

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:	Qube Research & Technologies Limited
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	^
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	THE UNITE GROUP PLC
(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: <i>For an opening position disclosure, state the latest practicable date prior to the disclosure</i>	27-11-2025
(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer? <i>If it is a cash offer or possible cash offer, state "N/A"</i>	EMPIRIC STUDENT PROPERTY PLC ^

2. POSITIONS OF THE PERSON MAKING THE DISCLOSURE

If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.

(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:	0	0.00	0	0.00
(2) Cash-settled derivatives:	6,112,220	1.24	0	0.00
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00	0	0.00
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TOTAL:	6,112,220	1.24	0	0.00

All interests and all short positions should be disclosed.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

(b) Rights to subscribe for new securities (including directors' and other employee options)

Class of relevant security in relation to which subscription right exists:	0
Details, including nature of the rights concerned and relevant percentages:	0

3. DEALINGS (IF ANY) BY THE PERSON MAKING THE DISCLOSURE

Where there have been dealings in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 3(a), (b), (c) or (d) (as appropriate) for each additional class of relevant security dealt in.

The currency of all prices and other monetary amounts should be stated.

(a) Purchases and sales

Class of relevant security	Purchase/sale Å	Number of securities	Price per unit (GBp)
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(b) Cash-settled derivative transactions

Class of relevant security	Product description e.g. call option	Nature of dealing e.g. opening/closing a long/short position, increasing/reducing a long/short position	Number of securities	Exercise price per unit (GBp)
25p ordinary	equity swap	decreasing a long position	1858	513.00
25p ordinary	equity swap	decreasing a long position	457	514.00
25p ordinary	equity swap	decreasing a long position	5162	515.50
25p ordinary	equity swap	decreasing a long position	2144	518.00
25p ordinary	equity swap	decreasing a long position	1560	519.00
25p ordinary	equity swap	decreasing a long position	6066	519.50
25p ordinary	equity swap	decreasing a long position	4518	520.00
25p ordinary	equity swap	decreasing a long position	2157	520.50
25p ordinary	equity swap	decreasing a long position	12571	521.00
25p ordinary	equity swap	decreasing a long position	1579	521.50
25p ordinary	equity swap	decreasing a long position	3675	522.50
25p ordinary	equity swap	decreasing a long position	2275	523.00
25p ordinary	equity swap	decreasing a long position	11115	523.50
25p ordinary	equity swap	decreasing a long position	5889	524.00
25p ordinary	equity swap	decreasing a long position	5802	524.50
25p ordinary	equity swap	decreasing a long position	66130	525.00
25p ordinary	equity swap	decreasing a long position	10482	525.50
25p ordinary	equity swap	decreasing a long position	4777	526.00
25p ordinary	equity swap	decreasing a long position	107017	526.50
25p ordinary	equity swap	decreasing a long position	981	527.00
25p ordinary	equity swap	decreasing a long position	7522	527.50
25p ordinary	equity swap	decreasing a long position	1961	528.00
25p ordinary	equity swap	decreasing a long position	2055	530.00
25p ordinary	equity swap	decreasing a long position	2369	530.50
25p ordinary	equity swap	decreasing a long position	2219	532.00
25p ordinary	equity swap	decreasing a long position	2173	534.50
25p ordinary	equity swap	decreasing a short position	121	519.00
25p ordinary	equity swap	decreasing a short position	2	519.50
25p ordinary	equity swap	decreasing a short position	103	520.50
25p ordinary	equity swap	decreasing a short position	25	521.50
25p ordinary	equity swap	decreasing a short position	1	522.00
25p ordinary	equity swap	decreasing a short position	327	522.50
25p ordinary	equity swap	decreasing a short position	36	523.00
25p ordinary	equity swap	decreasing a short position	144	523.50
25p ordinary	equity swap	decreasing a short position	391	524.00
25p ordinary	equity swap	decreasing a short position	365	524.50
25p ordinary	equity swap	decreasing a short position	529	525.50
25p ordinary	equity swap	decreasing a short position	102	526.00
25p ordinary	equity swap	decreasing a short position	3136	526.50
25p ordinary	equity swap	decreasing a short position	3	527.00
25p ordinary	equity swap	decreasing a short position	120	528.00
25p ordinary	equity swap	decreasing a short position	75	528.50
25p ordinary	equity swap	decreasing a short position	109	529.00

25p ordinary	equity swap	decreasing a short position	106	530.00
25p ordinary	equity swap	decreasing a short position	36	530.50
25p ordinary	equity swap	decreasing a short position	1	531.00
25p ordinary	equity swap	decreasing a short position	5	531.50
25p ordinary	equity swap	decreasing a short position	115	532.00
25p ordinary	equity swap	decreasing a short position	121	533.00
25p ordinary	equity swap	decreasing a short position	1	533.50
25p ordinary	equity swap	decreasing a short position	105	535.00
25p ordinary	equity swap	decreasing a short position	1	536.00
25p ordinary	equity swap	increasing a long position	5466	517.50
25p ordinary	equity swap	increasing a long position	9452	518.00
25p ordinary	equity swap	increasing a long position	7966	518.50
25p ordinary	equity swap	increasing a long position	228	519.25
25p ordinary	equity swap	increasing a long position	3684	520.00
25p ordinary	equity swap	increasing a long position	2490	522.00
25p ordinary	equity swap	increasing a long position	7940	522.50
25p ordinary	equity swap	increasing a long position	832	523.00
25p ordinary	equity swap	increasing a long position	10027	523.50
25p ordinary	equity swap	increasing a long position	3735	524.00
25p ordinary	equity swap	increasing a long position	5703	524.50
25p ordinary	equity swap	increasing a long position	6608	525.00
25p ordinary	equity swap	increasing a long position	3569	525.50
25p ordinary	equity swap	increasing a long position	5750	526.00
25p ordinary	equity swap	increasing a long position	11639	526.50
25p ordinary	equity swap	increasing a long position	6330	527.00
25p ordinary	equity swap	increasing a long position	2745	527.50
25p ordinary	equity swap	increasing a long position	721	528.00
25p ordinary	equity swap	increasing a long position	944	528.25
25p ordinary	equity swap	increasing a long position	9854	528.50
25p ordinary	equity swap	increasing a long position	5710	529.00
25p ordinary	equity swap	increasing a long position	1352	530.00
25p ordinary	equity swap	increasing a long position	7149	530.50
25p ordinary	equity swap	increasing a long position	6714	531.50
25p ordinary	equity swap	increasing a long position	1773	532.00
25p ordinary	equity swap	increasing a long position	6529	532.50
25p ordinary	equity swap	increasing a long position	3590	532.75
25p ordinary	equity swap	increasing a long position	1139	533.00
25p ordinary	equity swap	increasing a long position	815	533.50
25p ordinary	equity swap	increasing a long position	3239	534.00
25p ordinary	equity swap	increasing a long position	4595	534.50
25p ordinary	equity swap	increasing a long position	5794	535.00
25p ordinary	equity swap	increasing a long position	3629	535.50
25p ordinary	equity swap	increasing a long position	2775	536.00
25p ordinary	equity swap	increasing a long position	750	536.50
25p ordinary	equity swap	increasing a short position	104	518.50
25p ordinary	equity swap	increasing a short position	630	519.00
25p ordinary	equity swap	increasing a short position	113	519.50
25p ordinary	equity swap	increasing a short position	1	522.00
25p ordinary	equity swap	increasing a short position	27	522.50

25p ordinary	equity swap	increasing a short position	15	523.00
25p ordinary	equity swap	increasing a short position	409	523.50
25p ordinary	equity swap	increasing a short position	452	524.00
25p ordinary	equity swap	increasing a short position	15	525.00
25p ordinary	equity swap	increasing a short position	280	525.50
25p ordinary	equity swap	increasing a short position	1	527.00
25p ordinary	equity swap	increasing a short position	120	528.00
25p ordinary	equity swap	increasing a short position	1	529.00
25p ordinary	equity swap	increasing a short position	106	530.00
25p ordinary	equity swap	increasing a short position	27	531.00
25p ordinary	equity swap	increasing a short position	675	533.50
25p ordinary	equity swap	increasing a short position	409	534.00
25p ordinary	equity swap	increasing a short position	105	535.00
25p ordinary	equity swap	increasing a short position	1	536.00

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

(i) Writing, selling, purchasing or varying

Class of relevant security	Product description e.g. <i>call option</i>	Writing, purchasing, selling, varying etc.	Number of securities to which option relates	Exercise price per unit (GBP)	Type e.g. <i>American, European etc.</i>	Expiry date	Option money paid/ received per unit (GBP)
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(ii) Exercise

Class of relevant security	Product description e.g. <i>call option</i>	Exercising/ exercised against	Number of securities	Exercise price per unit
0	0	0	0	Â0

(d) Other dealings (including subscribing for new securities)

Class of relevant security	Nature of dealing e.g. <i>subscription, conversion</i>	Details	Price per unit (if applicable)
0	Â0	0	0

4. OTHER INFORMATION

(a) Indemnity and other dealing 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 person making the disclosure and any party to the offer or any person acting in concert with a party to the offer: <i>Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"</i>
Â None Â

(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 or future acquisition or disposal of any relevant securities to which any derivative is referenced: <i>If there are no such agreements, arrangements or understandings, state "none"</i>
Â None Â

(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?		NO
Date of disclosure:	28-11-2025	
Contact name:	Janice Falcao	
Telephone number:	00442033140679	

Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.

The Panelâ€™s Market Surveillance Unit is available for consultation in relation to the Codeâ€™s disclosure requirements on +44 (0)20 7638 0129. The Code can be viewed on the Panelâ€™s website at www.thetakeoverpanel.org.uk.

View source version on businesswire.com: <https://www.businesswire.com/news/home/20251128554327/en/>

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