

**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:	08 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:	3,484,635	0.71%	1,143,899	0.23%
(2) Cash-settled derivatives:	1,144,582	0.23%	3,189,431	0.65%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>4,629,217</b>	<b>0.95%</b>	<b>4,333,330</b>	<b>0.89%</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	195,938	7.0350 GBP
25p ordinary	Purchase	45,244	7.0591 GBP
25p ordinary	Purchase	40,644	7.0361 GBP
25p ordinary	Purchase	27,685	7.0381 GBP
25p ordinary	Purchase	24,637	7.0388 GBP
25p ordinary	Purchase	22,440	7.0428 GBP
25p ordinary	Purchase	17,325	7.0479 GBP
25p ordinary	Purchase	9,981	7.0623 GBP
25p ordinary	Purchase	9,718	7.0594 GBP
25p ordinary	Purchase	9,057	7.0796 GBP
25p ordinary	Purchase	5,116	7.0351 GBP
25p ordinary	Purchase	3,712	7.0551 GBP
25p ordinary	Purchase	3,385	7.0757 GBP
25p ordinary	Purchase	3,322	7.0510 GBP

25p ordinary	Purchase	2,232	7.0310 GBP
25p ordinary	Purchase	2,134	7.0700 GBP
25p ordinary	Purchase	2,129	7.0665 GBP
25p ordinary	Purchase	1,340	7.1104 GBP
25p ordinary	Purchase	1,322	7.0780 GBP
25p ordinary	Purchase	1,299	7.0925 GBP
25p ordinary	Purchase	1,187	7.0354 GBP
25p ordinary	Purchase	1,077	7.1050 GBP
25p ordinary	Purchase	944	7.0545 GBP
25p ordinary	Purchase	897	7.1140 GBP
25p ordinary	Purchase	764	7.0400 GBP
25p ordinary	Purchase	685	7.0658 GBP
25p ordinary	Purchase	684	7.0500 GBP
25p ordinary	Purchase	602	7.0358 GBP
25p ordinary	Purchase	518	7.0450 GBP
25p ordinary	Purchase	418	7.0800 GBP
25p ordinary	Purchase	408	7.1300 GBP
25p ordinary	Purchase	395	7.0675 GBP
25p ordinary	Purchase	264	7.0844 GBP
25p ordinary	Purchase	255	7.0603 GBP
25p ordinary	Purchase	232	7.0592 GBP
25p ordinary	Purchase	213	7.1257 GBP
25p ordinary	Purchase	114	7.0636 GBP
25p ordinary	Purchase	55	7.0644 GBP
25p ordinary	Purchase	50	7.0475 GBP
25p ordinary	Purchase	15	7.0998 GBP
25p ordinary	Purchase	12	7.0941 GBP
25p ordinary	Sale	140,440	7.0350 GBP
25p ordinary	Sale	92,472	7.0410 GBP
25p ordinary	Sale	41,762	7.0428 GBP
25p ordinary	Sale	28,908	7.0717 GBP
25p ordinary	Sale	25,059	7.0523 GBP
25p ordinary	Sale	21,225	7.0612 GBP
25p ordinary	Sale	18,905	7.0503 GBP
25p ordinary	Sale	17,388	7.0556 GBP
25p ordinary	Sale	17,370	7.0346 GBP
25p ordinary	Sale	16,640	7.0915 GBP
25p ordinary	Sale	14,866	7.0528 GBP
25p ordinary	Sale	11,932	7.0862 GBP
25p ordinary	Sale	11,701	7.1042 GBP
25p ordinary	Sale	9,500	7.0783 GBP
25p ordinary	Sale	7,291	7.0685 GBP
25p ordinary	Sale	7,047	7.0938 GBP
25p ordinary	Sale	5,851	7.0409 GBP
25p ordinary	Sale	5,660	7.0660 GBP
25p ordinary	Sale	5,632	7.0794 GBP
25p ordinary	Sale	5,579	7.0815 GBP
25p ordinary	Sale	5,231	7.0478 GBP
25p ordinary	Sale	5,039	7.0813 GBP
25p ordinary	Sale	4,991	7.0487 GBP
25p ordinary	Sale	4,845	7.0606 GBP
25p ordinary	Sale	4,845	7.0620 GBP
25p ordinary	Sale	4,821	7.0464 GBP
25p ordinary	Sale	4,033	7.0835 GBP
25p ordinary	Sale	3,846	7.0719 GBP
25p ordinary	Sale	3,414	7.0549 GBP
25p ordinary	Sale	3,135	7.0550 GBP
25p ordinary	Sale	3,110	7.0791 GBP
25p ordinary	Sale	2,796	7.0687 GBP
25p ordinary	Sale	2,658	7.0879 GBP
25p ordinary	Sale	2,599	7.0968 GBP
25p ordinary	Sale	2,249	7.0651 GBP
25p ordinary	Sale	2,166	7.0600 GBP
25p ordinary	Sale	2,102	7.1089 GBP
25p ordinary	Sale	2,050	7.0599 GBP
25p ordinary	Sale	1,724	7.0405 GBP
25p ordinary	Sale	1,684	7.0715 GBP
25p ordinary	Sale	1,378	7.0650 GBP
25p ordinary	Sale	1,281	7.0652 GBP
25p ordinary	Sale	1,245	7.0975 GBP
25p ordinary	Sale	1,210	7.1175 GBP
25p ordinary	Sale	1,138	7.0575 GBP
25p ordinary	Sale	1,117	7.0551 GBP
25p ordinary	Sale	1,117	7.0764 GBP
25p ordinary	Sale	1,077	7.1050 GBP
25p ordinary	Sale	1,020	7.0547 GBP
25p ordinary	Sale	944	7.0854 GBP
25p ordinary	Sale	792	7.0700 GBP
25p ordinary	Sale	787	7.0664 GBP
25p ordinary	Sale	740	7.0735 GBP
25p ordinary	Sale	695	7.0825 GBP
25p ordinary	Sale	652	7.0490 GBP
25p ordinary	Sale	650	7.0607 GBP
25p ordinary	Sale	518	7.0450 GBP
25p ordinary	Sale	517	7.0622 GBP
25p ordinary	Sale	409	7.0855 GBP
25p ordinary	Sale	408	7.1300 GBP
25p ordinary	Sale	395	7.0675 GBP

25p ordinary	Sale	346	7.0800 GBP
25p ordinary	Sale	60	7.0977 GBP
25p ordinary	Sale	51	7.0402 GBP
25p ordinary	Sale	51	7.0400 GBP
25p ordinary	Sale	50	7.0475 GBP
25p ordinary	Sale	47	7.0498 GBP
25p ordinary	Sale	6	7.1000 GBP
25p ordinary	Sale	1	7.0325 GBP

**(b) Cash-settled derivative transactions**

<b>Class of relevant security</b>	<b>Product description</b>	<b>Nature of dealing</b>	<b>Number of reference securities</b>	<b>Price per unit</b>
25p ordinary	SWAP	Decreasing Short	1	7.0325 GBP
25p ordinary	SWAP	Decreasing Short	17,370	7.0346 GBP
25p ordinary	SWAP	Decreasing Short	123,594	7.0350 GBP
25p ordinary	SWAP	Decreasing Short	53	7.0394 GBP
25p ordinary	SWAP	Decreasing Short	106	7.0401 GBP
25p ordinary	SWAP	Decreasing Short	1,724	7.0405 GBP
25p ordinary	SWAP	Decreasing Short	5,851	7.0409 GBP
25p ordinary	SWAP	Decreasing Short	178	7.0410 GBP
25p ordinary	SWAP	Decreasing Short	47	7.0498 GBP
25p ordinary	SWAP	Decreasing Short	13,845	7.0509 GBP
25p ordinary	SWAP	Decreasing Short	106	7.0519 GBP
25p ordinary	SWAP	Decreasing Short	25,059	7.0523 GBP
25p ordinary	SWAP	Decreasing Short	1,020	7.0547 GBP
25p ordinary	SWAP	Decreasing Short	1,117	7.0551 GBP
25p ordinary	SWAP	Decreasing Short	17,388	7.0556 GBP
25p ordinary	SWAP	Decreasing Short	474	7.0569 GBP
25p ordinary	SWAP	Decreasing Short	54	7.0594 GBP
25p ordinary	SWAP	Decreasing Short	2,050	7.0599 GBP
25p ordinary	SWAP	Decreasing Short	30	7.0603 GBP
25p ordinary	SWAP	Decreasing Short	4,845	7.0606 GBP
25p ordinary	SWAP	Decreasing Short	650	7.0607 GBP
25p ordinary	SWAP	Decreasing Short	21,225	7.0612 GBP
25p ordinary	SWAP	Decreasing Short	4,330	7.0634 GBP
25p ordinary	SWAP	Decreasing Short	2,712	7.0640 GBP
25p ordinary	SWAP	Decreasing Short	2,796	7.0687 GBP
25p ordinary	SWAP	Decreasing Short	28,908	7.0717 GBP
25p ordinary	SWAP	Decreasing Short	2,946	7.0745 GBP
25p ordinary	SWAP	Decreasing Short	34,248	7.0761 GBP
25p ordinary	SWAP	Decreasing Short	1,117	7.0764 GBP
25p ordinary	SWAP	Decreasing Short	1,021	7.0789 GBP
25p ordinary	SWAP	Decreasing Short	1	7.0798 GBP
25p ordinary	SWAP	Decreasing Short	268	7.0866 GBP
25p ordinary	SWAP	Decreasing Short	16,640	7.0915 GBP
25p ordinary	SWAP	Decreasing Short	2,599	7.0968 GBP
25p ordinary	SWAP	Decreasing Short	2,102	7.1089 GBP
25p ordinary	SWAP	Increasing Short	76,794	7.0350 GBP
25p ordinary	SWAP	Increasing Short	5,116	7.0351 GBP

25p ordinary	SWAP	Increasing Short	1,187	7.0354 GBP
25p ordinary	SWAP	Increasing Short	602	7.0358 GBP
25p ordinary	SWAP	Increasing Short	40,644	7.0361 GBP
25p ordinary	SWAP	Increasing Short	11,025	7.0366 GBP
25p ordinary	SWAP	Increasing Short	27,685	7.0380 GBP
25p ordinary	SWAP	Increasing Short	24,637	7.0388 GBP
25p ordinary	SWAP	Increasing Short	713	7.0404 GBP
25p ordinary	SWAP	Increasing Short	5,452	7.0427 GBP
25p ordinary	SWAP	Increasing Short	1,559	7.0428 GBP
25p ordinary	SWAP	Increasing Short	9,745	7.0450 GBP
25p ordinary	SWAP	Increasing Short	2,232	7.0510 GBP
25p ordinary	SWAP	Increasing Short	91	7.0550 GBP
25p ordinary	SWAP	Increasing Short	3,712	7.0551 GBP
25p ordinary	SWAP	Increasing Short	232	7.0592 GBP
25p ordinary	SWAP	Increasing Short	114	7.0636 GBP
25p ordinary	SWAP	Increasing Short	650	7.0666 GBP
25p ordinary	SWAP	Increasing Short	61	7.0782 GBP
25p ordinary	SWAP	Increasing Short	72	7.0800 GBP
25p ordinary	SWAP	Increasing Short	1	7.0801 GBP
25p ordinary	SWAP	Increasing Short	211	7.0884 GBP
25p ordinary	SWAP	Increasing Short	77	7.0927 GBP
25p ordinary	SWAP	Increasing Short	12	7.0943 GBP
25p ordinary	SWAP	Increasing Short	17	7.1000 GBP
25p ordinary	SWAP	Increasing Short	1,340	7.1104 GBP
25p ordinary	SWAP	Increasing Short	897	7.1140 GBP
25p ordinary	SWAP	Increasing Short	162	7.1175 GBP
25p ordinary	SWAP	Increasing Short	29	7.1250 GBP
25p ordinary	SWAP	Increasing Short	213	7.1257 GBP
25p ordinary	CFD	Decreasing Short	4,287	7.0894 GBP
25p ordinary	CFD	Increasing Short	2,091	7.0489 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)
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**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**

<b>Is a Supplemental Form 8 (Open Positions) attached?</b>	<b>No</b>
<b>Date of disclosure:</b>	<b>09 Sep 2025</b>
<b>Contact name:</b>	<b>Large Holdings Regulatory Operations</b>
<b>Telephone number:</b>	<b>020 3134 7213</b>

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