

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:	10 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

Interests and short positions in the relevant securities of the offeror or offeree

(a) 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:	3,622,104	0.74%	1,298,869	0.27%
(2) Cash-settled derivatives:	1,374,760	0.28%	3,350,245	0.68%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>4,996,864</b>	<b>1.02%</b>	<b>4,649,114</b>	<b>0.95%</b>

Rights to subscribe for new securities (including directors and

(b) 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) Purchase and sales

Class of relevant security	Purchase/sale	Number of securities	Price per unit
25p ordinary	Purchase	113,932	7.0895 GBP
25p ordinary	Purchase	61,667	7.0900 GBP
25p ordinary	Purchase	50,444	7.0725 GBP
25p ordinary	Purchase	46,645	7.0815 GBP
25p ordinary	Purchase	44,005	7.0623 GBP
25p ordinary	Purchase	40,237	7.0920 GBP
25p ordinary	Purchase	39,131	7.0851 GBP
25p ordinary	Purchase	28,252	7.0652 GBP

25p ordinary	Purchase	23,033	7.0000 GBP
25p ordinary	Purchase	16,545	7.0891 GBP
25p ordinary	Purchase	16,306	7.0901 GBP
25p ordinary	Purchase	15,096	7.0678 GBP
25p ordinary	Purchase	14,229	7.0618 GBP
25p ordinary	Purchase	14,200	7.0449 GBP
25p ordinary	Purchase	13,979	7.0680 GBP
25p ordinary	Purchase	8,362	7.0919 GBP
25p ordinary	Purchase	7,845	7.0731 GBP
25p ordinary	Purchase	6,047	7.0585 GBP
25p ordinary	Purchase	6,011	7.0906 GBP
25p ordinary	Purchase	4,619	7.0865 GBP
25p ordinary	Purchase	4,077	7.0962 GBP
25p ordinary	Purchase	4,046	7.0665 GBP
25p ordinary	Purchase	3,997	7.0639 GBP
25p ordinary	Purchase	3,555	7.0930 GBP
25p ordinary	Purchase	3,125	7.0899 GBP
25p ordinary	Purchase	2,717	7.0565 GBP
25p ordinary	Purchase	2,366	7.0750 GBP
25p ordinary	Purchase	2,337	7.0551 GBP
25p ordinary	Purchase	2,120	7.0607 GBP
25p ordinary	Purchase	2,097	7.0903 GBP
25p ordinary	Purchase	2,078	7.0659 GBP
25p ordinary	Purchase	2,041	7.0560 GBP
25p ordinary	Purchase	2,035	7.0800 GBP
25p ordinary	Purchase	1,919	7.1000 GBP
25p ordinary	Purchase	1,842	7.1031 GBP
25p ordinary	Purchase	1,804	7.0628 GBP
25p ordinary	Purchase	1,336	7.0739 GBP
25p ordinary	Purchase	1,293	7.0717 GBP
25p ordinary	Purchase	1,094	7.0450 GBP
25p ordinary	Purchase	1,082	7.1150 GBP
25p ordinary	Purchase	1,010	7.0674 GBP
25p ordinary	Purchase	997	7.0643 GBP
25p ordinary	Purchase	976	7.0498 GBP
25p ordinary	Purchase	956	7.0950 GBP
25p ordinary	Purchase	918	7.0650 GBP
25p ordinary	Purchase	813	7.1050 GBP
25p ordinary	Purchase	779	7.0975 GBP
25p ordinary	Purchase	735	7.0700 GBP
25p ordinary	Purchase	726	7.0883 GBP
25p ordinary	Purchase	628	7.0637 GBP
25p ordinary	Purchase	560	7.0427 GBP
25p ordinary	Purchase	518	7.0515 GBP
25p ordinary	Purchase	511	7.0550 GBP
25p ordinary	Purchase	396	7.0825 GBP
25p ordinary	Purchase	385	7.0600 GBP
25p ordinary	Purchase	338	7.0580 GBP
25p ordinary	Purchase	300	7.0400 GBP
25p ordinary	Purchase	265	7.0341 GBP
25p ordinary	Purchase	197	7.0500 GBP
25p ordinary	Purchase	131	7.0397 GBP
25p ordinary	Purchase	62	7.0677 GBP
25p ordinary	Purchase	20	7.0603 GBP
25p ordinary	Purchase	12	7.0775 GBP
25p ordinary	Purchase	5	7.0620 GBP
25p ordinary	Purchase	1	7.0908 GBP
25p ordinary	Sale	169,960	7.0850 GBP
25p ordinary	Sale	117,862	7.0900 GBP
25p ordinary	Sale	111,128	7.0598 GBP
25p ordinary	Sale	107,086	7.0897 GBP
25p ordinary	Sale	45,600	7.0857 GBP
25p ordinary	Sale	27,817	7.0896 GBP
25p ordinary	Sale	24,380	7.0798 GBP
25p ordinary	Sale	24,024	7.0567 GBP
25p ordinary	Sale	20,741	7.0630 GBP
25p ordinary	Sale	19,106	7.0876 GBP
25p ordinary	Sale	13,557	7.0478 GBP
25p ordinary	Sale	13,417	7.0565 GBP
25p ordinary	Sale	10,100	7.0655 GBP

25p ordinary	Sale	12,422	7.0355 GBP
25p ordinary	Sale	12,146	7.0822 GBP
25p ordinary	Sale	11,900	7.0652 GBP
25p ordinary	Sale	11,509	7.0571 GBP
25p ordinary	Sale	10,810	7.0756 GBP
25p ordinary	Sale	9,504	7.0892 GBP
25p ordinary	Sale	8,500	7.0452 GBP
25p ordinary	Sale	6,456	7.0421 GBP
25p ordinary	Sale	5,254	7.0313 GBP
25p ordinary	Sale	5,076	7.0836 GBP
25p ordinary	Sale	4,986	7.0823 GBP
25p ordinary	Sale	4,806	7.0705 GBP
25p ordinary	Sale	4,149	7.0511 GBP
25p ordinary	Sale	3,933	7.0903 GBP
25p ordinary	Sale	3,363	7.0671 GBP
25p ordinary	Sale	3,156	7.0322 GBP
25p ordinary	Sale	2,867	7.0577 GBP
25p ordinary	Sale	2,831	7.0879 GBP
25p ordinary	Sale	2,541	7.0954 GBP
25p ordinary	Sale	2,367	7.1000 GBP
25p ordinary	Sale	2,117	7.0740 GBP
25p ordinary	Sale	1,993	7.0462 GBP
25p ordinary	Sale	1,716	7.0751 GBP
25p ordinary	Sale	1,682	7.0981 GBP
25p ordinary	Sale	1,663	7.0937 GBP
25p ordinary	Sale	1,658	7.0504 GBP
25p ordinary	Sale	1,611	7.0535 GBP
25p ordinary	Sale	1,271	7.1001 GBP
25p ordinary	Sale	1,117	7.0750 GBP
25p ordinary	Sale	1,094	7.0450 GBP
25p ordinary	Sale	1,082	7.1150 GBP
25p ordinary	Sale	977	7.0800 GBP
25p ordinary	Sale	956	7.0950 GBP
25p ordinary	Sale	924	7.0550 GBP
25p ordinary	Sale	800	7.0975 GBP
25p ordinary	Sale	772	7.0667 GBP
25p ordinary	Sale	757	7.0604 GBP
25p ordinary	Sale	734	7.0625 GBP
25p ordinary	Sale	715	7.0624 GBP
25p ordinary	Sale	608	7.0600 GBP
25p ordinary	Sale	604	7.0650 GBP
25p ordinary	Sale	459	7.0518 GBP
25p ordinary	Sale	433	7.1050 GBP
25p ordinary	Sale	419	7.0375 GBP
25p ordinary	Sale	354	7.0350 GBP
25p ordinary	Sale	323	7.0413 GBP
25p ordinary	Sale	283	7.0300 GBP
25p ordinary	Sale	248	7.0500 GBP
25p ordinary	Sale	203	7.0400 GBP
25p ordinary	Sale	185	7.0989 GBP
25p ordinary	Sale	35	7.0528 GBP
25p ordinary	Sale	15	7.0806 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	2	7.0350 GBP
25p ordinary	SWAP	Decreasing Short	323	7.0413 GBP
25p ordinary	SWAP	Decreasing Short	4,250	7.0419 GBP
25p ordinary	SWAP	Decreasing Short	1,993	7.0462 GBP
25p ordinary	SWAP	Decreasing Short	4,250	7.0485 GBP
25p ordinary	SWAP	Decreasing Short	459	7.0518 GBP
25p ordinary	SWAP	Decreasing Short	35	7.0528 GBP
25p ordinary	SWAP	Decreasing Short	413	7.0550 GBP
25p ordinary	SWAP	Decreasing Short	24,024	7.0567 GBP
25p ordinary	SWAP	Decreasing Short	111,128	7.0598 GBP
25p ordinary	SWAP	Decreasing Short	224	7.0600 GBP

25p ordinary	SWAP	Decreasing Short	227	7.0000 GBP
25p ordinary	SWAP	Decreasing Short	559	7.0613 GBP
25p ordinary	SWAP	Decreasing Short	20,741	7.0630 GBP
25p ordinary	SWAP	Decreasing Short	3,363	7.0671 GBP
25p ordinary	SWAP	Decreasing Short	1,538	7.0674 GBP
25p ordinary	SWAP	Decreasing Short	19,437	7.0705 GBP
25p ordinary	SWAP	Decreasing Short	1,648	7.0716 GBP
25p ordinary	SWAP	Decreasing Short	8,684	7.0727 GBP
25p ordinary	SWAP	Decreasing Short	2,117	7.0740 GBP
25p ordinary	SWAP	Decreasing Short	339	7.0749 GBP
25p ordinary	SWAP	Decreasing Short	778	7.0751 GBP
25p ordinary	SWAP	Decreasing Short	10,810	7.0756 GBP
25p ordinary	SWAP	Decreasing Short	110	7.0777 GBP
25p ordinary	SWAP	Decreasing Short	24,380	7.0798 GBP
25p ordinary	SWAP	Decreasing Short	15	7.0803 GBP
25p ordinary	SWAP	Decreasing Short	4,986	7.0823 GBP
25p ordinary	SWAP	Decreasing Short	19,106	7.0876 GBP
25p ordinary	SWAP	Decreasing Short	2,831	7.0879 GBP
25p ordinary	SWAP	Decreasing Short	9,504	7.0892 GBP
25p ordinary	SWAP	Decreasing Short	27,817	7.0896 GBP
25p ordinary	SWAP	Decreasing Short	59,223	7.0898 GBP
25p ordinary	SWAP	Decreasing Short	112,871	7.0900 GBP
25p ordinary	SWAP	Decreasing Short	83	7.0972 GBP
25p ordinary	SWAP	Decreasing Short	1,682	7.0981 GBP
25p ordinary	SWAP	Decreasing Short	185	7.0989 GBP
25p ordinary	SWAP	Decreasing Short	52	7.0994 GBP
25p ordinary	SWAP	Increasing Short	265	7.0341 GBP
25p ordinary	SWAP	Increasing Short	131	7.0397 GBP
25p ordinary	SWAP	Increasing Short	560	7.0427 GBP
25p ordinary	SWAP	Increasing Short	14,200	7.0449 GBP
25p ordinary	SWAP	Increasing Short	976	7.0498 GBP
25p ordinary	SWAP	Increasing Short	1,426	7.0572 GBP
25p ordinary	SWAP	Increasing Short	1,215	7.0580 GBP
25p ordinary	SWAP	Increasing Short	1,836	7.0582 GBP
25p ordinary	SWAP	Increasing Short	532	7.0583 GBP
25p ordinary	SWAP	Increasing Short	626	7.0590 GBP
25p ordinary	SWAP	Increasing Short	1	7.0600 GBP
25p ordinary	SWAP	Increasing Short	1,844	7.0602 GBP
25p ordinary	SWAP	Increasing Short	23	7.0609 GBP
25p ordinary	SWAP	Increasing Short	5	7.0616 GBP
25p ordinary	SWAP	Increasing Short	1,485	7.0619 GBP
25p ordinary	SWAP	Increasing Short	16,207	7.0620 GBP
25p ordinary	SWAP	Increasing Short	13,267	7.0622 GBP
25p ordinary	SWAP	Increasing Short	21,689	7.0623 GBP
25p ordinary	SWAP	Increasing Short	9,049	7.0625 GBP
25p ordinary	SWAP	Increasing Short	325	7.0628 GBP
25p ordinary	SWAP	Increasing Short	678	7.0630 GBP
25p ordinary	SWAP	Increasing Short	3,181	7.0631 GBP
25p ordinary	SWAP	Increasing Short	2,175	7.0632 GBP
25p ordinary	SWAP	Increasing Short	997	7.0643 GBP
25p ordinary	SWAP	Increasing Short	19,828	7.0653 GBP
25p ordinary	SWAP	Increasing Short	577	7.0655 GBP
25p ordinary	SWAP	Increasing Short	505	7.0656 GBP
25p ordinary	SWAP	Increasing Short	1,202	7.0657 GBP
25p ordinary	SWAP	Increasing Short	563	7.0660 GBP
25p ordinary	SWAP	Increasing Short	41	7.0663 GBP
25p ordinary	SWAP	Increasing Short	4,427	7.0675 GBP
25p ordinary	SWAP	Increasing Short	62	7.0677 GBP
25p ordinary	SWAP	Increasing Short	832	7.0678 GBP
25p ordinary	SWAP	Increasing Short	88,048	7.0690 GBP
25p ordinary	SWAP	Increasing Short	1,903	7.0703 GBP
25p ordinary	SWAP	Increasing Short	58	7.0712 GBP
25p ordinary	SWAP	Increasing Short	2,412	7.0717 GBP
25p ordinary	SWAP	Increasing Short	1,018	7.0750 GBP
25p ordinary	SWAP	Increasing Short	12	7.0775 GBP
25p ordinary	SWAP	Increasing Short	981	7.0839 GBP

25p ordinary	SWAP	Increasing Short	37,568	7.0854 GBP
25p ordinary	SWAP	Increasing Short	606	7.0865 GBP
25p ordinary	SWAP	Increasing Short	530	7.0866 GBP
25p ordinary	SWAP	Increasing Short	1,648	7.0874 GBP
25p ordinary	SWAP	Increasing Short	795	7.0875 GBP
25p ordinary	SWAP	Increasing Short	59	7.0876 GBP
25p ordinary	SWAP	Increasing Short	16,545	7.0891 GBP
25p ordinary	SWAP	Increasing Short	6,968	7.0892 GBP
25p ordinary	SWAP	Increasing Short	3,125	7.0899 GBP
25p ordinary	SWAP	Increasing Short	2,436	7.0900 GBP
25p ordinary	SWAP	Increasing Short	16,306	7.0901 GBP
25p ordinary	SWAP	Increasing Short	2,097	7.0903 GBP
25p ordinary	SWAP	Increasing Short	1	7.0908 GBP
25p ordinary	SWAP	Increasing Short	40,237	7.0920 GBP
25p ordinary	SWAP	Increasing Short	3,555	7.0930 GBP
25p ordinary	SWAP	Increasing Short	144	7.1000 GBP
25p ordinary	CFD	Increasing Long	13,045	7.0557 GBP
25p ordinary	CFD	Increasing Long	18,232	7.0572 GBP
25p ordinary	CFD	Increasing Long	438	7.0684 GBP
25p ordinary	CFD	Increasing Long	4,547	7.0723 GBP
25p ordinary	CFD	Increasing Long	7,706	7.0840 GBP
25p ordinary	CFD	Decreasing Long	127	7.0455 GBP
25p ordinary	CFD	Decreasing Long	518	7.0521 GBP
25p ordinary	CFD	Decreasing Long	943	7.0619 GBP
25p ordinary	European Call Option	Increasing Long	130,000	0.0999 GBP

**Stock-settled derivative transactions**

(c)

(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

**Other dealings (including subscribing for**

(d)

**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 person making the disclosure and any party to the offer or any person acting in concert with a party to the offer:
NONE

**Agreements, arrangements or understandings relating to options or**

(b)

**derivatives**

Details of any agreement, arrangement or understanding, formal or informal, between
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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:	11 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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