

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: | 27 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 | | | |
|--|------------------|--------------|------------------|--------------|
| | Interests | | Short Positions | |
| | Number | (%) | Number | (%) |
| (1) Relevant securities owned and/or controlled: | 4,533,967 | 0.93% | 1,199,908 | 0.25% |
| (2) Cash-settled derivatives: | 1,164,380 | 0.24% | 3,873,862 | 0.79% |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: | 0 | 0.00% | 0 | 0.00% |
| TOTAL: | 5,698,347 | 1.16% | 5,073,770 | 1.04% |

- (b) Rights to subscribe for new securities (including directors and other executive options)

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|---|--|
| 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 | 547,699 | 7.1467 GBP |
| 25p ordinary | Purchase | 227,632 | 7.1554 GBP |
| 25p ordinary | Purchase | 189,588 | 7.1450 GBP |
| 25p ordinary | Purchase | 88,887 | 7.1495 GBP |
| 25p ordinary | Purchase | 61,906 | 7.1648 GBP |
| 25p ordinary | Purchase | 51,691 | 7.1878 GBP |
| 25p ordinary | Purchase | 26,832 | 7.1499 GBP |
| 25p ordinary | Purchase | 22,690 | 7.1720 GBP |
| 25p ordinary | Purchase | 19,964 | 7.1904 GBP |
| 25p ordinary | Purchase | 15,112 | 7.1672 GBP |
| 25p ordinary | Purchase | 10,848 | 7.1449 GBP |
| 25p ordinary | Purchase | 10,436 | 7.1596 GBP |
| 25p ordinary | Purchase | 8,936 | 7.1478 GBP |
| 25p ordinary | Purchase | 8,004 | 7.1514 GBP |

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|--------------|----------|---------|------------|
| 25p ordinary | Purchase | 8,704 | 7.1314 GBP |
| 25p ordinary | Purchase | 8,337 | 7.1743 GBP |
| 25p ordinary | Purchase | 7,691 | 7.1392 GBP |
| 25p ordinary | Purchase | 7,520 | 7.1483 GBP |
| 25p ordinary | Purchase | 6,994 | 7.1453 GBP |
| 25p ordinary | Purchase | 6,236 | 7.1500 GBP |
| 25p ordinary | Purchase | 5,730 | 7.1503 GBP |
| 25p ordinary | Purchase | 5,271 | 7.1556 GBP |
| 25p ordinary | Purchase | 4,814 | 7.1642 GBP |
| 25p ordinary | Purchase | 4,775 | 7.1492 GBP |
| 25p ordinary | Purchase | 4,655 | 7.1475 GBP |
| 25p ordinary | Purchase | 4,339 | 7.1536 GBP |
| 25p ordinary | Purchase | 3,911 | 7.1537 GBP |
| 25p ordinary | Purchase | 3,781 | 7.1491 GBP |
| 25p ordinary | Purchase | 3,350 | 7.1300 GBP |
| 25p ordinary | Purchase | 3,152 | 7.1479 GBP |
| 25p ordinary | Purchase | 2,621 | 7.1693 GBP |
| 25p ordinary | Purchase | 2,477 | 7.1650 GBP |
| 25p ordinary | Purchase | 2,236 | 7.1375 GBP |
| 25p ordinary | Purchase | 2,188 | 7.1542 GBP |
| 25p ordinary | Purchase | 1,975 | 7.1600 GBP |
| 25p ordinary | Purchase | 1,871 | 7.1550 GBP |
| 25p ordinary | Purchase | 1,456 | 7.1431 GBP |
| 25p ordinary | Purchase | 1,262 | 7.1525 GBP |
| 25p ordinary | Purchase | 1,060 | 7.1250 GBP |
| 25p ordinary | Purchase | 985 | 7.1850 GBP |
| 25p ordinary | Purchase | 734 | 7.1381 GBP |
| 25p ordinary | Purchase | 514 | 7.1455 GBP |
| 25p ordinary | Purchase | 505 | 7.1331 GBP |
| 25p ordinary | Purchase | 483 | 7.1225 GBP |
| 25p ordinary | Purchase | 425 | 7.1400 GBP |
| 25p ordinary | Purchase | 368 | 7.2050 GBP |
| 25p ordinary | Purchase | 358 | 7.1325 GBP |
| 25p ordinary | Purchase | 345 | 7.1425 GBP |
| 25p ordinary | Purchase | 307 | 7.1575 GBP |
| 25p ordinary | Purchase | 258 | 7.1468 GBP |
| 25p ordinary | Purchase | 189 | 7.1200 GBP |
| 25p ordinary | Purchase | 158 | 7.1798 GBP |
| 25p ordinary | Purchase | 130 | 7.1289 GBP |
| 25p ordinary | Purchase | 39 | 7.1253 GBP |
| 25p ordinary | Purchase | 7 | 7.1628 GBP |
| 25p ordinary | Purchase | 5 | 7.2150 GBP |
| 25p ordinary | Sale | 182,913 | 7.1450 GBP |
| 25p ordinary | Sale | 170,509 | 7.1498 GBP |
| 25p ordinary | Sale | 92,004 | 7.1481 GBP |
| 25p ordinary | Sale | 88,787 | 7.1536 GBP |
| 25p ordinary | Sale | 81,329 | 7.1576 GBP |
| 25p ordinary | Sale | 76,552 | 7.1542 GBP |
| 25p ordinary | Sale | 76,403 | 7.1554 GBP |
| 25p ordinary | Sale | 64,912 | 7.1508 GBP |
| 25p ordinary | Sale | 37,134 | 7.1435 GBP |
| 25p ordinary | Sale | 34,090 | 7.1604 GBP |
| 25p ordinary | Sale | 34,019 | 7.1524 GBP |
| 25p ordinary | Sale | 32,429 | 7.1681 GBP |
| 25p ordinary | Sale | 22,004 | 7.1477 GBP |
| 25p ordinary | Sale | 21,639 | 7.1565 GBP |
| 25p ordinary | Sale | 20,402 | 7.1645 GBP |
| 25p ordinary | Sale | 20,262 | 7.1422 GBP |
| 25p ordinary | Sale | 19,723 | 7.1675 GBP |
| 25p ordinary | Sale | 19,194 | 7.1455 GBP |
| 25p ordinary | Sale | 14,276 | 7.1610 GBP |
| 25p ordinary | Sale | 13,505 | 7.1654 GBP |
| 25p ordinary | Sale | 13,293 | 7.1721 GBP |
| 25p ordinary | Sale | 10,051 | 7.1499 GBP |
| 25p ordinary | Sale | 9,024 | 7.1555 GBP |
| 25p ordinary | Sale | 7,730 | 7.1520 GBP |
| 25p ordinary | Sale | 7,548 | 7.1617 GBP |
| 25p ordinary | Sale | 7,112 | 7.1519 GBP |
| 25p ordinary | Sale | 5,704 | 7.1500 GBP |
| 25p ordinary | Sale | 4,655 | 7.1475 GBP |
| 25p ordinary | Sale | 4,168 | 7.1546 GBP |
| 25p ordinary | Sale | 3,328 | 7.1378 GBP |
| 25p ordinary | Sale | 3,214 | 7.1381 GBP |
| 25p ordinary | Sale | 3,105 | 7.1559 GBP |
| 25p ordinary | Sale | 2,966 | 7.1300 GBP |
| 25p ordinary | Sale | 2,861 | 7.1448 GBP |
| 25p ordinary | Sale | 2,748 | 7.1317 GBP |
| 25p ordinary | Sale | 2,710 | 7.1815 GBP |
| 25p ordinary | Sale | 2,635 | 7.1466 GBP |
| 25p ordinary | Sale | 2,601 | 7.1758 GBP |
| 25p ordinary | Sale | 2,588 | 7.1375 GBP |
| 25p ordinary | Sale | 2,486 | 7.1574 GBP |
| 25p ordinary | Sale | 2,427 | 7.1451 GBP |
| 25p ordinary | Sale | 2,384 | 7.1510 GBP |
| 25p ordinary | Sale | 2,227 | 7.1550 GBP |
| 25p ordinary | Sale | 1,876 | 7.1447 GBP |
| 25p ordinary | Sale | 1,735 | 7.1515 GBP |
| 25p ordinary | Sale | 1,638 | 7.1647 GBP |

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|--------------|------|-------|------------|
| 25p ordinary | Sale | 1,362 | 7.1437 GBP |
| 25p ordinary | Sale | 1,267 | 7.1398 GBP |
| 25p ordinary | Sale | 1,262 | 7.1525 GBP |
| 25p ordinary | Sale | 1,117 | 7.1485 GBP |
| 25p ordinary | Sale | 1,060 | 7.1250 GBP |
| 25p ordinary | Sale | 874 | 7.1599 GBP |
| 25p ordinary | Sale | 854 | 7.1600 GBP |
| 25p ordinary | Sale | 845 | 7.1742 GBP |
| 25p ordinary | Sale | 810 | 7.1539 GBP |
| 25p ordinary | Sale | 677 | 7.1575 GBP |
| 25p ordinary | Sale | 662 | 7.1850 GBP |
| 25p ordinary | Sale | 645 | 7.1650 GBP |
| 25p ordinary | Sale | 546 | 7.1538 GBP |
| 25p ordinary | Sale | 546 | 7.1619 GBP |
| 25p ordinary | Sale | 483 | 7.1225 GBP |
| 25p ordinary | Sale | 425 | 7.1400 GBP |
| 25p ordinary | Sale | 387 | 7.1350 GBP |
| 25p ordinary | Sale | 358 | 7.1325 GBP |
| 25p ordinary | Sale | 354 | 7.1847 GBP |
| 25p ordinary | Sale | 345 | 7.1425 GBP |
| 25p ordinary | Sale | 189 | 7.1200 GBP |
| 25p ordinary | Sale | 126 | 7.1800 GBP |
| 25p ordinary | Sale | 85 | 7.1402 GBP |
| 25p ordinary | Sale | 21 | 7.1752 GBP |
| 25p ordinary | Sale | 16 | 7.1513 GBP |
| 25p ordinary | Sale | 7 | 7.1628 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 | 3,328 | 7.1378 GBP |
| 25p ordinary | SWAP | Decreasing Short | 1,267 | 7.1398 GBP |
| 25p ordinary | SWAP | Decreasing Short | 85 | 7.1402 GBP |
| 25p ordinary | SWAP | Decreasing Short | 517 | 7.1406 GBP |
| 25p ordinary | SWAP | Decreasing Short | 16,447 | 7.1446 GBP |
| 25p ordinary | SWAP | Decreasing Short | 2,861 | 7.1448 GBP |
| 25p ordinary | SWAP | Decreasing Short | 73,575 | 7.1450 GBP |
| 25p ordinary | SWAP | Decreasing Short | 1,168 | 7.1481 GBP |
| 25p ordinary | SWAP | Decreasing Short | 5,437 | 7.1482 GBP |
| 25p ordinary | SWAP | Decreasing Short | 1,117 | 7.1485 GBP |
| 25p ordinary | SWAP | Decreasing Short | 275 | 7.1500 GBP |
| 25p ordinary | SWAP | Decreasing Short | 16 | 7.1513 GBP |
| 25p ordinary | SWAP | Decreasing Short | 546 | 7.1538 GBP |
| 25p ordinary | SWAP | Decreasing Short | 810 | 7.1539 GBP |
| 25p ordinary | SWAP | Decreasing Short | 4,168 | 7.1546 GBP |
| 25p ordinary | SWAP | Decreasing Short | 370 | 7.1575 GBP |
| 25p ordinary | SWAP | Decreasing Short | 129,710 | 7.1594 GBP |
| 25p ordinary | SWAP | Decreasing Short | 874 | 7.1599 GBP |
| 25p ordinary | SWAP | Decreasing Short | 47,684 | 7.1608 GBP |
| 25p ordinary | SWAP | Decreasing Short | 546 | 7.1619 GBP |
| 25p ordinary | SWAP | Decreasing Short | 7 | 7.1623 GBP |
| 25p ordinary | SWAP | Decreasing Short | 1,638 | 7.1647 GBP |
| 25p ordinary | SWAP | Decreasing Short | 13,293 | 7.1721 GBP |
| 25p ordinary | SWAP | Decreasing Short | 845 | 7.1742 GBP |
| 25p ordinary | SWAP | Decreasing Short | 21 | 7.1752 GBP |
| 25p ordinary | SWAP | Decreasing Short | 2,601 | 7.1758 GBP |
| 25p ordinary | SWAP | Decreasing Short | 507 | 7.1800 GBP |
| 25p ordinary | SWAP | Increasing Short | 130 | 7.1289 GBP |

| | | | | |
|--------------|------|------------------|---------|------------|
| | | | | GBP |
| 25p ordinary | SWAP | Increasing Short | 109,538 | 7.1450 GBP |
| 25p ordinary | SWAP | Increasing Short | 6,994 | 7.1453 GBP |
| 25p ordinary | SWAP | Increasing Short | 853 | 7.1454 GBP |
| 25p ordinary | SWAP | Increasing Short | 16,450 | 7.1455 GBP |
| 25p ordinary | SWAP | Increasing Short | 258 | 7.1468 GBP |
| 25p ordinary | SWAP | Increasing Short | 2,686 | 7.1478 GBP |
| 25p ordinary | SWAP | Increasing Short | 4,775 | 7.1492 GBP |
| 25p ordinary | SWAP | Increasing Short | 26,832 | 7.1499 GBP |
| 25p ordinary | SWAP | Increasing Short | 8,904 | 7.1514 GBP |
| 25p ordinary | SWAP | Increasing Short | 6,415 | 7.1520 GBP |
| 25p ordinary | SWAP | Increasing Short | 4,339 | 7.1536 GBP |
| 25p ordinary | SWAP | Increasing Short | 10,436 | 7.1596 GBP |
| 25p ordinary | SWAP | Increasing Short | 7 | 7.1626 GBP |
| 25p ordinary | SWAP | Increasing Short | 528 | 7.1631 GBP |
| 25p ordinary | SWAP | Increasing Short | 10,389 | 7.1635 GBP |
| 25p ordinary | SWAP | Increasing Short | 61,906 | 7.1648 GBP |
| 25p ordinary | SWAP | Increasing Short | 7,267 | 7.1661 GBP |
| 25p ordinary | SWAP | Increasing Short | 15,112 | 7.1672 GBP |
| 25p ordinary | SWAP | Increasing Short | 16,328 | 7.1700 GBP |
| 25p ordinary | SWAP | Increasing Short | 22,690 | 7.1720 GBP |
| 25p ordinary | SWAP | Increasing Short | 985 | 7.1850 GBP |
| 25p ordinary | SWAP | Increasing Short | 19,964 | 7.1904 GBP |
| 25p ordinary | CFD | Opening Long | 2,258 | 7.1597 GBP |
| 25p ordinary | CFD | Opening Short | 26,170 | 7.1489 GBP |
| 25p ordinary | CFD | Increasing Short | 1,948 | 7.1559 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

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|---|
| 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 |
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| | |
|---|--------------------------------------|
| 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 Aug 2025 |
| Contact name: | Large Holdings Regulatory Operations |
| Telephone number: | 020 3134 7213 |

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