

**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:	04 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:	3,855,095	0.79%	1,095,770	0.22%
(2) Cash-settled derivatives:	1,081,615	0.22%	3,460,426	0.71%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>4,936,710</b>	<b>1.01%</b>	<b>4,556,196</b>	<b>0.93%</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	105,422	6.9650 GBP
25p ordinary	Purchase	72,228	7.0061 GBP
25p ordinary	Purchase	17,175	6.9666 GBP
25p ordinary	Purchase	11,759	6.9738 GBP
25p ordinary	Purchase	10,638	6.9963 GBP
25p ordinary	Purchase	9,950	6.9660 GBP
25p ordinary	Purchase	7,643	7.0152 GBP
25p ordinary	Purchase	6,035	6.9890 GBP
25p ordinary	Purchase	5,533	6.9701 GBP
25p ordinary	Purchase	2,980	6.9874 GBP
25p ordinary	Purchase	2,777	6.9606 GBP
25p ordinary	Purchase	1,661	6.9799 GBP
25p ordinary	Purchase	1,340	6.9669 GBP
25p ordinary	Purchase	1,340	6.9669 GBP

25p ordinary	Purchase	1,300	6.9743 GBP
25p ordinary	Purchase	1,258	6.9840 GBP
25p ordinary	Purchase	1,118	6.9950 GBP
25p ordinary	Purchase	1,032	6.9767 GBP
25p ordinary	Purchase	993	6.9927 GBP
25p ordinary	Purchase	779	6.9750 GBP
25p ordinary	Purchase	676	6.9674 GBP
25p ordinary	Purchase	550	6.9550 GBP
25p ordinary	Purchase	491	7.0000 GBP
25p ordinary	Purchase	369	6.9800 GBP
25p ordinary	Purchase	368	6.9050 GBP
25p ordinary	Purchase	151	7.0019 GBP
25p ordinary	Purchase	51	6.9765 GBP
25p ordinary	Purchase	46	6.9234 GBP
25p ordinary	Purchase	46	6.9491 GBP
25p ordinary	Purchase	18	6.9941 GBP
25p ordinary	Purchase	9	6.9966 GBP
25p ordinary	Purchase	7	6.9657 GBP
25p ordinary	Purchase	3	6.9625 GBP
25p ordinary	Sale	246,629	6.9650 GBP
25p ordinary	Sale	85,340	6.9748 GBP
25p ordinary	Sale	85,085	6.9924 GBP
25p ordinary	Sale	68,327	6.9794 GBP
25p ordinary	Sale	50,974	6.9941 GBP
25p ordinary	Sale	29,937	7.0076 GBP
25p ordinary	Sale	29,562	6.9774 GBP
25p ordinary	Sale	28,485	6.9913 GBP
25p ordinary	Sale	28,160	6.9958 GBP
25p ordinary	Sale	25,507	6.9786 GBP
25p ordinary	Sale	21,310	6.9888 GBP
25p ordinary	Sale	19,074	7.0050 GBP
25p ordinary	Sale	17,304	6.9921 GBP
25p ordinary	Sale	16,875	7.0000 GBP
25p ordinary	Sale	13,909	6.9957 GBP
25p ordinary	Sale	13,568	6.9791 GBP
25p ordinary	Sale	12,626	6.9743 GBP
25p ordinary	Sale	11,246	6.9897 GBP
25p ordinary	Sale	10,687	6.9975 GBP
25p ordinary	Sale	10,350	7.0005 GBP
25p ordinary	Sale	9,172	6.9859 GBP
25p ordinary	Sale	8,514	7.0024 GBP
25p ordinary	Sale	7,565	6.9806 GBP
25p ordinary	Sale	7,013	6.9655 GBP
25p ordinary	Sale	6,730	6.9646 GBP
25p ordinary	Sale	5,867	7.0059 GBP
25p ordinary	Sale	5,095	6.9797 GBP
25p ordinary	Sale	4,417	6.9567 GBP
25p ordinary	Sale	4,328	6.9672 GBP
25p ordinary	Sale	3,906	7.0068 GBP
25p ordinary	Sale	3,894	7.0025 GBP
25p ordinary	Sale	3,197	7.0109 GBP
25p ordinary	Sale	3,125	7.0096 GBP
25p ordinary	Sale	2,680	6.9823 GBP
25p ordinary	Sale	2,594	6.9925 GBP
25p ordinary	Sale	2,578	7.0018 GBP
25p ordinary	Sale	2,317	6.9768 GBP
25p ordinary	Sale	2,274	6.9802 GBP
25p ordinary	Sale	2,126	6.9989 GBP
25p ordinary	Sale	2,048	6.9755 GBP
25p ordinary	Sale	1,906	6.9963 GBP
25p ordinary	Sale	1,879	6.9808 GBP
25p ordinary	Sale	1,780	6.9981 GBP
25p ordinary	Sale	1,520	7.0033 GBP
25p ordinary	Sale	1,376	7.0036 GBP
25p ordinary	Sale	1,294	7.0065 GBP
25p ordinary	Sale	1,236	6.9836 GBP
25p ordinary	Sale	1,175	6.9991 GBP
25p ordinary	Sale	1,117	6.9843 GBP
25p ordinary	Sale	1,012	6.9950 GBP
25p ordinary	Sale	1,011	6.9900 GBP
25p ordinary	Sale	794	6.9998 GBP
25p ordinary	Sale	779	6.9750 GBP
25p ordinary	Sale	550	6.9550 GBP
25p ordinary	Sale	458	6.9965 GBP
25p ordinary	Sale	398	6.9960 GBP
25p ordinary	Sale	369	6.9800 GBP
25p ordinary	Sale	365	7.0150 GBP
25p ordinary	Sale	275	6.9891 GBP
25p ordinary	Sale	238	6.9882 GBP
25p ordinary	Sale	230	6.9912 GBP
25p ordinary	Sale	200	6.9749 GBP
25p ordinary	Sale	142	6.9919 GBP
25p ordinary	Sale	52	6.9736 GBP
25p ordinary	Sale	48	6.9844 GBP
25p ordinary	Sale	14	6.9700 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	19,247	6.9644 GBP
25p ordinary	SWAP	Decreasing Short	6,730	6.9646 GBP
25p ordinary	SWAP	Decreasing Short	171,354	6.9650 GBP
25p ordinary	SWAP	Decreasing Short	4,328	6.9672 GBP
25p ordinary	SWAP	Decreasing Short	52	6.9736 GBP
25p ordinary	SWAP	Decreasing Short	1,026	6.9743 GBP
25p ordinary	SWAP	Decreasing Short	59	6.9749 GBP
25p ordinary	SWAP	Decreasing Short	3,900	6.9764 GBP
25p ordinary	SWAP	Decreasing Short	2,317	6.9768 GBP
25p ordinary	SWAP	Decreasing Short	29,562	6.9774 GBP
25p ordinary	SWAP	Decreasing Short	4,398	6.9785 GBP
25p ordinary	SWAP	Decreasing Short	2,823	6.9787 GBP
25p ordinary	SWAP	Decreasing Short	24,481	6.9788 GBP
25p ordinary	SWAP	Decreasing Short	13,568	6.9791 GBP
25p ordinary	SWAP	Decreasing Short	29,515	6.9799 GBP
25p ordinary	SWAP	Decreasing Short	2,274	6.9802 GBP
25p ordinary	SWAP	Decreasing Short	7,565	6.9806 GBP
25p ordinary	SWAP	Decreasing Short	2,680	6.9823 GBP
25p ordinary	SWAP	Decreasing Short	1,236	6.9836 GBP
25p ordinary	SWAP	Decreasing Short	1,117	6.9843 GBP
25p ordinary	SWAP	Decreasing Short	9,068	6.9850 GBP
25p ordinary	SWAP	Decreasing Short	109,923	6.9852 GBP
25p ordinary	SWAP	Decreasing Short	9,172	6.9859 GBP
25p ordinary	SWAP	Decreasing Short	334	6.9862 GBP
25p ordinary	SWAP	Decreasing Short	743	6.9881 GBP
25p ordinary	SWAP	Decreasing Short	275	6.9891 GBP
25p ordinary	SWAP	Decreasing Short	592	6.9895 GBP
25p ordinary	SWAP	Decreasing Short	230	6.9912 GBP
25p ordinary	SWAP	Decreasing Short	6,348	6.9913 GBP
25p ordinary	SWAP	Decreasing Short	2,803	6.9918 GBP
25p ordinary	SWAP	Decreasing Short	85,085	6.9924 GBP
25p ordinary	SWAP	Decreasing Short	50,974	6.9941 GBP
25p ordinary	SWAP	Decreasing Short	28,160	6.9958 GBP
25p ordinary	SWAP	Decreasing Short	398	6.9960 GBP
25p ordinary	SWAP	Decreasing Short	458	6.9965 GBP
25p ordinary	SWAP	Decreasing Short	2,126	6.9989 GBP
25p ordinary	SWAP	Decreasing Short	1,175	6.9991 GBP
25p ordinary	SWAP	Decreasing Short	121	6.9998 GBP
25p ordinary	SWAP	Decreasing Short	10,350	7.0005 GBP
25p ordinary	SWAP	Decreasing Short	9,444	7.0008 GBP
25p ordinary	SWAP	Decreasing Short	3,894	7.0025 GBP
25p ordinary	SWAP	Decreasing Short	1,520	7.0033 GBP
25p ordinary	SWAP	Decreasing Short	3,906	7.0068 GBP

				GBP
25p ordinary	SWAP	Increasing Short	46	6.9234 GBP
25p ordinary	SWAP	Increasing Short	4,386	6.9650 GBP
25p ordinary	SWAP	Increasing Short	13,389	6.9655 GBP
25p ordinary	SWAP	Increasing Short	9,950	6.9660 GBP
25p ordinary	SWAP	Increasing Short	5,533	6.9701 GBP
25p ordinary	SWAP	Increasing Short	51	6.9765 GBP
25p ordinary	SWAP	Increasing Short	1,661	6.9799 GBP
25p ordinary	SWAP	Increasing Short	2,980	6.9874 GBP
25p ordinary	SWAP	Increasing Short	6,035	6.9890 GBP
25p ordinary	SWAP	Increasing Short	993	6.9927 GBP
25p ordinary	SWAP	Increasing Short	327	6.9957 GBP
25p ordinary	SWAP	Increasing Short	9	6.9966 GBP
25p ordinary	SWAP	Increasing Short	5	7.0000 GBP
25p ordinary	SWAP	Increasing Short	151	7.0019 GBP
25p ordinary	SWAP	Increasing Short	7,643	7.0152 GBP
25p ordinary	CFD	Decreasing Short	6,709	6.9593 GBP
25p ordinary	CFD	Decreasing Short	4,469	6.9787 GBP
25p ordinary	CFD	Decreasing Short	4,244	6.9974 GBP
25p ordinary	CFD	Increasing Short	491	6.9982 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:	05 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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