
1p ordinary	Purchase	14,308	0.7836 GBP
1p ordinary	Purchase	8,077	0.7850 GBP
1p ordinary	Purchase	8,002	0.7853 GBP
1p ordinary	Purchase	7,991	0.7870 GBP
1p ordinary	Purchase	5,924	0.7830 GBP
1p ordinary	Purchase	4,044	0.7805 GBP
1p ordinary	Purchase	3,581	0.7800 GBP
1p ordinary	Purchase	2,623	0.7820 GBP
1p ordinary	Purchase	1,273	0.7810 GBP
1p ordinary	Purchase	889	0.7780 GBP
1p ordinary	Purchase	475	0.7790 GBP
1p ordinary	Purchase	39	0.7880 GBP
1p ordinary	Sale	1,253,364	0.8000 GBP
1p ordinary	Sale	1,189,715	0.7990 GBP
1p ordinary	Sale	1,053,574	0.7999 GBP
1p ordinary	Sale	689,872	0.7987 GBP
1p ordinary	Sale	69,942	0.7852 GBP
1p ordinary	Sale	69,281	0.7840 GBP
1p ordinary	Sale	31,549	0.7850 GBP
1p ordinary	Sale	31,162	0.7860 GBP
1p ordinary	Sale	17,242	0.7843 GBP
1p ordinary	Sale	13,581	0.7800 GBP
1p ordinary	Sale	5,924	0.7830 GBP
1p ordinary	Sale	3,710	0.7870 GBP
1p ordinary	Sale	3,546	0.7841 GBP
1p ordinary	Sale	2,623	0.7820 GBP
1p ordinary	Sale	1,273	0.7810 GBP
1p ordinary	Sale	1,131	0.7859 GBP
1p ordinary	Sale	889	0.7780 GBP
1p ordinary	Sale	475	0.7790 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	342,313	0.7852 GBP
1p ordinary	SWAP	Increasing Short	521,820	0.7862 GBP
1p ordinary	SWAP	Decreasing Short	1,001	0.7834 GBP
1p ordinary	SWAP	Decreasing Short	3,546	0.7841 GBP
1p ordinary	SWAP	Decreasing Short	58,194	0.7843 GBP
1p ordinary	SWAP	Decreasing Short	71,073	0.7852 GBP
1p ordinary	SWAP	Decreasing Short	4,060	0.7863 GBP
1p ordinary	SWAP	Decreasing Short	1,053,574	0.7999 GBP
1p ordinary	SWAP	Decreasing Short	882,438	0.8000 GBP
1p ordinary	SWAP	Increasing Short	5,387	0.7819 GBP
1p ordinary	SWAP	Increasing Short	8,046	0.7830 GBP
1p ordinary	SWAP	Increasing Short	27,082	0.7836 GBP
1p ordinary	SWAP	Increasing Short	17,278	0.7837 GBP
1p ordinary	SWAP	Increasing Short	45,698	0.7839 GBP
1p ordinary	SWAP	Increasing Short	52,455	0.7847 GBP
1p ordinary	SWAP	Increasing Short	1,550	0.7850 GBP
1p ordinary	SWAP	Increasing Short	34,301	0.7851 GBP
1p ordinary	SWAP	Increasing Short	39	0.7880 GBP
1p ordinary	SWAP	Increasing Short	15,811	0.7908 GBP
1p ordinary	SWAP	Increasing Short	679,871	0.7986 GBP
1p ordinary	SWAP	Increasing Short	1,115,933	0.7988 GBP

				GBP
1p ordinary	SWAP	Increasing Short	29,467	0.8000 GBP
1p ordinary	CFD	Decreasing Short	17,242	0.7843 GBP
1p ordinary	CFD	Decreasing Short	689,872	0.7987 GBP
1p ordinary	CFD	Decreasing Short	4,203	0.7999 GBP
1p ordinary	CFD	Increasing Short	37,159	0.7848 GBP
1p ordinary	CFD	Increasing Short	39,221	0.7849 GBP
1p ordinary	CFD	Increasing Short	749,450	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

(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:	28 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

RETEAFFPAAAKEFA