

**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")

KEY INFORMATION

1.		
(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:	16 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:	3,335,959	0.68%	1,419,044	0.29%
(2) Cash-settled derivatives:	1,499,662	0.31%	3,113,404	0.64%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	4,835,621	0.99%	4,532,448	0.93%

- (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	105,950	7.0699 GBP
25p ordinary	Purchase	72,497	7.0450 GBP
25p ordinary	Purchase	36,721	7.0758 GBP
25p ordinary	Purchase	24,812	7.1700 GBP
25p ordinary	Purchase	24,221	7.1201 GBP
25p ordinary	Purchase	23,239	7.0464 GBP
25p ordinary	Purchase	19,216	7.0453 GBP
25p ordinary	Purchase	18,520	7.1124 GBP
25p ordinary	Purchase	18,251	7.1187 GBP
25p ordinary	Purchase	16,447	7.1321 GBP
25p ordinary	Purchase	15,489	7.0609 GBP
25p ordinary	Purchase	10,000	7.1900 GBP
25p ordinary	Purchase	9,460	7.1080 GBP
25p ordinary	Purchase	8,228	7.1034 GBP

25p ordinary	Purchase	8,238	7.1031 GBP
25p ordinary	Purchase	7,218	7.0615 GBP
25p ordinary	Purchase	4,468	7.0975 GBP
25p ordinary	Purchase	3,245	7.0656 GBP
25p ordinary	Purchase	3,120	7.1052 GBP
25p ordinary	Purchase	2,731	7.1055 GBP
25p ordinary	Purchase	2,590	7.1296 GBP
25p ordinary	Purchase	2,459	7.1225 GBP
25p ordinary	Purchase	1,876	7.0738 GBP
25p ordinary	Purchase	1,876	7.0851 GBP
25p ordinary	Purchase	1,634	7.1527 GBP
25p ordinary	Purchase	1,553	7.1544 GBP
25p ordinary	Purchase	1,432	7.0603 GBP
25p ordinary	Purchase	1,299	7.0612 GBP
25p ordinary	Purchase	1,050	7.0500 GBP
25p ordinary	Purchase	976	7.1061 GBP
25p ordinary	Purchase	953	7.0773 GBP
25p ordinary	Purchase	947	7.0600 GBP
25p ordinary	Purchase	743	7.0550 GBP
25p ordinary	Purchase	696	7.0540 GBP
25p ordinary	Purchase	637	7.0936 GBP
25p ordinary	Purchase	567	7.0525 GBP
25p ordinary	Purchase	544	7.0650 GBP
25p ordinary	Purchase	522	7.0900 GBP
25p ordinary	Purchase	508	7.1311 GBP
25p ordinary	Purchase	352	7.1000 GBP
25p ordinary	Purchase	351	7.1550 GBP
25p ordinary	Purchase	5	7.0660 GBP
25p ordinary	Sale	97,233	7.0450 GBP
25p ordinary	Sale	62,566	7.0848 GBP
25p ordinary	Sale	61,857	7.0763 GBP
25p ordinary	Sale	52,774	7.0474 GBP
25p ordinary	Sale	28,778	7.0620 GBP
25p ordinary	Sale	14,021	7.1084 GBP
25p ordinary	Sale	11,844	7.1410 GBP
25p ordinary	Sale	8,898	7.1252 GBP
25p ordinary	Sale	8,255	7.0743 GBP
25p ordinary	Sale	7,445	7.1934 GBP
25p ordinary	Sale	7,116	7.1646 GBP
25p ordinary	Sale	6,214	7.0850 GBP
25p ordinary	Sale	5,383	7.0997 GBP
25p ordinary	Sale	3,475	7.1164 GBP
25p ordinary	Sale	2,642	7.0525 GBP
25p ordinary	Sale	2,555	7.1800 GBP
25p ordinary	Sale	2,130	7.0874 GBP
25p ordinary	Sale	2,102	7.0445 GBP
25p ordinary	Sale	2,079	7.0637 GBP
25p ordinary	Sale	1,818	7.0500 GBP
25p ordinary	Sale	1,705	7.0550 GBP
25p ordinary	Sale	1,684	7.0719 GBP
25p ordinary	Sale	1,660	7.0980 GBP
25p ordinary	Sale	1,583	7.0663 GBP
25p ordinary	Sale	1,553	7.0729 GBP
25p ordinary	Sale	1,533	7.0890 GBP
25p ordinary	Sale	1,169	7.1285 GBP
25p ordinary	Sale	1,124	7.0869 GBP
25p ordinary	Sale	806	7.0532 GBP
25p ordinary	Sale	757	7.1224 GBP
25p ordinary	Sale	752	7.1152 GBP
25p ordinary	Sale	459	7.0452 GBP
25p ordinary	Sale	371	7.0600 GBP
25p ordinary	Sale	241	7.1050 GBP
25p ordinary	Sale	124	7.1600 GBP
25p ordinary	Sale	82	7.1748 GBP
25p ordinary	Sale	81	7.0783 GBP
25p ordinary	Sale	56	7.0989 GBP
25p ordinary	Sale	33	7.0451 GBP
25p ordinary	Sale	30	7.1000 GBP
25p ordinary	Sale	10	7.1840 GBP
25p ordinary	Sale	5	7.0660 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	2,102	7.0445 GBP
25p ordinary	SWAP	Decreasing Short	12,537	7.0449 GBP
25p ordinary	SWAP	Decreasing Short	51,924	7.0450 GBP
25p ordinary	SWAP	Decreasing Short	38,600	7.0455 GBP
25p ordinary	SWAP	Decreasing Short	20,782	7.0478 GBP
25p ordinary	SWAP	Decreasing Short	806	7.0532 GBP

25p ordinary	SWAP	Decreasing Short	000	7.0002 GBP
25p ordinary	SWAP	Decreasing Short	1,705	7.0550 GBP
25p ordinary	SWAP	Decreasing Short	2	7.0598 GBP
25p ordinary	SWAP	Decreasing Short	2,079	7.0637 GBP
25p ordinary	SWAP	Decreasing Short	5	7.0648 GBP
25p ordinary	SWAP	Decreasing Short	7,724	7.0663 GBP
25p ordinary	SWAP	Decreasing Short	225	7.0664 GBP
25p ordinary	SWAP	Decreasing Short	1,553	7.0729 GBP
25p ordinary	SWAP	Decreasing Short	830	7.0834 GBP
25p ordinary	SWAP	Decreasing Short	62,342	7.0848 GBP
25p ordinary	SWAP	Decreasing Short	6,214	7.0850 GBP
25p ordinary	SWAP	Decreasing Short	1,642	7.0877 GBP
25p ordinary	SWAP	Decreasing Short	2,270	7.0883 GBP
25p ordinary	SWAP	Decreasing Short	1,533	7.0890 GBP
25p ordinary	SWAP	Decreasing Short	56	7.0989 GBP
25p ordinary	SWAP	Decreasing Short	241	7.1050 GBP
25p ordinary	SWAP	Decreasing Short	14,021	7.1084 GBP
25p ordinary	SWAP	Decreasing Short	3,475	7.1164 GBP
25p ordinary	SWAP	Decreasing Short	8,898	7.1252 GBP
25p ordinary	SWAP	Decreasing Short	82	7.1748 GBP
25p ordinary	SWAP	Decreasing Short	806	7.1750 GBP
25p ordinary	SWAP	Decreasing Short	10	7.1840 GBP
25p ordinary	SWAP	Increasing Short	25,481	7.0450 GBP
25p ordinary	SWAP	Increasing Short	19,216	7.0453 GBP
25p ordinary	SWAP	Increasing Short	23,239	7.0464 GBP
25p ordinary	SWAP	Increasing Short	8,996	7.0498 GBP
25p ordinary	SWAP	Increasing Short	2	7.0601 GBP
25p ordinary	SWAP	Increasing Short	15,489	7.0609 GBP
25p ordinary	SWAP	Increasing Short	1,299	7.0612 GBP
25p ordinary	SWAP	Increasing Short	21,962	7.0635 GBP
25p ordinary	SWAP	Increasing Short	5	7.0651 GBP
25p ordinary	SWAP	Increasing Short	19,658	7.0706 GBP
25p ordinary	SWAP	Increasing Short	38,225	7.0711 GBP
25p ordinary	SWAP	Increasing Short	26,105	7.0729 GBP
25p ordinary	SWAP	Increasing Short	522	7.0900 GBP
25p ordinary	SWAP	Increasing Short	637	7.0936 GBP
25p ordinary	SWAP	Increasing Short	18,968	7.0940 GBP
25p ordinary	SWAP	Increasing Short	6,037	7.1019 GBP
25p ordinary	SWAP	Increasing Short	1,902	7.1068 GBP
25p ordinary	SWAP	Increasing Short	14,762	7.1155 GBP
25p ordinary	SWAP	Increasing Short	5,369	7.1173 GBP
25p ordinary	SWAP	Increasing Short	18,251	7.1187 GBP
25p ordinary	SWAP	Increasing Short	24,221	7.1201 GBP
25p ordinary	SWAP	Increasing Short	2,459	7.1225 GBP
25p ordinary	SWAP	Increasing Short	2,590	7.1296 GBP
25p ordinary	SWAP	Increasing Short	16,447	7.1321

Class of relevant security	Product description	Increasing or decreasing	Quantity	Price per unit (GBP)
25p ordinary	SWAP	Increasing Short	1,634	7.1527 GBP
25p ordinary	SWAP	Increasing Short	24,812	7.1700 GBP
25p ordinary	CFD	Increasing Long	150	7.0450 GBP
25p ordinary	CFD	Increasing Long	10,141	7.0750 GBP
25p ordinary	CFD	Increasing Long	8,919	7.0986 GBP
25p ordinary	CFD	Increasing Long	23,292	7.1232 GBP
25p ordinary	CFD	Decreasing Long	365	7.1004 GBP
25p ordinary	CFD	Decreasing Long	322	7.1005 GBP
25p ordinary	CFD	Decreasing Long	2,142	7.1297 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 which any derivative is referenced:

NONE

(c) **Attachments**

Is a Supplemental Form 8 (Open Positions) attached?	No
Date of disclosure:	17 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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