

**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:	09 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:	3,741,200	0.76%	1,175,256	0.24%
(2) Cash-settled derivatives:	1,178,028	0.24%	3,458,071	0.71%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	4,919,228	1.01%	4,633,327	0.95%

- (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	283,189	7.0575 GBP
25p ordinary	Purchase	76,289	7.0550 GBP
25p ordinary	Purchase	37,346	7.0549 GBP
25p ordinary	Purchase	34,222	7.0611 GBP
25p ordinary	Purchase	30,280	7.0553 GBP
25p ordinary	Purchase	26,582	7.0502 GBP
25p ordinary	Purchase	24,081	7.0371 GBP
25p ordinary	Purchase	22,240	7.0651 GBP
25p ordinary	Purchase	21,614	7.0567 GBP
25p ordinary	Purchase	14,800	7.0777 GBP
25p ordinary	Purchase	14,703	7.0551 GBP
25p ordinary	Purchase	10,258	7.0417 GBP
25p ordinary	Purchase	10,000	7.1200 GBP
25p ordinary	Purchase	8,864	7.0534 GBP

25p ordinary	Purchase	9,001	7.0334 GBP
25p ordinary	Purchase	8,502	7.0487 GBP
25p ordinary	Purchase	7,882	7.0737 GBP
25p ordinary	Purchase	7,853	7.0565 GBP
25p ordinary	Purchase	7,578	7.0824 GBP
25p ordinary	Purchase	2,714	7.0474 GBP
25p ordinary	Purchase	2,383	7.0560 GBP
25p ordinary	Purchase	1,629	7.0537 GBP
25p ordinary	Purchase	1,251	7.0900 GBP
25p ordinary	Purchase	1,245	7.0648 GBP
25p ordinary	Purchase	1,154	7.0411 GBP
25p ordinary	Purchase	1,143	7.0350 GBP
25p ordinary	Purchase	1,005	7.0896 GBP
25p ordinary	Purchase	984	7.0800 GBP
25p ordinary	Purchase	965	7.0303 GBP
25p ordinary	Purchase	812	7.0899 GBP
25p ordinary	Purchase	743	7.0300 GBP
25p ordinary	Purchase	721	7.0400 GBP
25p ordinary	Purchase	644	7.0525 GBP
25p ordinary	Purchase	601	7.0200 GBP
25p ordinary	Purchase	422	7.0500 GBP
25p ordinary	Purchase	407	7.0150 GBP
25p ordinary	Purchase	384	7.0700 GBP
25p ordinary	Purchase	302	7.1000 GBP
25p ordinary	Purchase	269	7.0250 GBP
25p ordinary	Purchase	62	7.0593 GBP
25p ordinary	Purchase	49	7.0451 GBP
25p ordinary	Purchase	17	7.0576 GBP
25p ordinary	Purchase	1	7.0600 GBP
25p ordinary	Purchase	1	7.0950 GBP
25p ordinary	Sale	111,403	7.0581 GBP
25p ordinary	Sale	98,008	7.0550 GBP
25p ordinary	Sale	56,041	7.0575 GBP
25p ordinary	Sale	24,213	7.0576 GBP
25p ordinary	Sale	20,418	7.0589 GBP
25p ordinary	Sale	19,837	7.0694 GBP
25p ordinary	Sale	16,203	7.0664 GBP
25p ordinary	Sale	12,293	7.0613 GBP
25p ordinary	Sale	10,964	7.0532 GBP
25p ordinary	Sale	10,524	7.0554 GBP
25p ordinary	Sale	10,000	7.0850 GBP
25p ordinary	Sale	9,938	7.0756 GBP
25p ordinary	Sale	7,489	7.0724 GBP
25p ordinary	Sale	4,090	7.0805 GBP
25p ordinary	Sale	3,754	7.0840 GBP
25p ordinary	Sale	3,524	7.0667 GBP
25p ordinary	Sale	3,522	7.0681 GBP
25p ordinary	Sale	3,504	7.0300 GBP
25p ordinary	Sale	2,138	7.0565 GBP
25p ordinary	Sale	2,058	7.0453 GBP
25p ordinary	Sale	1,946	7.0551 GBP
25p ordinary	Sale	1,703	7.0655 GBP
25p ordinary	Sale	1,379	7.0478 GBP
25p ordinary	Sale	1,172	7.0639 GBP
25p ordinary	Sale	1,117	7.0524 GBP
25p ordinary	Sale	668	7.0794 GBP
25p ordinary	Sale	636	7.0750 GBP
25p ordinary	Sale	611	7.0725 GBP
25p ordinary	Sale	609	7.0201 GBP
25p ordinary	Sale	601	7.0200 GBP
25p ordinary	Sale	600	7.0800 GBP
25p ordinary	Sale	386	7.0500 GBP
25p ordinary	Sale	370	7.0525 GBP
25p ordinary	Sale	141	7.0960 GBP
25p ordinary	Sale	49	7.0350 GBP
25p ordinary	Sale	38	7.0501 GBP
25p ordinary	Sale	23	7.0499 GBP
25p ordinary	Sale	8	7.0150 GBP
25p ordinary	Sale	2	7.0700 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	1	7.0298 GBP
25p ordinary	SWAP	Decreasing Short	80	7.0428 GBP
25p ordinary	SWAP	Decreasing Short	2,058	7.0453 GBP
25p ordinary	SWAP	Decreasing Short	1,379	7.0478 GBP
25p ordinary	SWAP	Decreasing Short	53	7.0494 GBP
25p ordinary	SWAP	Decreasing Short	23	7.0499 GBP

25p ordinary	SWAP	Decreasing Short	1	7.0500 GBP
25p ordinary	SWAP	Decreasing Short	1,117	7.0524 GBP
25p ordinary	SWAP	Decreasing Short	99	7.0525 GBP
25p ordinary	SWAP	Decreasing Short	120,491	7.0550 GBP
25p ordinary	SWAP	Decreasing Short	10,524	7.0554 GBP
25p ordinary	SWAP	Decreasing Short	2,138	7.0565 GBP
25p ordinary	SWAP	Decreasing Short	107	7.0571 GBP
25p ordinary	SWAP	Decreasing Short	56,041	7.0575 GBP
25p ordinary	SWAP	Decreasing Short	24,213	7.0576 GBP
25p ordinary	SWAP	Decreasing Short	3,106	7.0586 GBP
25p ordinary	SWAP	Decreasing Short	12,293	7.0613 GBP
25p ordinary	SWAP	Decreasing Short	1,172	7.0639 GBP
25p ordinary	SWAP	Decreasing Short	16,203	7.0664 GBP
25p ordinary	SWAP	Decreasing Short	3,522	7.0681 GBP
25p ordinary	SWAP	Decreasing Short	19,837	7.0694 GBP
25p ordinary	SWAP	Decreasing Short	19,324	7.0704 GBP
25p ordinary	SWAP	Decreasing Short	7,026	7.0708 GBP
25p ordinary	SWAP	Decreasing Short	273	7.0749 GBP
25p ordinary	SWAP	Decreasing Short	634	7.0750 GBP
25p ordinary	SWAP	Decreasing Short	1,648	7.0773 GBP
25p ordinary	SWAP	Decreasing Short	4,090	7.0805 GBP
25p ordinary	SWAP	Decreasing Short	10,000	7.0842 GBP
25p ordinary	SWAP	Increasing Short	1	7.0300 GBP
25p ordinary	SWAP	Increasing Short	1	7.0301 GBP
25p ordinary	SWAP	Increasing Short	5,659	7.0367 GBP
25p ordinary	SWAP	Increasing Short	7,827	7.0372 GBP
25p ordinary	SWAP	Increasing Short	10,595	7.0373 GBP
25p ordinary	SWAP	Increasing Short	10,258	7.0417 GBP
25p ordinary	SWAP	Increasing Short	49	7.0450 GBP
25p ordinary	SWAP	Increasing Short	3,513	7.0458 GBP
25p ordinary	SWAP	Increasing Short	2,714	7.0474 GBP
25p ordinary	SWAP	Increasing Short	6,498	7.0481 GBP
25p ordinary	SWAP	Increasing Short	26,582	7.0502 GBP
25p ordinary	SWAP	Increasing Short	2,061	7.0510 GBP
25p ordinary	SWAP	Increasing Short	9,861	7.0534 GBP
25p ordinary	SWAP	Increasing Short	1,629	7.0537 GBP
25p ordinary	SWAP	Increasing Short	37,346	7.0549 GBP
25p ordinary	SWAP	Increasing Short	24,027	7.0550 GBP
25p ordinary	SWAP	Increasing Short	14,703	7.0551 GBP
25p ordinary	SWAP	Increasing Short	20,596	7.0553 GBP
25p ordinary	SWAP	Increasing Short	2,383	7.0560 GBP
25p ordinary	SWAP	Increasing Short	7,853	7.0565 GBP
25p ordinary	SWAP	Increasing Short	21,614	7.0567 GBP
25p ordinary	SWAP	Increasing Short	4,189	7.0574 GBP
25p ordinary	SWAP	Increasing Short	291,385	7.0575 GBP

25p ordinary	SWAP	Increasing Short	62	7.0592 GBP
25p ordinary	SWAP	Increasing Short	4,855	7.0601 GBP
25p ordinary	SWAP	Increasing Short	9,453	7.0602 GBP
25p ordinary	SWAP	Increasing Short	3,050	7.0605 GBP
25p ordinary	SWAP	Increasing Short	178	7.0614 GBP
25p ordinary	SWAP	Increasing Short	988	7.0631 GBP
25p ordinary	SWAP	Increasing Short	6,251	7.0647 GBP
25p ordinary	SWAP	Increasing Short	6,729	7.0648 GBP
25p ordinary	SWAP	Increasing Short	6,882	7.0665 GBP
25p ordinary	SWAP	Increasing Short	3,794	7.0670 GBP
25p ordinary	SWAP	Increasing Short	7,375	7.0671 GBP
25p ordinary	SWAP	Increasing Short	126	7.0676 GBP
25p ordinary	SWAP	Increasing Short	143	7.0677 GBP
25p ordinary	SWAP	Increasing Short	1,220	7.0684 GBP
25p ordinary	SWAP	Increasing Short	52	7.0700 GBP
25p ordinary	SWAP	Increasing Short	13	7.0714 GBP
25p ordinary	SWAP	Increasing Short	1,124	7.0716 GBP
25p ordinary	SWAP	Increasing Short	2,369	7.0719 GBP
25p ordinary	SWAP	Increasing Short	525	7.0721 GBP
25p ordinary	SWAP	Increasing Short	80	7.0723 GBP
25p ordinary	SWAP	Increasing Short	416	7.0751 GBP
25p ordinary	SWAP	Increasing Short	821	7.0755 GBP
25p ordinary	SWAP	Increasing Short	14,800	7.0777 GBP
25p ordinary	SWAP	Increasing Short	1,552	7.0788 GBP
25p ordinary	SWAP	Increasing Short	1,769	7.0789 GBP
25p ordinary	SWAP	Increasing Short	604	7.0808 GBP
25p ordinary	SWAP	Increasing Short	1,637	7.0882 GBP
25p ordinary	SWAP	Increasing Short	224	7.0894 GBP
25p ordinary	SWAP	Increasing Short	12	7.0899 GBP
25p ordinary	SWAP	Increasing Short	1,251	7.0900 GBP
25p ordinary	SWAP	Increasing Short	576	7.0901 GBP
25p ordinary	SWAP	Increasing Short	1	7.0950 GBP
25p ordinary	SWAP	Increasing Short	302	7.1000 GBP
25p ordinary	SWAP	Increasing Short	10,000	7.1207 GBP
25p ordinary	CFD	Decreasing Short	29,338	7.0527 GBP
25p ordinary	CFD	Opening Long	13,962	7.0529 GBP
25p ordinary	CFD	Increasing Long	5,910	7.0943 GBP
25p ordinary	CFD	Decreasing Long	1,154	7.0416 GBP
25p ordinary	CFD	Decreasing Long	125	7.0705 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	Exercise price per unit	Type	Expiry date	Option money paid/ received per unit
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			relates				

(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:	10 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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