

**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:	18 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:	3,078,887	0.63%	2,037,981	0.42%
(2) Cash-settled derivatives:	2,081,110	0.43%	2,866,764	0.59%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>5,159,997</b>	<b>1.05%</b>	<b>4,904,745</b>	<b>1.00%</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	154,532	7.1200 GBP
25p ordinary	Purchase	87,001	7.0928 GBP
25p ordinary	Purchase	38,312	7.0300 GBP
25p ordinary	Purchase	29,210	7.1047 GBP
25p ordinary	Purchase	25,825	7.1168 GBP
25p ordinary	Purchase	21,047	7.1202 GBP
25p ordinary	Purchase	16,753	7.0866 GBP
25p ordinary	Purchase	9,720	7.0565 GBP
25p ordinary	Purchase	7,841	7.0297 GBP
25p ordinary	Purchase	5,100	7.0282 GBP
25p ordinary	Purchase	3,704	7.0567 GBP
25p ordinary	Purchase	2,954	7.0237 GBP
25p ordinary	Purchase	2,812	7.0924 GBP
25p ordinary	Purchase	2,164	7.0595 GBP

25p ordinary	Purchase	2,104	7.0363 GBP
25p ordinary	Purchase	1,292	7.1026 GBP
25p ordinary	Purchase	1,064	7.1076 GBP
25p ordinary	Purchase	991	7.0852 GBP
25p ordinary	Purchase	811	7.1017 GBP
25p ordinary	Purchase	603	7.1000 GBP
25p ordinary	Purchase	499	7.0400 GBP
25p ordinary	Purchase	426	7.0750 GBP
25p ordinary	Purchase	270	6.9400 GBP
25p ordinary	Purchase	270	7.1032 GBP
25p ordinary	Purchase	263	7.0050 GBP
25p ordinary	Purchase	205	6.9839 GBP
25p ordinary	Purchase	140	6.9350 GBP
25p ordinary	Purchase	85	7.0245 GBP
25p ordinary	Purchase	66	7.0900 GBP
25p ordinary	Purchase	43	6.9225 GBP
25p ordinary	Purchase	24	7.0250 GBP
25p ordinary	Sale	332,308	7.1113 GBP
25p ordinary	Sale	300,937	7.1200 GBP
25p ordinary	Sale	88,893	7.0838 GBP
25p ordinary	Sale	33,302	7.1092 GBP
25p ordinary	Sale	27,512	7.0842 GBP
25p ordinary	Sale	26,894	7.0851 GBP
25p ordinary	Sale	25,937	7.1104 GBP
25p ordinary	Sale	24,963	7.0459 GBP
25p ordinary	Sale	24,649	7.1062 GBP
25p ordinary	Sale	24,108	7.1174 GBP
25p ordinary	Sale	17,739	7.1196 GBP
25p ordinary	Sale	17,236	7.0527 GBP
25p ordinary	Sale	15,241	7.1195 GBP
25p ordinary	Sale	13,926	7.0963 GBP
25p ordinary	Sale	10,059	7.0180 GBP
25p ordinary	Sale	9,968	7.0611 GBP
25p ordinary	Sale	8,378	7.0563 GBP
25p ordinary	Sale	8,235	7.0769 GBP
25p ordinary	Sale	6,870	7.0376 GBP
25p ordinary	Sale	6,602	7.0523 GBP
25p ordinary	Sale	6,492	7.1138 GBP
25p ordinary	Sale	6,081	7.0926 GBP
25p ordinary	Sale	5,999	7.0849 GBP
25p ordinary	Sale	5,583	7.0455 GBP
25p ordinary	Sale	5,495	7.1161 GBP
25p ordinary	Sale	4,970	6.9882 GBP
25p ordinary	Sale	4,762	6.9992 GBP
25p ordinary	Sale	4,688	7.0501 GBP
25p ordinary	Sale	4,197	7.0743 GBP
25p ordinary	Sale	4,134	7.0978 GBP
25p ordinary	Sale	4,111	7.0803 GBP
25p ordinary	Sale	4,068	7.1103 GBP
25p ordinary	Sale	3,194	7.0086 GBP
25p ordinary	Sale	2,944	7.0358 GBP
25p ordinary	Sale	2,884	7.0354 GBP
25p ordinary	Sale	2,875	7.0807 GBP
25p ordinary	Sale	2,225	7.0602 GBP
25p ordinary	Sale	2,206	7.0805 GBP
25p ordinary	Sale	2,161	7.0837 GBP
25p ordinary	Sale	1,575	7.0646 GBP
25p ordinary	Sale	1,341	7.0936 GBP
25p ordinary	Sale	1,255	7.0765 GBP
25p ordinary	Sale	927	7.0399 GBP
25p ordinary	Sale	733	7.0350 GBP
25p ordinary	Sale	558	7.0033 GBP
25p ordinary	Sale	534	7.1075 GBP
25p ordinary	Sale	411	7.0766 GBP
25p ordinary	Sale	372	7.0850 GBP
25p ordinary	Sale	313	7.0965 GBP
25p ordinary	Sale	270	6.9402 GBP
25p ordinary	Sale	270	6.9400 GBP
25p ordinary	Sale	159	7.0532 GBP
25p ordinary	Sale	150	7.0217 GBP
25p ordinary	Sale	140	7.0407 GBP
25p ordinary	Sale	125	7.0046 GBP
25p ordinary	Sale	68	7.1093 GBP
25p ordinary	Sale	66	7.0900 GBP
25p ordinary	Sale	55	7.0422 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	13,108	6.9325 GBP
25p ordinary	SWAP	Decreasing Short	11,893	6.9475 GBP
25p ordinary	SWAP	Decreasing Short	125	7.0046 GBP

				GBP
25p ordinary	SWAP	Decreasing Short	3,194	7.0086 GBP
25p ordinary	SWAP	Decreasing Short	2	7.0150 GBP
25p ordinary	SWAP	Decreasing Short	10,059	7.0180 GBP
25p ordinary	SWAP	Decreasing Short	4,209	7.0330 GBP
25p ordinary	SWAP	Decreasing Short	2,884	7.0354 GBP
25p ordinary	SWAP	Decreasing Short	2,944	7.0358 GBP
25p ordinary	SWAP	Decreasing Short	6,870	7.0376 GBP
25p ordinary	SWAP	Decreasing Short	927	7.0399 GBP
25p ordinary	SWAP	Decreasing Short	24,963	7.0459 GBP
25p ordinary	SWAP	Decreasing Short	4,688	7.0501 GBP
25p ordinary	SWAP	Decreasing Short	17,236	7.0527 GBP
25p ordinary	SWAP	Decreasing Short	1,642	7.0554 GBP
25p ordinary	SWAP	Decreasing Short	9,968	7.0611 GBP
25p ordinary	SWAP	Decreasing Short	6,971	7.0629 GBP
25p ordinary	SWAP	Decreasing Short	1,575	7.0646 GBP
25p ordinary	SWAP	Decreasing Short	14,000	7.0695 GBP
25p ordinary	SWAP	Decreasing Short	8,235	7.0769 GBP
25p ordinary	SWAP	Decreasing Short	28,953	7.0790 GBP
25p ordinary	SWAP	Decreasing Short	4,111	7.0803 GBP
25p ordinary	SWAP	Decreasing Short	2,206	7.0805 GBP
25p ordinary	SWAP	Decreasing Short	2,875	7.0807 GBP
25p ordinary	SWAP	Decreasing Short	14,981	7.0815 GBP
25p ordinary	SWAP	Decreasing Short	7,182	7.0819 GBP
25p ordinary	SWAP	Decreasing Short	2,161	7.0837 GBP
25p ordinary	SWAP	Decreasing Short	88,893	7.0838 GBP
25p ordinary	SWAP	Decreasing Short	27,512	7.0842 GBP
25p ordinary	SWAP	Decreasing Short	53	7.0844 GBP
25p ordinary	SWAP	Decreasing Short	5,999	7.0849 GBP
25p ordinary	SWAP	Decreasing Short	26,894	7.0851 GBP
25p ordinary	SWAP	Decreasing Short	6,081	7.0926 GBP
25p ordinary	SWAP	Decreasing Short	7,240	7.0952 GBP
25p ordinary	SWAP	Decreasing Short	15,056	7.0963 GBP
25p ordinary	SWAP	Decreasing Short	313	7.0965 GBP
25p ordinary	SWAP	Decreasing Short	24,649	7.1062 GBP
25p ordinary	SWAP	Decreasing Short	4,068	7.1103 GBP
25p ordinary	SWAP	Decreasing Short	25,937	7.1104 GBP
25p ordinary	SWAP	Decreasing Short	6,492	7.1138 GBP
25p ordinary	SWAP	Decreasing Short	11,992	7.1148 GBP
25p ordinary	SWAP	Decreasing Short	5,495	7.1161 GBP
25p ordinary	SWAP	Decreasing Short	24,108	7.1174 GBP
25p ordinary	SWAP	Decreasing Short	128,414	7.1188 GBP
25p ordinary	SWAP	Decreasing Short	15,241	7.1195 GBP
25p ordinary	SWAP	Decreasing Short	22,875	7.1196 GBP
25p ordinary	SWAP	Decreasing Short	269,252	7.1200 GBP
25p ordinary	SWAP	Increasing Short	13,108	6.9325 GBP

25p ordinary	SWAP	Increasing Short	140	6.9350 GBP
25p ordinary	SWAP	Increasing Short	11,893	6.9475 GBP
25p ordinary	SWAP	Increasing Short	2,799	6.9527 GBP
25p ordinary	SWAP	Increasing Short	263	7.0050 GBP
25p ordinary	SWAP	Increasing Short	2	7.0150 GBP
25p ordinary	SWAP	Increasing Short	24	7.0250 GBP
25p ordinary	SWAP	Increasing Short	5,345	7.0328 GBP
25p ordinary	SWAP	Increasing Short	14,691	7.0336 GBP
25p ordinary	SWAP	Increasing Short	9,720	7.0565 GBP
25p ordinary	SWAP	Increasing Short	4,393	7.0567 GBP
25p ordinary	SWAP	Increasing Short	2,164	7.0585 GBP
25p ordinary	SWAP	Increasing Short	2,812	7.0924 GBP
25p ordinary	SWAP	Increasing Short	49,320	7.0946 GBP
25p ordinary	SWAP	Increasing Short	33,288	7.0950 GBP
25p ordinary	SWAP	Increasing Short	603	7.1000 GBP
25p ordinary	SWAP	Increasing Short	29,210	7.1047 GBP
25p ordinary	SWAP	Increasing Short	14,125	7.1166 GBP
25p ordinary	SWAP	Increasing Short	25,825	7.1168 GBP
25p ordinary	SWAP	Increasing Short	33,234	7.1200 GBP
25p ordinary	SWAP	Increasing Short	21,047	7.1202 GBP
25p ordinary	SWAP	Increasing Short	230	7.1213 USD
25p ordinary	CFD	Increasing Long	4,970	6.9882 GBP
25p ordinary	CFD	Increasing Long	4,762	6.9991 GBP
25p ordinary	CFD	Increasing Long	150	7.0218 GBP
25p ordinary	CFD	Increasing Long	140	7.0407 GBP
25p ordinary	CFD	Increasing Long	5,781	7.0478 GBP
25p ordinary	CFD	Increasing Long	9,937	7.0500 GBP
25p ordinary	CFD	Increasing Long	5,430	7.0540 GBP
25p ordinary	CFD	Increasing Long	7,482	7.0846 GBP
25p ordinary	CFD	Increasing Long	3,824	7.0947 GBP
25p ordinary	CFD	Increasing Long	2,211	7.0958 GBP
25p ordinary	CFD	Increasing Long	68	7.1092 GBP
25p ordinary	CFD	Decreasing Long	460	6.9254 GBP
25p ordinary	CFD	Decreasing Long	85	7.0245 GBP
25p ordinary	CFD	Decreasing Long	9,937	7.0500 GBP
25p ordinary	CFD	Decreasing Long	991	7.0853 GBP
25p ordinary	CFD	Decreasing Long	1,292	7.1026 GBP
25p ordinary	CFD	Decreasing Long	270	7.1032 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
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(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:	19 Sep 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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