

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:	UNITE GROUP PLC/THE
(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:	18 Aug 2025
(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: EMPIRIC STUDENT PROPERTY PLC

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:	25p ordinary		Short Positions	
	Interests			
	Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:	4,120,067	0.84%	705,939	0.14%
(2) Cash-settled derivatives:	587,859	0.12%	3,814,792	0.78%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	4,707,926	0.96%	4,520,731	0.92%

- (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
25p ordinary	Purchase	69,419	7.2750 GBP
25p ordinary	Purchase	55,208	7.2978 GBP
25p ordinary	Purchase	16,376	7.2802 GBP
25p ordinary	Purchase	15,098	7.3009 GBP
25p ordinary	Purchase	13,167	7.3045 GBP
25p ordinary	Purchase	11,592	7.3023 GBP
25p ordinary	Purchase	11,496	7.2772 GBP

25p ordinary	Purchase	11,052	7.3200 GBP
25p ordinary	Purchase	10,578	7.2981 GBP
25p ordinary	Purchase	6,758	7.3104 GBP
25p ordinary	Purchase	4,472	7.3000 GBP
25p ordinary	Purchase	3,036	7.2859 GBP
25p ordinary	Purchase	2,735	7.2800 GBP
25p ordinary	Purchase	2,699	7.3194 GBP
25p ordinary	Purchase	2,641	7.3228 GBP
25p ordinary	Purchase	2,600	7.3010 GBP
25p ordinary	Purchase	2,400	7.3065 GBP
25p ordinary	Purchase	1,959	7.3444 GBP
25p ordinary	Purchase	1,740	7.2934 GBP
25p ordinary	Purchase	1,683	7.2850 GBP
25p ordinary	Purchase	1,674	7.2650 GBP
25p ordinary	Purchase	1,656	7.3178 GBP
25p ordinary	Purchase	1,603	7.2760 GBP
25p ordinary	Purchase	1,499	7.2825 GBP
25p ordinary	Purchase	1,496	7.2764 GBP
25p ordinary	Purchase	1,160	7.2925 GBP
25p ordinary	Purchase	1,130	7.2675 GBP
25p ordinary	Purchase	999	7.2700 GBP
25p ordinary	Purchase	818	7.2950 GBP
25p ordinary	Purchase	682	7.2847 GBP
25p ordinary	Purchase	657	7.2725 GBP
25p ordinary	Purchase	393	7.2975 GBP
25p ordinary	Purchase	356	7.2777 GBP
25p ordinary	Purchase	300	7.2625 GBP
25p ordinary	Purchase	160	7.3350 GBP
25p ordinary	Purchase	102	7.2865 GBP
25p ordinary	Purchase	84	7.2842 GBP
25p ordinary	Purchase	33	7.2782 GBP
25p ordinary	Purchase	16	7.3100 GBP
25p ordinary	Sale	52,761	7.2899 GBP
25p ordinary	Sale	39,653	7.2750 GBP
25p ordinary	Sale	35,175	7.2756 GBP
25p ordinary	Sale	30,909	7.3024 GBP
25p ordinary	Sale	24,714	7.2937 GBP
25p ordinary	Sale	22,533	7.2863 GBP
25p ordinary	Sale	19,508	7.2763 GBP
25p ordinary	Sale	19,221	7.2857 GBP
25p ordinary	Sale	15,332	7.3165 GBP
25p ordinary	Sale	14,117	7.2991 GBP
25p ordinary	Sale	11,527	7.2746 GBP
25p ordinary	Sale	11,467	7.2980 GBP
25p ordinary	Sale	10,223	7.3097 GBP
25p ordinary	Sale	8,880	7.2850 GBP
25p ordinary	Sale	6,382	7.2896 GBP
25p ordinary	Sale	5,819	7.3029 GBP
25p ordinary	Sale	5,190	7.2748 GBP
25p ordinary	Sale	3,964	7.2882 GBP
25p ordinary	Sale	3,784	7.3088 GBP
25p ordinary	Sale	3,284	7.3077 GBP
25p ordinary	Sale	3,069	7.3132 GBP
25p ordinary	Sale	3,018	7.3075 GBP
25p ordinary	Sale	2,465	7.2800 GBP
25p ordinary	Sale	2,218	7.3130 GBP
25p ordinary	Sale	2,192	7.3374 GBP
25p ordinary	Sale	2,137	7.3223 GBP
25p ordinary	Sale	2,109	7.2854 GBP
25p ordinary	Sale	2,066	7.3090 GBP
25p ordinary	Sale	1,894	7.3083 GBP
25p ordinary	Sale	1,582	7.3000 GBP
25p ordinary	Sale	1,223	7.2825 GBP
25p ordinary	Sale	1,160	7.2925 GBP
25p ordinary	Sale	1,130	7.2675 GBP
25p ordinary	Sale	1,041	7.2862 GBP
25p ordinary	Sale	947	7.3143 GBP
25p ordinary	Sale	818	7.2950 GBP
25p ordinary	Sale	728	7.2975 GBP
25p ordinary	Sale	657	7.2725 GBP
25p ordinary	Sale	641	7.2696 GBP
25p ordinary	Sale	549	7.3001 GBP
25p ordinary	Sale	545	7.2965 GBP
25p ordinary	Sale	539	7.2652 GBP
25p ordinary	Sale	539	7.2650 GBP
25p ordinary	Sale	417	7.2988 GBP
25p ordinary	Sale	335	7.3025 GBP
25p ordinary	Sale	328	7.3200 GBP
25p ordinary	Sale	309	7.2700 GBP
25p ordinary	Sale	300	7.2625 GBP
25p ordinary	Sale	295	7.3500 GBP
25p ordinary	Sale	270	7.3100 GBP
25p ordinary	Sale	138	7.3096 GBP
25p ordinary	Sale	48	7.2818 GBP

(b) Cash-settled derivative transactions

Class of relevant security	Product description	Nature of dealing	Number of reference securities	Price per unit
25p ordinary	SWAP	Decreasing Short	11,527	7.2746 GBP
25p ordinary	SWAP	Decreasing Short	5,190	7.2748 GBP
25p ordinary	SWAP	Decreasing Short	14,496	7.2750 GBP
25p ordinary	SWAP	Decreasing Short	35,175	7.2756 GBP
25p ordinary	SWAP	Decreasing Short	19,508	7.2763 GBP
25p ordinary	SWAP	Decreasing Short	340	7.2800 GBP
25p ordinary	SWAP	Decreasing Short	48	7.2817 GBP
25p ordinary	SWAP	Decreasing Short	7,204	7.2850 GBP
25p ordinary	SWAP	Decreasing Short	22,533	7.2863 GBP
25p ordinary	SWAP	Decreasing Short	29,613	7.2940 GBP
25p ordinary	SWAP	Decreasing Short	72,985	7.2944 GBP
25p ordinary	SWAP	Decreasing Short	11,467	7.2980 GBP
25p ordinary	SWAP	Decreasing Short	4,256	7.2988 GBP
25p ordinary	SWAP	Decreasing Short	14,117	7.2991 GBP
25p ordinary	SWAP	Decreasing Short	65	7.3000 GBP
25p ordinary	SWAP	Decreasing Short	549	7.3001 GBP
25p ordinary	SWAP	Decreasing Short	491	7.3014 GBP
25p ordinary	SWAP	Decreasing Short	30,909	7.3024 GBP
25p ordinary	SWAP	Decreasing Short	5,280	7.3034 GBP
25p ordinary	SWAP	Decreasing Short	78	7.3054 GBP
25p ordinary	SWAP	Decreasing Short	3,284	7.3077 GBP
25p ordinary	SWAP	Decreasing Short	1,894	7.3083 GBP
25p ordinary	SWAP	Decreasing Short	3,784	7.3087 GBP
25p ordinary	SWAP	Decreasing Short	2,066	7.3090 GBP
25p ordinary	SWAP	Decreasing Short	138	7.3096 GBP
25p ordinary	SWAP	Decreasing Short	16	7.3098 GBP
25p ordinary	SWAP	Decreasing Short	254	7.3100 GBP
25p ordinary	SWAP	Decreasing Short	20,184	7.3218 GBP
25p ordinary	SWAP	Decreasing Short	2,137	7.3223 GBP
25p ordinary	SWAP	Increasing Short	341	7.2700 GBP
25p ordinary	SWAP	Increasing Short	18,239	7.2750 GBP
25p ordinary	SWAP	Increasing Short	1,603	7.2760 GBP
25p ordinary	SWAP	Increasing Short	1,496	7.2764 GBP
25p ordinary	SWAP	Increasing Short	11,496	7.2772 GBP
25p ordinary	SWAP	Increasing Short	356	7.2777 GBP
25p ordinary	SWAP	Increasing Short	276	7.2825 GBP
25p ordinary	SWAP	Increasing Short	548	7.2834 GBP
25p ordinary	SWAP	Increasing Short	7	7.2850 GBP
25p ordinary	SWAP	Increasing Short	102	7.2865 GBP
25p ordinary	SWAP	Increasing Short	1,740	7.2934 GBP
25p ordinary	SWAP	Increasing Short	46,214	7.2968 GBP
25p ordinary	SWAP	Increasing Short	10,578	7.2981 GBP
25p ordinary	SWAP	Increasing Short	86,099	7.2983 GBP

				GBP
25p ordinary	SWAP	Increasing Short	2,600	7.3010 GBP
25p ordinary	SWAP	Increasing Short	475	7.3100 GBP
25p ordinary	SWAP	Increasing Short	16	7.3101 GBP
25p ordinary	SWAP	Increasing Short	2,641	7.3228 GBP
25p ordinary	SWAP	Increasing Short	160	7.3350 GBP
25p ordinary	SWAP	Increasing Short	1,959	7.3444 GBP
25p ordinary	CFD	Increasing Long	3,706	7.3079 GBP
25p ordinary	CFD	Increasing Long	2,218	7.3128 GBP
25p ordinary	CFD	Decreasing Long	684	7.2951 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:	19 Aug 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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