

**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:	01 Sep 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:	4,577,465	0.94%	1,031,579	0.21%
(2) Cash-settled derivatives:	1,052,195	0.22%	4,138,454	0.85%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>5,629,660</b>	<b>1.15%</b>	<b>5,170,033</b>	<b>1.06%</b>

- (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	237,948	7.0531 GBP
25p ordinary	Purchase	69,098	7.0500 GBP
25p ordinary	Purchase	52,474	7.0510 GBP
25p ordinary	Purchase	40,225	7.0509 GBP
25p ordinary	Purchase	24,053	7.0586 GBP
25p ordinary	Purchase	22,482	7.0501 GBP
25p ordinary	Purchase	21,897	7.0515 GBP
25p ordinary	Purchase	18,288	7.0616 GBP
25p ordinary	Purchase	17,262	7.0376 GBP
25p ordinary	Purchase	14,450	7.0398 GBP
25p ordinary	Purchase	13,259	7.0488 GBP
25p ordinary	Purchase	12,818	7.0495 GBP
25p ordinary	Purchase	11,063	7.0482 GBP
25p ordinary	Purchase	7,033	7.0577 GBP

25p ordinary	Purchase	7,732	7.0377 GBP
25p ordinary	Purchase	6,321	7.0424 GBP
25p ordinary	Purchase	5,926	7.0512 GBP
25p ordinary	Purchase	5,911	7.0520 GBP
25p ordinary	Purchase	5,866	7.0382 GBP
25p ordinary	Purchase	5,811	7.0444 GBP
25p ordinary	Purchase	4,538	7.0504 GBP
25p ordinary	Purchase	3,592	7.0197 GBP
25p ordinary	Purchase	3,412	7.0432 GBP
25p ordinary	Purchase	3,411	7.0516 GBP
25p ordinary	Purchase	3,362	7.0429 GBP
25p ordinary	Purchase	2,751	7.0474 GBP
25p ordinary	Purchase	2,688	7.0550 GBP
25p ordinary	Purchase	2,058	7.0400 GBP
25p ordinary	Purchase	1,829	7.0350 GBP
25p ordinary	Purchase	1,190	7.0508 GBP
25p ordinary	Purchase	1,134	7.0250 GBP
25p ordinary	Purchase	1,126	6.9905 GBP
25p ordinary	Purchase	1,095	7.0200 GBP
25p ordinary	Purchase	831	7.0452 GBP
25p ordinary	Purchase	794	7.0439 GBP
25p ordinary	Purchase	792	7.0100 GBP
25p ordinary	Purchase	716	7.0600 GBP
25p ordinary	Purchase	685	7.0258 GBP
25p ordinary	Purchase	677	7.0343 GBP
25p ordinary	Purchase	649	7.0453 GBP
25p ordinary	Purchase	644	7.0300 GBP
25p ordinary	Purchase	604	7.0473 GBP
25p ordinary	Purchase	544	7.0661 GBP
25p ordinary	Purchase	422	7.0650 GBP
25p ordinary	Purchase	298	7.0450 GBP
25p ordinary	Purchase	249	7.0050 GBP
25p ordinary	Purchase	123	7.0491 GBP
25p ordinary	Purchase	105	7.0700 GBP
25p ordinary	Purchase	19	7.0181 GBP
25p ordinary	Sale	127,084	7.0500 GBP
25p ordinary	Sale	73,977	7.0475 GBP
25p ordinary	Sale	70,575	7.0499 GBP
25p ordinary	Sale	55,952	7.0503 GBP
25p ordinary	Sale	47,164	7.0720 GBP
25p ordinary	Sale	28,420	7.0453 GBP
25p ordinary	Sale	22,261	7.0426 GBP
25p ordinary	Sale	17,322	7.0496 GBP
25p ordinary	Sale	13,466	7.0506 GBP
25p ordinary	Sale	13,292	7.0521 GBP
25p ordinary	Sale	11,101	7.0478 GBP
25p ordinary	Sale	9,618	7.0476 GBP
25p ordinary	Sale	9,492	7.0600 GBP
25p ordinary	Sale	8,500	7.0524 GBP
25p ordinary	Sale	8,230	7.0526 GBP
25p ordinary	Sale	8,020	7.0465 GBP
25p ordinary	Sale	7,425	7.0382 GBP
25p ordinary	Sale	7,359	7.0551 GBP
25p ordinary	Sale	7,223	7.0474 GBP
25p ordinary	Sale	6,939	7.0473 GBP
25p ordinary	Sale	4,766	7.0575 GBP
25p ordinary	Sale	4,243	7.0553 GBP
25p ordinary	Sale	3,729	7.0605 GBP
25p ordinary	Sale	3,371	7.0589 GBP
25p ordinary	Sale	3,227	7.0492 GBP
25p ordinary	Sale	2,688	7.0550 GBP
25p ordinary	Sale	2,545	7.0416 GBP
25p ordinary	Sale	2,455	7.0625 GBP
25p ordinary	Sale	2,417	7.0498 GBP
25p ordinary	Sale	2,361	7.0313 GBP
25p ordinary	Sale	2,291	7.0323 GBP
25p ordinary	Sale	2,150	7.0512 GBP
25p ordinary	Sale	2,101	7.0602 GBP
25p ordinary	Sale	2,057	7.0429 GBP
25p ordinary	Sale	1,974	7.0350 GBP
25p ordinary	Sale	1,899	7.0650 GBP
25p ordinary	Sale	1,830	7.0545 GBP
25p ordinary	Sale	1,503	7.0436 GBP
25p ordinary	Sale	1,270	7.0563 GBP
25p ordinary	Sale	1,214	7.0200 GBP
25p ordinary	Sale	1,146	7.0750 GBP
25p ordinary	Sale	1,134	7.0250 GBP
25p ordinary	Sale	1,117	7.0485 GBP
25p ordinary	Sale	1,113	7.0300 GBP
25p ordinary	Sale	1,091	7.0546 GBP
25p ordinary	Sale	1,089	7.0557 GBP
25p ordinary	Sale	813	7.0519 GBP
25p ordinary	Sale	794	7.0440 GBP
25p ordinary	Sale	792	7.0100 GBP
25p ordinary	Sale	741	7.0552 GBP
25p ordinary	Sale	720	7.0389 GBP
25p ordinary	Sale	694	7.0462 GBP
25p ordinary	Sale	587	7.0489 GBP

25p ordinary	Sale	551	7.0202	GBP
25p ordinary	Sale	475	7.0423	GBP
25p ordinary	Sale	388	7.0400	GBP
25p ordinary	Sale	179	7.0450	GBP
25p ordinary	Sale	103	7.0449	GBP
25p ordinary	Sale	100	7.0327	GBP
25p ordinary	Sale	85	7.0392	GBP
25p ordinary	Sale	83	7.0495	GBP
25p ordinary	Sale	34	7.0325	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	469	7.0300 GBP
25p ordinary	SWAP	Decreasing Short	145	7.0350 GBP
25p ordinary	SWAP	Decreasing Short	249	7.0361 GBP
25p ordinary	SWAP	Decreasing Short	542	7.0373 GBP
25p ordinary	SWAP	Decreasing Short	720	7.0389 GBP
25p ordinary	SWAP	Decreasing Short	85	7.0392 GBP
25p ordinary	SWAP	Decreasing Short	12	7.0400 GBP
25p ordinary	SWAP	Decreasing Short	22,261	7.0426 GBP
25p ordinary	SWAP	Decreasing Short	2,982	7.0428 GBP
25p ordinary	SWAP	Decreasing Short	77	7.0430 GBP
25p ordinary	SWAP	Decreasing Short	53	7.0444 GBP
25p ordinary	SWAP	Decreasing Short	103	7.0449 GBP
25p ordinary	SWAP	Decreasing Short	179	7.0450 GBP
25p ordinary	SWAP	Decreasing Short	28,420	7.0453 GBP
25p ordinary	SWAP	Decreasing Short	13,954	7.0455 GBP
25p ordinary	SWAP	Decreasing Short	36,070	7.0464 GBP
25p ordinary	SWAP	Decreasing Short	1,513	7.0466 GBP
25p ordinary	SWAP	Decreasing Short	15,800	7.0475 GBP
25p ordinary	SWAP	Decreasing Short	9,618	7.0476 GBP
25p ordinary	SWAP	Decreasing Short	1,117	7.0485 GBP
25p ordinary	SWAP	Decreasing Short	10,174	7.0489 GBP
25p ordinary	SWAP	Decreasing Short	3,227	7.0492 GBP
25p ordinary	SWAP	Decreasing Short	83	7.0494 GBP
25p ordinary	SWAP	Decreasing Short	7,078	7.0495 GBP
25p ordinary	SWAP	Decreasing Short	10,271	7.0496 GBP
25p ordinary	SWAP	Decreasing Short	2,417	7.0498 GBP
25p ordinary	SWAP	Decreasing Short	57,724	7.0500 GBP
25p ordinary	SWAP	Decreasing Short	13,466	7.0506 GBP
25p ordinary	SWAP	Decreasing Short	2,150	7.0512 GBP
25p ordinary	SWAP	Decreasing Short	813	7.0519 GBP
25p ordinary	SWAP	Decreasing Short	270	7.0523 GBP
25p ordinary	SWAP	Decreasing Short	102	7.0539 GBP
25p ordinary	SWAP	Decreasing Short	1,830	7.0545 GBP
25p ordinary	SWAP	Decreasing Short	1,091	7.0546 GBP
25p ordinary	SWAP	Decreasing Short	2,101	7.0602 GBP
25p ordinary	SWAP	Increasing Short	382	6.9950 GBP
25p ordinary	SWAP	Increasing Short	19	7.0181

Top currency	Instrument	Direction	Notional	Rate
25p ordinary	SWAP	Increasing Short	17,262	7.0376 GBP
25p ordinary	SWAP	Increasing Short	1,440	7.0400 GBP
25p ordinary	SWAP	Increasing Short	6,507	7.0409 GBP
25p ordinary	SWAP	Increasing Short	7,328	7.0424 GBP
25p ordinary	SWAP	Increasing Short	3,412	7.0432 GBP
25p ordinary	SWAP	Increasing Short	1,317	7.0436 GBP
25p ordinary	SWAP	Increasing Short	398	7.0438 GBP
25p ordinary	SWAP	Increasing Short	3,861	7.0439 GBP
25p ordinary	SWAP	Increasing Short	13	7.0446 GBP
25p ordinary	SWAP	Increasing Short	1,109	7.0447 GBP
25p ordinary	SWAP	Increasing Short	489	7.0448 GBP
25p ordinary	SWAP	Increasing Short	298	7.0450 GBP
25p ordinary	SWAP	Increasing Short	649	7.0453 GBP
25p ordinary	SWAP	Increasing Short	2,254	7.0461 GBP
25p ordinary	SWAP	Increasing Short	809	7.0462 GBP
25p ordinary	SWAP	Increasing Short	604	7.0473 GBP
25p ordinary	SWAP	Increasing Short	2,751	7.0474 GBP
25p ordinary	SWAP	Increasing Short	3,336	7.0480 GBP
25p ordinary	SWAP	Increasing Short	11,063	7.0482 GBP
25p ordinary	SWAP	Increasing Short	9,316	7.0484 GBP
25p ordinary	SWAP	Increasing Short	1,398	7.0490 GBP
25p ordinary	SWAP	Increasing Short	123	7.0491 GBP
25p ordinary	SWAP	Increasing Short	82	7.0494 GBP
25p ordinary	SWAP	Increasing Short	16,014	7.0495 GBP
25p ordinary	SWAP	Increasing Short	16,556	7.0500 GBP
25p ordinary	SWAP	Increasing Short	22,482	7.0501 GBP
25p ordinary	SWAP	Increasing Short	4,293	7.0503 GBP
25p ordinary	SWAP	Increasing Short	4,538	7.0504 GBP
25p ordinary	SWAP	Increasing Short	2,646	7.0505 GBP
25p ordinary	SWAP	Increasing Short	40,225	7.0509 GBP
25p ordinary	SWAP	Increasing Short	52,474	7.0510 GBP
25p ordinary	SWAP	Increasing Short	21,897	7.0515 GBP
25p ordinary	SWAP	Increasing Short	3,411	7.0516 GBP
25p ordinary	SWAP	Increasing Short	5,911	7.0520 GBP
25p ordinary	SWAP	Increasing Short	712	7.0527 GBP
25p ordinary	SWAP	Increasing Short	921	7.0541 GBP
25p ordinary	SWAP	Increasing Short	5,245	7.0567 GBP
25p ordinary	SWAP	Increasing Short	21,078	7.0583 GBP
25p ordinary	SWAP	Increasing Short	1,828	7.0592 GBP
25p ordinary	SWAP	Increasing Short	44	7.0593 GBP
25p ordinary	SWAP	Increasing Short	815	7.0603 GBP
25p ordinary	SWAP	Increasing Short	2,975	7.0607 GBP
25p ordinary	CFD	Decreasing Short	1,767	7.0425 GBP
25p ordinary	CFD	Decreasing Short	30,264	7.0494 GBP
25p ordinary	CFD	Decreasing Short	739	7.0497

				GBP
25p ordinary	CFD	Increasing Short	10	7.0550 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:	02 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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