

**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:	02 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:	4,653,104	0.95%	1,112,708	0.23%
(2) Cash-settled derivatives:	1,114,562	0.23%	4,201,579	0.86%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>5,767,666</b>	<b>1.18%</b>	<b>5,314,287</b>	<b>1.09%</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	169,073	6.7729 GBP
25p ordinary	Purchase	123,671	6.7450 GBP
25p ordinary	Purchase	38,716	6.7972 GBP
25p ordinary	Purchase	15,576	6.8433 GBP
25p ordinary	Purchase	15,461	6.7724 GBP
25p ordinary	Purchase	14,907	6.7695 GBP
25p ordinary	Purchase	7,412	6.7488 GBP
25p ordinary	Purchase	5,900	6.8332 GBP
25p ordinary	Purchase	5,540	6.7453 GBP
25p ordinary	Purchase	3,549	6.8064 GBP
25p ordinary	Purchase	1,987	6.9130 GBP
25p ordinary	Purchase	1,969	6.8377 GBP
25p ordinary	Purchase	1,075	6.9112 GBP
25p ordinary	Purchase	825	6.8730 GBP

25p ordinary	Purchase	800	6.8230 GBP
25p ordinary	Purchase	843	6.9045 GBP
25p ordinary	Purchase	763	6.8836 GBP
25p ordinary	Purchase	726	6.8000 GBP
25p ordinary	Purchase	620	6.8889 GBP
25p ordinary	Purchase	568	6.9560 GBP
25p ordinary	Purchase	545	6.7459 GBP
25p ordinary	Purchase	520	6.8268 GBP
25p ordinary	Purchase	298	6.8871 GBP
25p ordinary	Purchase	217	7.0684 GBP
25p ordinary	Purchase	207	6.9727 GBP
25p ordinary	Purchase	69	7.0452 GBP
25p ordinary	Purchase	56	6.8510 GBP
25p ordinary	Purchase	35	6.7950 GBP
25p ordinary	Purchase	34	6.8176 GBP
25p ordinary	Purchase	31	6.7948 GBP
25p ordinary	Purchase	14	6.8272 GBP
25p ordinary	Purchase	3	6.8200 GBP
25p ordinary	Purchase	2	6.8247 GBP
25p ordinary	Purchase	1	6.8700 GBP
25p ordinary	Sale	52,474	6.7443 GBP
25p ordinary	Sale	45,434	6.7781 GBP
25p ordinary	Sale	42,564	6.8638 GBP
25p ordinary	Sale	27,807	6.7498 GBP
25p ordinary	Sale	24,105	6.7478 GBP
25p ordinary	Sale	19,332	6.8608 GBP
25p ordinary	Sale	17,667	6.7809 GBP
25p ordinary	Sale	17,469	6.8744 GBP
25p ordinary	Sale	16,531	6.7450 GBP
25p ordinary	Sale	14,405	6.8035 GBP
25p ordinary	Sale	12,966	6.9650 GBP
25p ordinary	Sale	12,709	6.8439 GBP
25p ordinary	Sale	12,400	6.8823 GBP
25p ordinary	Sale	11,381	6.8534 GBP
25p ordinary	Sale	9,563	6.8570 GBP
25p ordinary	Sale	8,571	6.7694 GBP
25p ordinary	Sale	8,467	6.8615 GBP
25p ordinary	Sale	8,073	6.8211 GBP
25p ordinary	Sale	6,764	6.7496 GBP
25p ordinary	Sale	6,367	6.8619 GBP
25p ordinary	Sale	4,126	6.8325 GBP
25p ordinary	Sale	4,125	6.8377 GBP
25p ordinary	Sale	3,881	6.8418 GBP
25p ordinary	Sale	3,589	6.8308 GBP
25p ordinary	Sale	2,708	6.8702 GBP
25p ordinary	Sale	2,605	6.8668 GBP
25p ordinary	Sale	2,129	6.8164 GBP
25p ordinary	Sale	1,935	6.8520 GBP
25p ordinary	Sale	1,770	6.8271 GBP
25p ordinary	Sale	1,668	6.8358 GBP
25p ordinary	Sale	1,391	6.7968 GBP
25p ordinary	Sale	1,300	6.9635 GBP
25p ordinary	Sale	1,117	6.8077 GBP
25p ordinary	Sale	1,035	6.8699 GBP
25p ordinary	Sale	782	6.8468 GBP
25p ordinary	Sale	774	6.9067 GBP
25p ordinary	Sale	765	6.8681 GBP
25p ordinary	Sale	726	6.8002 GBP
25p ordinary	Sale	726	6.8000 GBP
25p ordinary	Sale	698	6.7950 GBP
25p ordinary	Sale	673	6.8300 GBP
25p ordinary	Sale	644	6.8191 GBP
25p ordinary	Sale	520	6.8268 GBP
25p ordinary	Sale	380	6.8200 GBP
25p ordinary	Sale	377	6.8536 GBP
25p ordinary	Sale	349	6.8469 GBP
25p ordinary	Sale	345	6.8579 GBP
25p ordinary	Sale	181	6.8220 GBP
25p ordinary	Sale	81	6.8249 GBP
25p ordinary	Sale	72	6.8232 GBP
25p ordinary	Sale	68	6.8250 GBP
25p ordinary	Sale	43	6.9151 GBP
25p ordinary	Sale	31	6.8400 GBP
25p ordinary	Sale	30	6.8450 GBP
25p ordinary	Sale	25	6.9250 GBP
25p ordinary	Sale	16	6.9500 GBP
25p ordinary	Sale	8	6.8600 GBP
25p ordinary	Sale	1	6.8208 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	52,474	6.7443 GBP

25p ordinary	SWAP	Decreasing Short	11,352	6.7450 GBP
25p ordinary	SWAP	Decreasing Short	24,105	6.7478 GBP
25p ordinary	SWAP	Decreasing Short	6,764	6.7496 GBP
25p ordinary	SWAP	Decreasing Short	27,807	6.7498 GBP
25p ordinary	SWAP	Decreasing Short	8,571	6.7694 GBP
25p ordinary	SWAP	Decreasing Short	174	6.7950 GBP
25p ordinary	SWAP	Decreasing Short	1,391	6.7968 GBP
25p ordinary	SWAP	Decreasing Short	14,405	6.8035 GBP
25p ordinary	SWAP	Decreasing Short	1,117	6.8077 GBP
25p ordinary	SWAP	Decreasing Short	27	6.8144 GBP
25p ordinary	SWAP	Decreasing Short	2,129	6.8164 GBP
25p ordinary	SWAP	Decreasing Short	644	6.8191 GBP
25p ordinary	SWAP	Decreasing Short	81	6.8249 GBP
25p ordinary	SWAP	Decreasing Short	1,632	6.8294 GBP
25p ordinary	SWAP	Decreasing Short	339	6.8300 GBP
25p ordinary	SWAP	Decreasing Short	1,668	6.8358 GBP
25p ordinary	SWAP	Decreasing Short	3,881	6.8418 GBP
25p ordinary	SWAP	Decreasing Short	349	6.8469 GBP
25p ordinary	SWAP	Decreasing Short	4,189	6.8476 GBP
25p ordinary	SWAP	Decreasing Short	377	6.8536 GBP
25p ordinary	SWAP	Decreasing Short	36,768	6.8546 GBP
25p ordinary	SWAP	Decreasing Short	13,906	6.8554 GBP
25p ordinary	SWAP	Decreasing Short	345	6.8579 GBP
25p ordinary	SWAP	Decreasing Short	8	6.8598 GBP
25p ordinary	SWAP	Decreasing Short	19,332	6.8608 GBP
25p ordinary	SWAP	Decreasing Short	13,708	6.8619 GBP
25p ordinary	SWAP	Decreasing Short	42,564	6.8638 GBP
25p ordinary	SWAP	Decreasing Short	439	6.8649 GBP
25p ordinary	SWAP	Decreasing Short	765	6.8681 GBP
25p ordinary	SWAP	Decreasing Short	1,035	6.8699 GBP
25p ordinary	SWAP	Decreasing Short	2,708	6.8702 GBP
25p ordinary	SWAP	Decreasing Short	574	6.8741 GBP
25p ordinary	SWAP	Decreasing Short	351	6.8750 GBP
25p ordinary	SWAP	Decreasing Short	498	6.8785 GBP
25p ordinary	SWAP	Decreasing Short	1,590	6.8842 GBP
25p ordinary	SWAP	Decreasing Short	1,467	6.8953 GBP
25p ordinary	SWAP	Decreasing Short	1,300	6.9635 GBP
25p ordinary	SWAP	Decreasing Short	32,290	6.9639 GBP
25p ordinary	SWAP	Decreasing Short	125	6.9640 GBP
25p ordinary	SWAP	Increasing Short	117,225	6.7450 GBP
25p ordinary	SWAP	Increasing Short	5,540	6.7453 GBP
25p ordinary	SWAP	Increasing Short	73,638	6.7462 GBP
25p ordinary	SWAP	Increasing Short	556	6.7476 GBP
25p ordinary	SWAP	Increasing Short	14,907	6.7695 GBP
25p ordinary	SWAP	Increasing Short	15,461	6.7724 GBP
25p ordinary	SWAP	Increasing Short	31	6.7648 GBP

25p ordinary	SWAP	Increasing Short	31	0.7740 GBP
25p ordinary	SWAP	Increasing Short	29	6.7950 GBP
25p ordinary	SWAP	Increasing Short	38,716	6.7972 GBP
25p ordinary	SWAP	Increasing Short	3,549	6.8064 GBP
25p ordinary	SWAP	Increasing Short	27	6.8074 GBP
25p ordinary	SWAP	Increasing Short	3	6.8200 GBP
25p ordinary	SWAP	Increasing Short	14	6.8272 GBP
25p ordinary	SWAP	Increasing Short	5,900	6.8332 GBP
25p ordinary	SWAP	Increasing Short	1,969	6.8377 GBP
25p ordinary	SWAP	Increasing Short	15,576	6.8433 GBP
25p ordinary	SWAP	Increasing Short	56	6.8510 GBP
25p ordinary	SWAP	Increasing Short	1	6.8653 GBP
25p ordinary	SWAP	Increasing Short	620	6.8889 GBP
25p ordinary	SWAP	Increasing Short	809	6.8890 GBP
25p ordinary	SWAP	Increasing Short	843	6.9045 GBP
25p ordinary	SWAP	Increasing Short	1,075	6.9112 GBP
25p ordinary	SWAP	Increasing Short	16,309	6.9333 GBP
25p ordinary	SWAP	Increasing Short	568	6.9560 GBP
25p ordinary	SWAP	Increasing Short	207	6.9727 GBP
25p ordinary	SWAP	Increasing Short	69	7.0452 GBP
25p ordinary	SWAP	Increasing Short	217	7.0684 GBP
25p ordinary	CFD	Decreasing Short	1,624	6.7699 GBP
25p ordinary	CFD	Decreasing Short	1,915	6.8255 GBP
25p ordinary	CFD	Decreasing Short	7,158	6.8449 GBP
25p ordinary	CFD	Increasing Short	13,235	6.7455 GBP
25p ordinary	CFD	Increasing Short	17,538	6.7456 GBP
25p ordinary	CFD	Increasing Short	16	6.9106 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
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Details of any understanding or 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:	03 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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