

**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:	11 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:	3,510,162	0.72%	1,375,418	0.28%
(2) Cash-settled derivatives:	1,439,061	0.29%	3,245,500	0.66%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	4,949,223	1.01%	4,620,918	0.94%

- (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	124,203	7.1299 GBP
25p ordinary	Purchase	63,083	7.1043 GBP
25p ordinary	Purchase	37,674	7.1349 GBP
25p ordinary	Purchase	34,570	7.1350 GBP
25p ordinary	Purchase	26,241	7.1259 GBP
25p ordinary	Purchase	26,019	7.0880 GBP
25p ordinary	Purchase	21,955	7.1228 GBP
25p ordinary	Purchase	17,028	7.0852 GBP
25p ordinary	Purchase	16,344	7.0882 GBP
25p ordinary	Purchase	13,896	7.0972 GBP
25p ordinary	Purchase	13,168	7.0727 GBP
25p ordinary	Purchase	11,522	7.0763 GBP
25p ordinary	Purchase	9,040	7.0915 GBP
25p ordinary	Purchase	7,025	7.0922 GBP

25p ordinary	Purchase	1,923	7.0922 GBP
25p ordinary	Purchase	5,227	7.1066 GBP
25p ordinary	Purchase	4,271	7.1013 GBP
25p ordinary	Purchase	4,172	7.0791 GBP
25p ordinary	Purchase	3,668	7.1107 GBP
25p ordinary	Purchase	3,218	7.0779 GBP
25p ordinary	Purchase	2,588	7.0715 GBP
25p ordinary	Purchase	2,227	7.1023 GBP
25p ordinary	Purchase	2,090	7.1135 GBP
25p ordinary	Purchase	1,953	7.0876 GBP
25p ordinary	Purchase	1,842	7.1079 GBP
25p ordinary	Purchase	1,788	7.0939 GBP
25p ordinary	Purchase	1,673	7.1137 GBP
25p ordinary	Purchase	1,585	7.1119 GBP
25p ordinary	Purchase	1,467	7.0927 GBP
25p ordinary	Purchase	1,229	7.0650 GBP
25p ordinary	Purchase	1,124	7.1200 GBP
25p ordinary	Purchase	873	7.1039 GBP
25p ordinary	Purchase	707	7.0500 GBP
25p ordinary	Purchase	700	7.1145 GBP
25p ordinary	Purchase	672	7.1000 GBP
25p ordinary	Purchase	593	7.0700 GBP
25p ordinary	Purchase	562	7.1318 GBP
25p ordinary	Purchase	461	7.0806 GBP
25p ordinary	Purchase	437	7.0989 GBP
25p ordinary	Purchase	436	7.1203 GBP
25p ordinary	Purchase	423	7.0600 GBP
25p ordinary	Purchase	417	7.1150 GBP
25p ordinary	Purchase	365	7.0900 GBP
25p ordinary	Purchase	351	7.0662 GBP
25p ordinary	Purchase	200	7.0725 GBP
25p ordinary	Purchase	182	7.0825 GBP
25p ordinary	Purchase	101	7.0875 GBP
25p ordinary	Purchase	36	7.1005 GBP
25p ordinary	Purchase	15	7.0846 GBP
25p ordinary	Purchase	11	7.0827 GBP
25p ordinary	Purchase	3	7.0950 GBP
25p ordinary	Sale	165,901	7.1258 GBP
25p ordinary	Sale	83,066	7.1350 GBP
25p ordinary	Sale	63,323	7.1271 GBP
25p ordinary	Sale	62,424	7.0948 GBP
25p ordinary	Sale	42,319	7.1102 GBP
25p ordinary	Sale	36,360	7.0982 GBP
25p ordinary	Sale	27,533	7.0990 GBP
25p ordinary	Sale	25,658	7.1138 GBP
25p ordinary	Sale	22,438	7.1286 GBP
25p ordinary	Sale	15,772	7.1174 GBP
25p ordinary	Sale	13,096	7.1346 GBP
25p ordinary	Sale	11,248	7.1036 GBP
25p ordinary	Sale	10,121	7.0842 GBP
25p ordinary	Sale	7,225	7.0832 GBP
25p ordinary	Sale	6,352	7.1181 GBP
25p ordinary	Sale	4,586	7.1183 GBP
25p ordinary	Sale	4,208	7.1310 GBP
25p ordinary	Sale	4,187	7.0790 GBP
25p ordinary	Sale	3,784	7.1034 GBP
25p ordinary	Sale	3,666	7.0786 GBP
25p ordinary	Sale	3,383	7.0837 GBP
25p ordinary	Sale	3,294	7.0792 GBP
25p ordinary	Sale	2,690	7.0781 GBP
25p ordinary	Sale	2,556	7.0809 GBP
25p ordinary	Sale	2,465	7.0919 GBP
25p ordinary	Sale	2,272	7.1053 GBP
25p ordinary	Sale	2,254	7.0900 GBP
25p ordinary	Sale	2,210	7.0532 GBP
25p ordinary	Sale	2,150	7.0981 GBP
25p ordinary	Sale	2,070	7.1067 GBP
25p ordinary	Sale	2,018	7.0912 GBP
25p ordinary	Sale	1,763	7.0650 GBP
25p ordinary	Sale	1,735	7.0793 GBP
25p ordinary	Sale	1,644	7.0500 GBP
25p ordinary	Sale	1,132	7.0735 GBP
25p ordinary	Sale	1,125	7.1200 GBP
25p ordinary	Sale	1,117	7.1091 GBP
25p ordinary	Sale	925	7.0922 GBP
25p ordinary	Sale	912	7.0891 GBP
25p ordinary	Sale	843	7.0633 GBP
25p ordinary	Sale	831	7.0750 GBP
25p ordinary	Sale	818	7.1160 GBP
25p ordinary	Sale	817	7.0679 GBP
25p ordinary	Sale	750	7.0858 GBP
25p ordinary	Sale	626	7.0798 GBP
25p ordinary	Sale	620	7.1000 GBP
25p ordinary	Sale	474	7.0700 GBP
25p ordinary	Sale	381	7.0992 GBP
25p ordinary	Sale	345	7.1354 GBP
25p ordinary	Sale	267	7.1444 GBP
25p ordinary	Sale	79	7.1225 GBP

25p ordinary	Sale	48	7.0645 GBP
25p ordinary	Sale	26	7.0838 GBP
25p ordinary	Sale	19	7.1100 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	48	7.0645 GBP
25p ordinary	SWAP	Decreasing Short	32	7.0700 GBP
25p ordinary	SWAP	Decreasing Short	2,690	7.0781 GBP
25p ordinary	SWAP	Decreasing Short	4,187	7.0790 GBP
25p ordinary	SWAP	Decreasing Short	3,294	7.0792 GBP
25p ordinary	SWAP	Decreasing Short	3,710	7.0795 GBP
25p ordinary	SWAP	Decreasing Short	626	7.0798 GBP
25p ordinary	SWAP	Decreasing Short	2,556	7.0809 GBP
25p ordinary	SWAP	Decreasing Short	26	7.0835 GBP
25p ordinary	SWAP	Decreasing Short	4,890	7.0861 GBP
25p ordinary	SWAP	Decreasing Short	2,025	7.0900 GBP
25p ordinary	SWAP	Decreasing Short	147	7.0905 GBP
25p ordinary	SWAP	Decreasing Short	2,018	7.0912 GBP
25p ordinary	SWAP	Decreasing Short	2,465	7.0919 GBP
25p ordinary	SWAP	Decreasing Short	925	7.0922 GBP
25p ordinary	SWAP	Decreasing Short	62,424	7.0948 GBP
25p ordinary	SWAP	Decreasing Short	2,150	7.0981 GBP
25p ordinary	SWAP	Decreasing Short	36,360	7.0982 GBP
25p ordinary	SWAP	Decreasing Short	27,533	7.0990 GBP
25p ordinary	SWAP	Decreasing Short	381	7.0992 GBP
25p ordinary	SWAP	Decreasing Short	186	7.1013 GBP
25p ordinary	SWAP	Decreasing Short	148	7.1019 GBP
25p ordinary	SWAP	Decreasing Short	15	7.1020 GBP
25p ordinary	SWAP	Decreasing Short	11,248	7.1036 GBP
25p ordinary	SWAP	Decreasing Short	2,272	7.1053 GBP
25p ordinary	SWAP	Decreasing Short	2,070	7.1067 GBP
25p ordinary	SWAP	Decreasing Short	1,117	7.1091 GBP
25p ordinary	SWAP	Decreasing Short	19	7.1100 GBP
25p ordinary	SWAP	Decreasing Short	25,658	7.1138 GBP
25p ordinary	SWAP	Decreasing Short	18,681	7.1156 GBP
25p ordinary	SWAP	Decreasing Short	7,600	7.1159 GBP
25p ordinary	SWAP	Decreasing Short	4,586	7.1183 GBP
25p ordinary	SWAP	Decreasing Short	1,647	7.1233 GBP
25p ordinary	SWAP	Decreasing Short	4,666	7.1276 GBP
25p ordinary	SWAP	Decreasing Short	2,135	7.1277 GBP
25p ordinary	SWAP	Decreasing Short	13,239	7.1298 GBP
25p ordinary	SWAP	Decreasing Short	4,208	7.1310 GBP
25p ordinary	SWAP	Decreasing Short	13,096	7.1346 GBP
25p ordinary	SWAP	Decreasing Short	143,246	7.1350 GBP
25p ordinary	SWAP	Decreasing Short	345	7.1354

				GBP
25p ordinary	SWAP	Decreasing Short	267	7.1444 GBP
25p ordinary	SWAP	Increasing Short	2	7.0600 GBP
25p ordinary	SWAP	Increasing Short	429	7.0650 GBP
25p ordinary	SWAP	Increasing Short	351	7.0662 GBP
25p ordinary	SWAP	Increasing Short	35	7.0700 GBP
25p ordinary	SWAP	Increasing Short	10,608	7.0739 GBP
25p ordinary	SWAP	Increasing Short	461	7.0806 GBP
25p ordinary	SWAP	Increasing Short	11	7.0826 GBP
25p ordinary	SWAP	Increasing Short	15	7.0846 GBP
25p ordinary	SWAP	Increasing Short	17,028	7.0852 GBP
25p ordinary	SWAP	Increasing Short	101	7.0875 GBP
25p ordinary	SWAP	Increasing Short	1,953	7.0876 GBP
25p ordinary	SWAP	Increasing Short	2,200	7.0904 GBP
25p ordinary	SWAP	Increasing Short	76,782	7.0917 GBP
25p ordinary	SWAP	Increasing Short	3	7.0950 GBP
25p ordinary	SWAP	Increasing Short	437	7.0989 GBP
25p ordinary	SWAP	Increasing Short	17,095	7.0993 GBP
25p ordinary	SWAP	Increasing Short	34,526	7.1002 GBP
25p ordinary	SWAP	Increasing Short	3,668	7.1107 GBP
25p ordinary	SWAP	Increasing Short	1,673	7.1137 GBP
25p ordinary	SWAP	Increasing Short	1,050	7.1142 GBP
25p ordinary	SWAP	Increasing Short	1,988	7.1160 GBP
25p ordinary	SWAP	Increasing Short	42	7.1200 GBP
25p ordinary	SWAP	Increasing Short	436	7.1203 GBP
25p ordinary	SWAP	Increasing Short	21,955	7.1228 GBP
25p ordinary	SWAP	Increasing Short	9,474	7.1261 GBP
25p ordinary	SWAP	Increasing Short	12,957	7.1270 GBP
25p ordinary	SWAP	Increasing Short	4,273	7.1271 GBP
25p ordinary	SWAP	Increasing Short	749	7.1285 USD
25p ordinary	SWAP	Increasing Short	2,173	7.1286 GBP
25p ordinary	SWAP	Increasing Short	562	7.1318 GBP
25p ordinary	SWAP	Increasing Short	37,674	7.1349 GBP
25p ordinary	SWAP	Increasing Short	29,777	7.1353 GBP
25p ordinary	CFD	Increasing Long	4,567	7.0500 GBP
25p ordinary	CFD	Increasing Long	2,086	7.0670 GBP
25p ordinary	CFD	Increasing Long	18,458	7.0847 GBP
25p ordinary	CFD	Increasing Long	13,039	7.0888 GBP
25p ordinary	CFD	Increasing Long	7,487	7.1344 GBP
25p ordinary	CFD	Increasing Long	1	7.1400 GBP
25p ordinary	CFD	Decreasing Long	168	7.0798 GBP
25p ordinary	CFD	Decreasing Long	872	7.1043 GBP

(c) **Stock-settled derivative transactions (including options)**

(i) **Writing, selling, purchasing or varying**

Class of	Product description	Writing, purchasing,	Number of	Exercise price	Type	Expiry date	Option money
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relevant security		selling, varying etc	securities to which option relates	per unit			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:	12 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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