

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:	03 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:	4,447,501	0.91%	1,017,969	0.21%
(2) Cash-settled derivatives:	1,016,567	0.21%	4,022,481	0.82%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	5,464,068	1.12%	5,040,450	1.03%

- (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	224,365	6.9000 GBP
25p ordinary	Purchase	48,097	6.8989 GBP
25p ordinary	Purchase	25,088	6.8746 GBP
25p ordinary	Purchase	22,548	6.8574 GBP
25p ordinary	Purchase	22,171	6.8799 GBP
25p ordinary	Purchase	18,395	6.9078 GBP
25p ordinary	Purchase	14,493	6.8172 GBP
25p ordinary	Purchase	13,684	6.9001 GBP
25p ordinary	Purchase	12,814	6.7839 GBP
25p ordinary	Purchase	10,319	6.8540 GBP
25p ordinary	Purchase	10,313	6.8896 GBP
25p ordinary	Purchase	9,369	6.7943 GBP
25p ordinary	Purchase	9,229	6.7877 GBP
25p ordinary	Purchase	8,777	6.8885 GBP

25p ordinary	Purchase	7,444	6.8973 GBP
25p ordinary	Purchase	6,765	6.8529 GBP
25p ordinary	Purchase	6,613	6.8671 GBP
25p ordinary	Purchase	6,061	6.8923 GBP
25p ordinary	Purchase	6,024	6.8722 GBP
25p ordinary	Purchase	5,885	6.8622 GBP
25p ordinary	Purchase	5,113	6.7979 GBP
25p ordinary	Purchase	4,659	6.8410 GBP
25p ordinary	Purchase	4,246	6.8170 GBP
25p ordinary	Purchase	4,142	6.8762 GBP
25p ordinary	Purchase	3,987	6.9034 GBP
25p ordinary	Purchase	3,939	6.8646 GBP
25p ordinary	Purchase	3,213	6.8438 GBP
25p ordinary	Purchase	2,908	6.8874 GBP
25p ordinary	Purchase	2,720	6.8875 GBP
25p ordinary	Purchase	2,604	6.9101 GBP
25p ordinary	Purchase	1,792	6.8557 GBP
25p ordinary	Purchase	1,791	6.7479 GBP
25p ordinary	Purchase	1,622	6.8644 GBP
25p ordinary	Purchase	1,415	6.9300 GBP
25p ordinary	Purchase	1,284	6.7725 GBP
25p ordinary	Purchase	1,256	6.9250 GBP
25p ordinary	Purchase	1,227	6.8980 GBP
25p ordinary	Purchase	1,096	6.9200 GBP
25p ordinary	Purchase	1,027	6.8682 GBP
25p ordinary	Purchase	881	6.9350 GBP
25p ordinary	Purchase	844	6.8309 GBP
25p ordinary	Purchase	833	6.8848 GBP
25p ordinary	Purchase	760	6.8900 GBP
25p ordinary	Purchase	729	6.8425 GBP
25p ordinary	Purchase	714	6.8567 GBP
25p ordinary	Purchase	671	6.9095 GBP
25p ordinary	Purchase	658	6.7553 GBP
25p ordinary	Purchase	500	6.9004 GBP
25p ordinary	Purchase	428	6.9301 GBP
25p ordinary	Purchase	377	6.8475 GBP
25p ordinary	Purchase	371	6.8119 GBP
25p ordinary	Purchase	356	6.8525 GBP
25p ordinary	Purchase	329	6.8500 GBP
25p ordinary	Purchase	327	6.8700 GBP
25p ordinary	Purchase	280	6.8556 GBP
25p ordinary	Purchase	211	6.8850 GBP
25p ordinary	Purchase	124	6.7383 GBP
25p ordinary	Purchase	104	6.7950 GBP
25p ordinary	Purchase	104	6.7947 GBP
25p ordinary	Purchase	97	6.8815 GBP
25p ordinary	Purchase	85	6.8490 GBP
25p ordinary	Purchase	82	6.7700 GBP
25p ordinary	Purchase	79	6.8064 GBP
25p ordinary	Purchase	20	6.7500 GBP
25p ordinary	Purchase	14	6.8650 GBP
25p ordinary	Purchase	2	6.7400 GBP
25p ordinary	Purchase	1	6.7900 GBP
25p ordinary	Sale	147,077	6.8941 GBP
25p ordinary	Sale	88,373	6.9000 GBP
25p ordinary	Sale	76,103	6.8966 GBP
25p ordinary	Sale	52,465	6.8841 GBP
25p ordinary	Sale	41,824	6.8719 GBP
25p ordinary	Sale	27,907	6.8906 GBP
25p ordinary	Sale	21,729	6.8902 GBP
25p ordinary	Sale	17,494	6.8528 GBP
25p ordinary	Sale	16,026	6.8294 GBP
25p ordinary	Sale	15,285	6.8648 GBP
25p ordinary	Sale	14,364	6.8996 GBP
25p ordinary	Sale	10,800	6.8032 GBP
25p ordinary	Sale	10,335	6.8385 GBP
25p ordinary	Sale	9,513	6.8991 GBP
25p ordinary	Sale	8,459	6.9201 GBP
25p ordinary	Sale	7,531	6.9250 GBP
25p ordinary	Sale	6,871	6.8935 GBP
25p ordinary	Sale	6,138	6.8331 GBP
25p ordinary	Sale	5,583	6.8884 GBP
25p ordinary	Sale	5,561	6.8425 GBP
25p ordinary	Sale	4,956	6.8213 GBP
25p ordinary	Sale	4,500	6.7900 GBP
25p ordinary	Sale	4,218	6.8883 GBP
25p ordinary	Sale	4,068	6.9059 GBP
25p ordinary	Sale	3,741	6.9018 GBP
25p ordinary	Sale	3,142	6.8591 GBP
25p ordinary	Sale	2,980	6.8350 GBP
25p ordinary	Sale	2,667	6.9137 GBP
25p ordinary	Sale	2,575	6.8798 GBP
25p ordinary	Sale	2,067	6.8667 GBP
25p ordinary	Sale	1,983	6.8529 GBP
25p ordinary	Sale	1,912	6.8925 GBP
25p ordinary	Sale	1,892	6.8826 GBP
25p ordinary	Sale	1,823	6.8760 GBP
25p ordinary	Sale	1,667	6.9350 GBP

25p ordinary	Sale	1,624	6.8746 GBP
25p ordinary	Sale	1,428	6.8948 GBP
25p ordinary	Sale	1,360	6.9300 GBP
25p ordinary	Sale	1,345	6.8705 GBP
25p ordinary	Sale	1,261	6.8999 GBP
25p ordinary	Sale	1,248	6.8980 GBP
25p ordinary	Sale	1,117	6.8890 GBP
25p ordinary	Sale	1,096	6.9200 GBP
25p ordinary	Sale	922	6.8916 GBP
25p ordinary	Sale	817	6.9202 GBP
25p ordinary	Sale	760	6.8900 GBP
25p ordinary	Sale	708	6.9100 GBP
25p ordinary	Sale	700	6.7558 GBP
25p ordinary	Sale	635	6.9400 GBP
25p ordinary	Sale	538	6.8288 GBP
25p ordinary	Sale	497	6.8461 GBP
25p ordinary	Sale	377	6.8475 GBP
25p ordinary	Sale	356	6.8525 GBP
25p ordinary	Sale	346	6.9275 GBP
25p ordinary	Sale	329	6.8500 GBP
25p ordinary	Sale	218	6.8600 GBP
25p ordinary	Sale	211	6.8850 GBP
25p ordinary	Sale	156	6.8635 GBP
25p ordinary	Sale	138	6.8647 GBP
25p ordinary	Sale	129	6.9375 GBP
25p ordinary	Sale	104	6.7950 GBP
25p ordinary	Sale	97	6.8800 GBP
25p ordinary	Sale	82	6.7700 GBP
25p ordinary	Sale	44	6.8075 GBP
25p ordinary	Sale	35	6.8050 GBP
25p ordinary	Sale	31	6.8806 GBP
25p ordinary	Sale	2	6.7400 GBP
25p ordinary	Sale	1	6.7475 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	10,800	6.8032 GBP
25p ordinary	SWAP	Decreasing Short	4,956	6.8213 GBP
25p ordinary	SWAP	Decreasing Short	601	6.8307 GBP
25p ordinary	SWAP	Decreasing Short	382	6.8333 GBP
25p ordinary	SWAP	Decreasing Short	2,980	6.8350 GBP
25p ordinary	SWAP	Decreasing Short	938	6.8428 GBP
25p ordinary	SWAP	Decreasing Short	497	6.8461 GBP
25p ordinary	SWAP	Decreasing Short	32,500	6.8471 GBP
25p ordinary	SWAP	Decreasing Short	1,631	6.8504 GBP
25p ordinary	SWAP	Decreasing Short	1,983	6.8529 GBP
25p ordinary	SWAP	Decreasing Short	218	6.8600 GBP
25p ordinary	SWAP	Decreasing Short	15,285	6.8648 GBP
25p ordinary	SWAP	Decreasing Short	2,067	6.8667 GBP
25p ordinary	SWAP	Decreasing Short	1,000	6.8688 GBP
25p ordinary	SWAP	Decreasing Short	1,624	6.8746 GBP
25p ordinary	SWAP	Decreasing Short	1,823	6.8760 GBP
25p ordinary	SWAP	Decreasing Short	140	6.8801 GBP
25p ordinary	SWAP	Decreasing Short	1,892	6.8826 GBP
25p ordinary	SWAP	Decreasing Short	52,465	6.8841 GBP
25p ordinary	SWAP	Decreasing Short	1,117	6.8890 GBP
25p ordinary	SWAP	Decreasing Short	6,523	6.8896 GBP
25p ordinary	SWAP	Decreasing Short	21,729	6.8902 GBP
25p ordinary	SWAP	Decreasing Short	27,907	6.8906 GBP
25p ordinary	SWAP	Decreasing Short	6,871	6.8935 GBP

25p ordinary	SWAP	Decreasing Short	8,851	6.8967 GBP
25p ordinary	SWAP	Decreasing Short	2,791	6.8974 GBP
25p ordinary	SWAP	Decreasing Short	8,045	6.8981 GBP
25p ordinary	SWAP	Decreasing Short	37,892	6.8988 GBP
25p ordinary	SWAP	Decreasing Short	14,364	6.8996 GBP
25p ordinary	SWAP	Decreasing Short	1,261	6.8999 GBP
25p ordinary	SWAP	Decreasing Short	78,334	6.9000 GBP
25p ordinary	SWAP	Decreasing Short	3,741	6.9018 GBP
25p ordinary	SWAP	Decreasing Short	1,770	6.9025 GBP
25p ordinary	SWAP	Decreasing Short	5,564	6.9250 GBP
25p ordinary	SWAP	Increasing Short	1,144	6.7383 GBP
25p ordinary	SWAP	Increasing Short	169	6.7450 GBP
25p ordinary	SWAP	Increasing Short	1,791	6.7479 GBP
25p ordinary	SWAP	Increasing Short	1,311	6.7494 GBP
25p ordinary	SWAP	Increasing Short	666	6.7695 GBP
25p ordinary	SWAP	Increasing Short	12,814	6.7839 GBP
25p ordinary	SWAP	Increasing Short	9,229	6.7877 GBP
25p ordinary	SWAP	Increasing Short	1	6.7900 GBP
25p ordinary	SWAP	Increasing Short	1,983	6.7918 GBP
25p ordinary	SWAP	Increasing Short	1,114	6.7991 GBP
25p ordinary	SWAP	Increasing Short	82	6.8005 GBP
25p ordinary	SWAP	Increasing Short	371	6.8119 GBP
25p ordinary	SWAP	Increasing Short	93	6.8145 GBP
25p ordinary	SWAP	Increasing Short	3,709	6.8146 GBP
25p ordinary	SWAP	Increasing Short	14,493	6.8172 GBP
25p ordinary	SWAP	Increasing Short	85	6.8490 GBP
25p ordinary	SWAP	Increasing Short	3,348	6.8501 GBP
25p ordinary	SWAP	Increasing Short	49	6.8535 GBP
25p ordinary	SWAP	Increasing Short	1,022	6.8540 GBP
25p ordinary	SWAP	Increasing Short	683	6.8552 GBP
25p ordinary	SWAP	Increasing Short	280	6.8556 GBP
25p ordinary	SWAP	Increasing Short	2,395	6.8565 GBP
25p ordinary	SWAP	Increasing Short	714	6.8567 GBP
25p ordinary	SWAP	Increasing Short	1,214	6.8609 GBP
25p ordinary	SWAP	Increasing Short	12,176	6.8644 GBP
25p ordinary	SWAP	Increasing Short	792	6.8654 GBP
25p ordinary	SWAP	Increasing Short	5,134	6.8706 GBP
25p ordinary	SWAP	Increasing Short	2,736	6.8709 GBP
25p ordinary	SWAP	Increasing Short	306	6.8715 GBP
25p ordinary	SWAP	Increasing Short	112	6.8748 GBP
25p ordinary	SWAP	Increasing Short	2,622	6.8751 GBP
25p ordinary	SWAP	Increasing Short	1,550	6.8753 GBP
25p ordinary	SWAP	Increasing Short	4,142	6.8762 GBP
25p ordinary	SWAP	Increasing Short	22,171	6.8799 GBP
25p ordinary	SWAP	Increasing Short	97	6.8815 GBP

25p ordinary	SWAP	Increasing Short	488	6.8825 GBP
25p ordinary	SWAP	Increasing Short	1,042	6.8829 GBP
25p ordinary	SWAP	Increasing Short	1,067	6.8839 GBP
25p ordinary	SWAP	Increasing Short	833	6.8848 GBP
25p ordinary	SWAP	Increasing Short	5,421	6.8890 GBP
25p ordinary	SWAP	Increasing Short	395	6.8892 GBP
25p ordinary	SWAP	Increasing Short	27	6.8896 GBP
25p ordinary	SWAP	Increasing Short	163	6.8916 GBP
25p ordinary	SWAP	Increasing Short	133	6.8932 GBP
25p ordinary	SWAP	Increasing Short	44	6.8939 GBP
25p ordinary	SWAP	Increasing Short	595	6.8949 GBP
25p ordinary	SWAP	Increasing Short	602	6.8981 GBP
25p ordinary	SWAP	Increasing Short	46	6.8987 GBP
25p ordinary	SWAP	Increasing Short	91,131	6.9000 GBP
25p ordinary	SWAP	Increasing Short	13,684	6.9001 GBP
25p ordinary	SWAP	Increasing Short	500	6.9004 GBP
25p ordinary	SWAP	Increasing Short	4,093	6.9008 GBP
25p ordinary	SWAP	Increasing Short	117	6.9013 USD
25p ordinary	SWAP	Increasing Short	6,336	6.9031 GBP
25p ordinary	SWAP	Increasing Short	14,960	6.9033 GBP
25p ordinary	SWAP	Increasing Short	3,987	6.9034 GBP
25p ordinary	SWAP	Increasing Short	17,375	6.9078 GBP
25p ordinary	SWAP	Increasing Short	671	6.9095 GBP
25p ordinary	SWAP	Increasing Short	1,832	6.9167 GBP
25p ordinary	SWAP	Increasing Short	1,384	6.9171 GBP
25p ordinary	SWAP	Increasing Short	2,925	6.9186 GBP
25p ordinary	SWAP	Increasing Short	146	6.9250 GBP
25p ordinary	SWAP	Increasing Short	55	6.9300 GBP
25p ordinary	SWAP	Increasing Short	428	6.9301 GBP
25p ordinary	CFD	Decreasing Short	1,272	6.7901 GBP
25p ordinary	CFD	Decreasing Short	1,815	6.8583 GBP
25p ordinary	CFD	Decreasing Short	17,098	6.9143 GBP
25p ordinary	CFD	Increasing Short	1,599	6.7408 GBP
25p ordinary	CFD	Increasing Short	16,947	6.9005 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
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(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:	04 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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