

**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:	17 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:	3,316,361	0.68%	1,577,334	0.32%
(2) Cash-settled derivatives:	1,649,709	0.34%	3,117,373	0.64%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	4,966,070	1.01%	4,694,707	0.96%

- (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	125,571	7.1052 GBP
25p ordinary	Purchase	84,587	7.1100 GBP
25p ordinary	Purchase	74,743	7.1104 GBP
25p ordinary	Purchase	20,162	7.0911 GBP
25p ordinary	Purchase	15,149	7.1075 GBP
25p ordinary	Purchase	13,829	7.0899 GBP
25p ordinary	Purchase	12,946	7.0909 GBP
25p ordinary	Purchase	11,579	7.1029 GBP
25p ordinary	Purchase	10,186	7.1008 GBP
25p ordinary	Purchase	9,217	7.0876 GBP
25p ordinary	Purchase	5,690	7.0996 GBP
25p ordinary	Purchase	5,688	7.0877 GBP
25p ordinary	Purchase	4,981	7.0875 GBP
25p ordinary	Purchase	4,846	7.0804 GBP

25p ordinary	Purchase	4,040	7.0991 GBP
25p ordinary	Purchase	4,717	7.1072 GBP
25p ordinary	Purchase	3,305	7.0887 GBP
25p ordinary	Purchase	2,889	7.0827 GBP
25p ordinary	Purchase	2,086	7.1001 GBP
25p ordinary	Purchase	1,384	7.1000 GBP
25p ordinary	Purchase	1,345	7.0988 GBP
25p ordinary	Purchase	895	7.1005 GBP
25p ordinary	Purchase	885	7.0971 GBP
25p ordinary	Purchase	593	7.0850 GBP
25p ordinary	Purchase	474	7.0788 GBP
25p ordinary	Purchase	273	7.0849 GBP
25p ordinary	Purchase	23	7.0900 GBP
25p ordinary	Sale	188,907	7.1068 GBP
25p ordinary	Sale	188,240	7.1100 GBP
25p ordinary	Sale	49,792	7.0881 GBP
25p ordinary	Sale	21,483	7.1099 GBP
25p ordinary	Sale	20,645	7.0880 GBP
25p ordinary	Sale	18,442	7.1076 GBP
25p ordinary	Sale	12,230	7.1015 GBP
25p ordinary	Sale	12,057	7.1096 GBP
25p ordinary	Sale	11,749	7.0899 GBP
25p ordinary	Sale	8,850	7.0942 GBP
25p ordinary	Sale	8,400	7.1078 GBP
25p ordinary	Sale	8,375	7.0897 GBP
25p ordinary	Sale	4,993	7.0895 GBP
25p ordinary	Sale	4,890	7.1085 GBP
25p ordinary	Sale	4,208	7.0806 GBP
25p ordinary	Sale	3,682	7.1088 GBP
25p ordinary	Sale	3,384	7.0914 GBP
25p ordinary	Sale	3,220	7.0978 GBP
25p ordinary	Sale	2,379	7.0865 GBP
25p ordinary	Sale	2,289	7.0907 GBP
25p ordinary	Sale	2,102	7.1003 GBP
25p ordinary	Sale	2,066	7.0994 GBP
25p ordinary	Sale	1,946	7.0904 GBP
25p ordinary	Sale	1,678	7.0915 GBP
25p ordinary	Sale	1,670	7.0800 GBP
25p ordinary	Sale	1,639	7.0930 GBP
25p ordinary	Sale	1,333	7.1010 GBP
25p ordinary	Sale	1,218	7.0885 GBP
25p ordinary	Sale	1,190	7.0869 GBP
25p ordinary	Sale	805	7.1000 GBP
25p ordinary	Sale	786	7.1089 GBP
25p ordinary	Sale	754	7.0950 GBP
25p ordinary	Sale	254	7.0750 GBP
25p ordinary	Sale	196	7.1200 GBP
25p ordinary	Sale	64	7.1150 GBP
25p ordinary	Sale	15	7.1113 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	2,379	7.0865 GBP
25p ordinary	SWAP	Decreasing Short	1,190	7.0869 GBP
25p ordinary	SWAP	Decreasing Short	20,645	7.0880 GBP
25p ordinary	SWAP	Decreasing Short	49,792	7.0881 GBP
25p ordinary	SWAP	Decreasing Short	8,375	7.0897 GBP
25p ordinary	SWAP	Decreasing Short	2,045	7.0914 GBP
25p ordinary	SWAP	Decreasing Short	1,639	7.0930 GBP
25p ordinary	SWAP	Decreasing Short	15,159	7.0960 GBP
25p ordinary	SWAP	Decreasing Short	3,220	7.0978 GBP
25p ordinary	SWAP	Decreasing Short	6,706	7.0994 GBP
25p ordinary	SWAP	Decreasing Short	1,643	7.0997 GBP
25p ordinary	SWAP	Decreasing Short	57	7.1000 GBP
25p ordinary	SWAP	Decreasing Short	2,102	7.1003 GBP
25p ordinary	SWAP	Decreasing Short	1,333	7.1010 GBP
25p ordinary	SWAP	Decreasing Short	14,053	7.1015 GBP
25p ordinary	SWAP	Decreasing Short	25,534	7.1049 GBP

25p ordinary	SWAP	Decreasing Short	8,400	7.1078 GBP
25p ordinary	SWAP	Decreasing Short	26,051	7.1084 GBP
25p ordinary	SWAP	Decreasing Short	4,890	7.1085 GBP
25p ordinary	SWAP	Decreasing Short	3,682	7.1088 GBP
25p ordinary	SWAP	Decreasing Short	786	7.1089 GBP
25p ordinary	SWAP	Decreasing Short	12,057	7.1096 GBP
25p ordinary	SWAP	Decreasing Short	21,483	7.1099 GBP
25p ordinary	SWAP	Decreasing Short	123,423	7.1100 GBP
25p ordinary	SWAP	Decreasing Short	15	7.1113 GBP
25p ordinary	SWAP	Decreasing Short	64	7.1150 GBP
25p ordinary	SWAP	Increasing Short	474	7.0788 GBP
25p ordinary	SWAP	Increasing Short	2,889	7.0827 GBP
25p ordinary	SWAP	Increasing Short	273	7.0849 GBP
25p ordinary	SWAP	Increasing Short	7,029	7.0869 GBP
25p ordinary	SWAP	Increasing Short	4,981	7.0875 GBP
25p ordinary	SWAP	Increasing Short	14,762	7.0881 GBP
25p ordinary	SWAP	Increasing Short	3,305	7.0887 GBP
25p ordinary	SWAP	Increasing Short	5,368	7.0890 GBP
25p ordinary	SWAP	Increasing Short	13,829	7.0899 GBP
25p ordinary	SWAP	Increasing Short	23	7.0900 GBP
25p ordinary	SWAP	Increasing Short	20,162	7.0911 GBP
25p ordinary	SWAP	Increasing Short	2,611	7.0946 GBP
25p ordinary	SWAP	Increasing Short	2,086	7.1001 GBP
25p ordinary	SWAP	Increasing Short	10,186	7.1008 GBP
25p ordinary	SWAP	Increasing Short	21,491	7.1024 GBP
25p ordinary	SWAP	Increasing Short	3,974	7.1030 GBP
25p ordinary	SWAP	Increasing Short	26,654	7.1048 GBP
25p ordinary	SWAP	Increasing Short	50,996	7.1060 GBP
25p ordinary	SWAP	Increasing Short	26,430	7.1061 GBP
25p ordinary	SWAP	Increasing Short	3,699	7.1069 GBP
25p ordinary	SWAP	Increasing Short	4,717	7.1072 GBP
25p ordinary	SWAP	Increasing Short	15,149	7.1075 GBP
25p ordinary	SWAP	Increasing Short	15,944	7.1100 GBP
25p ordinary	SWAP	Increasing Short	5,136	7.1103 GBP
25p ordinary	SWAP	Increasing Short	74,743	7.1104 GBP
25p ordinary	SWAP	Increasing Short	209	7.1113 USD
25p ordinary	SWAP	Increasing Short	2,933	7.1114 USD
25p ordinary	CFD	Increasing Long	14,753	7.0700 GBP
25p ordinary	CFD	Increasing Long	5,812	7.0808 GBP
25p ordinary	CFD	Increasing Long	865	7.0840 GBP
25p ordinary	CFD	Increasing Long	18,472	7.0862 GBP
25p ordinary	CFD	Increasing Long	2,088	7.0996 GBP
25p ordinary	CFD	Increasing Long	90,114	7.1094 GBP
25p ordinary	CFD	Increasing Long	1,000	7.1100 GBP
25p ordinary	CFD	Decreasing Long	587	7.0804 GBP
25p ordinary	CFD	Decreasing Long	2,088	7.0806 GBP

25p ordinary	CFD	Decreasing Long	2,000	7.0000 GBP
25p ordinary	CFD	Decreasing Long	593	7.0855 GBP
25p ordinary	CFD	Decreasing Long	428	7.0970 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:	18 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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