

**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:	12 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:	3,430,731	0.70%	1,376,154	0.28%
(2) Cash-settled derivatives:	1,447,679	0.30%	3,169,032	0.65%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>4,878,410</b>	<b>1.00%</b>	<b>4,545,186</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	77,933	7.0950 GBP
25p ordinary	Purchase	54,069	7.0996 GBP
25p ordinary	Purchase	32,844	7.0951 GBP
25p ordinary	Purchase	21,704	7.0953 GBP
25p ordinary	Purchase	18,767	7.1004 GBP
25p ordinary	Purchase	11,536	7.0927 GBP
25p ordinary	Purchase	11,397	7.1036 GBP
25p ordinary	Purchase	10,517	7.1047 GBP
25p ordinary	Purchase	10,015	7.0959 GBP
25p ordinary	Purchase	7,904	7.0989 GBP
25p ordinary	Purchase	6,416	7.1072 GBP
25p ordinary	Purchase	3,379	7.0878 GBP
25p ordinary	Purchase	1,925	7.1024 GBP
25p ordinary	Purchase	4,858	7.1010 GBP

25p ordinary	Purchase	1,000	7.1019 GBP
25p ordinary	Purchase	1,600	7.1040 GBP
25p ordinary	Purchase	1,452	7.0969 GBP
25p ordinary	Purchase	1,409	7.0734 GBP
25p ordinary	Purchase	1,138	7.0721 GBP
25p ordinary	Purchase	1,010	7.1122 GBP
25p ordinary	Purchase	905	7.1000 GBP
25p ordinary	Purchase	850	7.1021 GBP
25p ordinary	Purchase	755	7.1279 GBP
25p ordinary	Purchase	639	7.1154 GBP
25p ordinary	Purchase	490	7.1059 GBP
25p ordinary	Purchase	412	7.0985 GBP
25p ordinary	Purchase	357	7.1100 GBP
25p ordinary	Purchase	311	7.0750 GBP
25p ordinary	Purchase	274	7.0884 GBP
25p ordinary	Purchase	128	7.1050 GBP
25p ordinary	Purchase	119	7.0983 GBP
25p ordinary	Purchase	105	7.0958 GBP
25p ordinary	Purchase	69	7.1069 GBP
25p ordinary	Purchase	29	7.0742 GBP
25p ordinary	Purchase	19	7.1073 GBP
25p ordinary	Purchase	6	7.1025 GBP
25p ordinary	Purchase	4	7.1200 GBP
25p ordinary	Purchase	2	7.0700 GBP
25p ordinary	Purchase	1	7.0800 GBP
25p ordinary	Sale	161,131	7.0964 GBP
25p ordinary	Sale	42,038	7.1020 GBP
25p ordinary	Sale	27,788	7.0950 GBP
25p ordinary	Sale	22,359	7.1087 GBP
25p ordinary	Sale	18,942	7.0905 GBP
25p ordinary	Sale	18,900	7.1035 GBP
25p ordinary	Sale	15,881	7.1006 GBP
25p ordinary	Sale	9,893	7.0907 GBP
25p ordinary	Sale	8,086	7.0946 GBP
25p ordinary	Sale	5,626	7.0971 GBP
25p ordinary	Sale	5,508	7.0968 GBP
25p ordinary	Sale	3,915	7.0923 GBP
25p ordinary	Sale	3,805	7.0985 GBP
25p ordinary	Sale	2,149	7.0986 GBP
25p ordinary	Sale	2,143	7.1051 GBP
25p ordinary	Sale	2,079	7.0958 GBP
25p ordinary	Sale	1,182	7.0945 GBP
25p ordinary	Sale	1,176	7.1004 GBP
25p ordinary	Sale	1,082	7.0976 GBP
25p ordinary	Sale	1,013	7.0892 GBP
25p ordinary	Sale	956	7.0991 GBP
25p ordinary	Sale	916	7.1105 GBP
25p ordinary	Sale	914	7.0931 GBP
25p ordinary	Sale	890	7.1075 GBP
25p ordinary	Sale	714	7.1000 GBP
25p ordinary	Sale	662	7.1049 GBP
25p ordinary	Sale	660	7.1050 GBP
25p ordinary	Sale	545	7.1274 GBP
25p ordinary	Sale	412	7.0992 GBP
25p ordinary	Sale	373	7.1100 GBP
25p ordinary	Sale	340	7.0750 GBP
25p ordinary	Sale	227	7.0752 GBP
25p ordinary	Sale	119	7.0990 GBP
25p ordinary	Sale	69	7.1076 GBP
25p ordinary	Sale	16	7.1065 GBP
25p ordinary	Sale	3	7.1066 GBP
25p ordinary	Sale	2	7.0700 GBP
25p ordinary	Sale	1	7.0800 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	7.0748 GBP
25p ordinary	SWAP	Decreasing Short	18,942	7.0905 GBP
25p ordinary	SWAP	Decreasing Short	9,893	7.0907 GBP
25p ordinary	SWAP	Decreasing Short	3,915	7.0923 GBP
25p ordinary	SWAP	Decreasing Short	914	7.0931 GBP
25p ordinary	SWAP	Decreasing Short	10,248	7.0946 GBP
25p ordinary	SWAP	Decreasing Short	102,003	7.0950 GBP
25p ordinary	SWAP	Decreasing Short	13,554	7.0954 GBP
25p ordinary	SWAP	Decreasing Short	2,079	7.0958 GBP

25p ordinary	SWAP	Decreasing Short	105	7.0966 GBP
25p ordinary	SWAP	Decreasing Short	1,082	7.0976 GBP
25p ordinary	SWAP	Decreasing Short	2,149	7.0986 GBP
25p ordinary	SWAP	Decreasing Short	956	7.0991 GBP
25p ordinary	SWAP	Decreasing Short	1,176	7.1004 GBP
25p ordinary	SWAP	Decreasing Short	15,881	7.1006 GBP
25p ordinary	SWAP	Decreasing Short	42,038	7.1020 GBP
25p ordinary	SWAP	Decreasing Short	1,983	7.1026 GBP
25p ordinary	SWAP	Decreasing Short	18,900	7.1035 GBP
25p ordinary	SWAP	Decreasing Short	15,086	7.1038 GBP
25p ordinary	SWAP	Decreasing Short	211	7.1054 GBP
25p ordinary	SWAP	Decreasing Short	16	7.1065 GBP
25p ordinary	SWAP	Decreasing Short	3,070	7.1072 GBP
25p ordinary	SWAP	Decreasing Short	19	7.1073 GBP
25p ordinary	SWAP	Decreasing Short	2,473	7.1134 GBP
25p ordinary	SWAP	Decreasing Short	1,648	7.1141 GBP
25p ordinary	SWAP	Decreasing Short	4,546	7.1200 GBP
25p ordinary	SWAP	Decreasing Short	58	7.1294 GBP
25p ordinary	SWAP	Decreasing Short	2,963	7.1300 GBP
25p ordinary	SWAP	Decreasing Short	5,501	7.1350 GBP
25p ordinary	SWAP	Decreasing Short	7,933	7.1425 GBP
25p ordinary	SWAP	Decreasing Short	5,912	7.1475 GBP
25p ordinary	SWAP	Decreasing Short	6,653	7.1550 GBP
25p ordinary	SWAP	Decreasing Short	2,774	7.1650 GBP
25p ordinary	SWAP	Increasing Short	1,409	7.0734 GBP
25p ordinary	SWAP	Increasing Short	1	7.0751 GBP
25p ordinary	SWAP	Increasing Short	2,991	7.0860 GBP
25p ordinary	SWAP	Increasing Short	3,379	7.0878 GBP
25p ordinary	SWAP	Increasing Short	274	7.0884 GBP
25p ordinary	SWAP	Increasing Short	11,536	7.0927 GBP
25p ordinary	SWAP	Increasing Short	47,077	7.0950 GBP
25p ordinary	SWAP	Increasing Short	32,844	7.0951 GBP
25p ordinary	SWAP	Increasing Short	21,704	7.0953 GBP
25p ordinary	SWAP	Increasing Short	10,015	7.0959 GBP
25p ordinary	SWAP	Increasing Short	10,928	7.0962 GBP
25p ordinary	SWAP	Increasing Short	472	7.0963 USD
25p ordinary	SWAP	Increasing Short	21,923	7.0971 GBP
25p ordinary	SWAP	Increasing Short	1,281	7.1014 GBP
25p ordinary	SWAP	Increasing Short	1,858	7.1019 GBP
25p ordinary	SWAP	Increasing Short	7,115	7.1022 GBP
25p ordinary	SWAP	Increasing Short	48,997	7.1027 GBP
25p ordinary	SWAP	Increasing Short	1,600	7.1040 GBP
25p ordinary	SWAP	Increasing Short	14,103	7.1049 GBP
25p ordinary	SWAP	Increasing Short	490	7.1059 GBP
25p ordinary	SWAP	Increasing Short	8,497	7.1066 GBP

25p ordinary	SWAP	Increasing Short	19	7.1076 GBP
25p ordinary	SWAP	Increasing Short	639	7.1154 GBP
25p ordinary	SWAP	Increasing Short	4,546	7.1200 GBP
25p ordinary	SWAP	Increasing Short	2,963	7.1300 GBP
25p ordinary	SWAP	Increasing Short	5,501	7.1350 GBP
25p ordinary	SWAP	Increasing Short	7,933	7.1425 GBP
25p ordinary	SWAP	Increasing Short	5,912	7.1475 GBP
25p ordinary	SWAP	Increasing Short	6,653	7.1550 GBP
25p ordinary	SWAP	Increasing Short	2,774	7.1650 GBP
25p ordinary	CFD	Increasing Long	514	7.0800 GBP
25p ordinary	CFD	Increasing Long	8,428	7.0867 GBP
25p ordinary	CFD	Increasing Long	12,137	7.0944 GBP
25p ordinary	CFD	Increasing Long	2,207	7.0950 GBP
25p ordinary	CFD	Increasing Long	7,045	7.0983 GBP
25p ordinary	CFD	Increasing Long	16,021	7.1007 GBP
25p ordinary	CFD	Increasing Long	19,533	7.1100 GBP
25p ordinary	CFD	Increasing Long	183	7.1295 GBP
25p ordinary	CFD	Decreasing Long	128	7.1055 GBP
25p ordinary	CFD	Decreasing Long	102	7.1304 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

(b) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced:	
<b>NONE</b>	
(c) <b>Attachments</b>	
<b>Is a Supplemental Form 8 (Open Positions) attached?</b>	<b>No</b>
<b>Date of disclosure:</b>	<b>15 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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