

**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:	01 Dec 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:	8,947,813	1.83%	2,291,693	0.47%
(2) Cash-settled derivatives:	2,078,490	0.42%	8,853,232	1.81%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	11,026,303	2.25%	11,144,925	2.27%

- (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	342,754	5.1550 GBP
25p ordinary	Purchase	341,598	5.1488 GBP
25p ordinary	Purchase	129,144	5.1174 GBP
25p ordinary	Purchase	85,470	5.1250 GBP
25p ordinary	Purchase	70,130	5.1327 GBP
25p ordinary	Purchase	47,310	5.1395 GBP
25p ordinary	Purchase	28,987	5.1457 GBP

25p ordinary	Purchase	22,390	5.1200 GBP
25p ordinary	Purchase	21,502	5.1464 GBP
25p ordinary	Purchase	11,151	5.1489 GBP
25p ordinary	Purchase	9,595	5.1129 GBP
25p ordinary	Purchase	8,000	5.1454 GBP
25p ordinary	Purchase	7,230	5.1100 GBP
25p ordinary	Purchase	6,307	5.1079 GBP
25p ordinary	Purchase	6,242	5.1654 GBP
25p ordinary	Purchase	4,595	5.1566 GBP
25p ordinary	Purchase	4,202	5.1416 GBP
25p ordinary	Purchase	4,000	5.1212 GBP
25p ordinary	Purchase	3,983	5.1409 GBP
25p ordinary	Purchase	3,227	5.0955 GBP
25p ordinary	Purchase	3,133	5.2158 GBP
25p ordinary	Purchase	3,000	5.0500 GBP
25p ordinary	Purchase	2,785	5.1863 GBP
25p ordinary	Purchase	2,573	5.1529 GBP
25p ordinary	Purchase	2,263	5.1424 GBP
25p ordinary	Purchase	2,180	5.2446 GBP
25p ordinary	Purchase	2,148	5.1402 GBP
25p ordinary	Purchase	1,666	5.1450 GBP
25p ordinary	Purchase	1,468	5.1500 GBP
25p ordinary	Purchase	1,317	5.1432 GBP
25p ordinary	Purchase	1,196	5.1528 GBP
25p ordinary	Purchase	1,082	5.1350 GBP
25p ordinary	Purchase	1,017	5.1300 GBP
25p ordinary	Purchase	973	5.1505 GBP
25p ordinary	Purchase	702	5.1400 GBP
25p ordinary	Purchase	684	5.1412 GBP
25p ordinary	Purchase	589	5.1650 GBP
25p ordinary	Purchase	577	5.0650 GBP
25p ordinary	Purchase	573	5.0600 GBP
25p ordinary	Purchase	336	5.1600 GBP
25p ordinary	Purchase	208	5.2850 GBP
25p ordinary	Purchase	133	5.0400 GBP
25p ordinary	Purchase	124	5.1700 GBP
25p ordinary	Purchase	117	5.0850 GBP
25p ordinary	Purchase	117	5.1050 GBP
25p ordinary	Purchase	111	5.0450 GBP
25p ordinary	Purchase	107	5.0700 GBP
25p ordinary	Purchase	44	5.1125 GBP
25p ordinary	Purchase	39	5.1750 GBP
25p ordinary	Purchase	7	5.0950 GBP
25p ordinary	Purchase	7	5.0750 GBP
25p ordinary	Purchase	2	5.2150 GBP
25p ordinary	Purchase	2	5.1150 GBP
25p ordinary	Purchase	1	5.2200 GBP
25p ordinary	Sale	255,000	5.1373 GBP
25p ordinary	Sale	255,000	5.2650 GBP
25p ordinary	Sale	149,734	5.1550 GBP
25p ordinary	Sale	122,968	5.1553 GBP
25p ordinary	Sale	107,806	5.1521 GBP
25p ordinary	Sale	38,945	5.1464 GBP
25p ordinary	Sale	38,389	5.1269 GBP
25p ordinary	Sale	27,593	5.1547 GBP
25p ordinary	Sale	22,265	5.1241 GBP
25p ordinary	Sale	21,250	5.0541 GBP
25p ordinary	Sale	17,573	5.1501 GBP
25p ordinary	Sale	11,443	5.1534 GBP
25p ordinary	Sale	11,206	5.1080 GBP
25p ordinary	Sale	9,881	5.1060 GBP
25p ordinary	Sale	8,411	5.1450 GBP
25p ordinary	Sale	8,327	5.1196 GBP
25p ordinary	Sale	7,351	5.1452 GBP
25p ordinary	Sale	7,116	5.1424 GBP
25p ordinary	Sale	6,432	5.1399 GBP
25p ordinary	Sale	5,481	5.1364 GBP
25p ordinary	Sale	3,922	5.1187 GBP
25p ordinary	Sale	3,920	5.1504 GBP
25p ordinary	Sale	3,821	5.1732 GBP
25p ordinary	Sale	3,702	5.1400 GBP
25p ordinary	Sale	3,680	5.1391 GBP
25p ordinary	Sale	3,063	5.1573 GBP
25p ordinary	Sale	2,389	5.1387 GBP
25p ordinary	Sale	2,062	5.1514 GBP
25p ordinary	Sale	1,516	5.1491 GBP
25p ordinary	Sale	1,509	5.1164 GBP
25p ordinary	Sale	1,470	5.1500 GBP
25p ordinary	Sale	1,262	5.1354 GBP
25p ordinary	Sale	1,210	5.1441 GBP
25p ordinary	Sale	1,039	5.1414 GBP
25p ordinary	Sale	1,017	5.1300 GBP
25p ordinary	Sale	995	5.1411 GBP
25p ordinary	Sale	763	5.1178 GBP
25p ordinary	Sale	732	5.1575 GBP
25p ordinary	Sale	715	5.0650 GBP
25p ordinary	Sale	702	5.1538 GBP

25p ordinary	Sale	662	5.1350 GBP
25p ordinary	Sale	589	5.1650 GBP
25p ordinary	Sale	573	5.0600 GBP
25p ordinary	Sale	542	5.1250 GBP
25p ordinary	Sale	337	5.1600 GBP
25p ordinary	Sale	230	5.1100 GBP
25p ordinary	Sale	153	5.1944 GBP
25p ordinary	Sale	133	5.0400 GBP
25p ordinary	Sale	124	5.1700 GBP
25p ordinary	Sale	123	5.1200 GBP
25p ordinary	Sale	117	5.0850 GBP
25p ordinary	Sale	117	5.1050 GBP
25p ordinary	Sale	111	5.0450 GBP
25p ordinary	Sale	107	5.0700 GBP
25p ordinary	Sale	39	5.1750 GBP
25p ordinary	Sale	24	5.1545 GBP
25p ordinary	Sale	7	5.0950 GBP
25p ordinary	Sale	7	5.0750 GBP
25p ordinary	Sale	2	5.1150 GBP
25p ordinary	Sale	1	5.2200 GBP
25p ordinary	Sale	1	5.2700 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	Increasing Long	276,250	5.1309 GBP
25p ordinary	SWAP	Increasing Long	255,000	5.2650 GBP
25p ordinary	SWAP	Decreasing Short	395	5.0622 GBP
25p ordinary	SWAP	Decreasing Short	153	5.0993 GBP
25p ordinary	SWAP	Decreasing Short	9,881	5.1060 GBP
25p ordinary	SWAP	Decreasing Short	11,206	5.1080 GBP
25p ordinary	SWAP	Decreasing Short	763	5.1178 GBP
25p ordinary	SWAP	Decreasing Short	3,922	5.1187 GBP
25p ordinary	SWAP	Decreasing Short	22,265	5.1241 GBP
25p ordinary	SWAP	Decreasing Short	1,010	5.1249 GBP
25p ordinary	SWAP	Decreasing Short	3,813	5.1258 GBP
25p ordinary	SWAP	Decreasing Short	1,262	5.1354 GBP
25p ordinary	SWAP	Decreasing Short	31,590	5.1390 GBP
25p ordinary	SWAP	Decreasing Short	4,000	5.1419 GBP
25p ordinary	SWAP	Decreasing Short	38,900	5.1420 GBP
25p ordinary	SWAP	Decreasing Short	7,116	5.1424 GBP
25p ordinary	SWAP	Decreasing Short	1,886	5.1450 GBP
25p ordinary	SWAP	Decreasing Short	7,351	5.1452 GBP
25p ordinary	SWAP	Decreasing Short	2	5.1475 GBP
25p ordinary	SWAP	Decreasing Short	3,920	5.1504 GBP
25p ordinary	SWAP	Decreasing Short	2,062	5.1514 GBP
25p ordinary	SWAP	Decreasing Short	26,485	5.1527 GBP
25p ordinary	SWAP	Decreasing Short	11,443	5.1534 GBP
25p ordinary	SWAP	Decreasing Short	24	5.1545 GBP
25p ordinary	SWAP	Decreasing Short	27,593	5.1547 GBP
25p ordinary	SWAP	Decreasing Short	1	5.1548 GBP
25p ordinary	SWAP	Decreasing Short	1,381	5.1550 GBP
25p ordinary	SWAP	Decreasing Short	153	5.1944 GBP
25p ordinary	SWAP	Decreasing Short	1	5.2148 GBP
25p ordinary	SWAP	Decreasing Short	1	5.2723 GBP

25p ordinary	SWAP	Decreasing Short	741	5.2850 GBP
25p ordinary	SWAP	Increasing Short	3,227	5.0955 GBP
25p ordinary	SWAP	Increasing Short	14,000	5.1008 GBP
25p ordinary	SWAP	Increasing Short	1,387	5.1145 GBP
25p ordinary	SWAP	Increasing Short	129,144	5.1174 GBP
25p ordinary	SWAP	Increasing Short	22,267	5.1200 GBP
25p ordinary	SWAP	Increasing Short	2,616	5.1240 GBP
25p ordinary	SWAP	Increasing Short	84,928	5.1250 GBP
25p ordinary	SWAP	Increasing Short	11,165	5.1280 GBP
25p ordinary	SWAP	Increasing Short	70,130	5.1327 GBP
25p ordinary	SWAP	Increasing Short	420	5.1350 GBP
25p ordinary	SWAP	Increasing Short	47,310	5.1395 GBP
25p ordinary	SWAP	Increasing Short	2,148	5.1402 GBP
25p ordinary	SWAP	Increasing Short	684	5.1412 GBP
25p ordinary	SWAP	Increasing Short	4,202	5.1416 GBP
25p ordinary	SWAP	Increasing Short	13,395	5.1429 GBP
25p ordinary	SWAP	Increasing Short	2,263	5.1434 GBP
25p ordinary	SWAP	Increasing Short	8,000	5.1454 GBP
25p ordinary	SWAP	Increasing Short	64,672	5.1456 GBP
25p ordinary	SWAP	Increasing Short	21,502	5.1464 GBP
25p ordinary	SWAP	Increasing Short	535	5.1468 GBP
25p ordinary	SWAP	Increasing Short	11,151	5.1489 GBP
25p ordinary	SWAP	Increasing Short	2,573	5.1529 GBP
25p ordinary	SWAP	Increasing Short	201,951	5.1550 GBP
25p ordinary	SWAP	Increasing Short	26,872	5.1553 GBP
25p ordinary	SWAP	Increasing Short	373	5.1588 GBP
25p ordinary	SWAP	Increasing Short	6,242	5.1654 GBP
25p ordinary	SWAP	Increasing Short	20,894	5.1702 GBP
25p ordinary	SWAP	Increasing Short	621	5.1847 GBP
25p ordinary	SWAP	Increasing Short	189	5.2043 GBP
25p ordinary	SWAP	Increasing Short	2	5.2138 GBP
25p ordinary	SWAP	Increasing Short	1	5.2151 GBP
25p ordinary	SWAP	Increasing Short	2,250	5.1325 GBP
25p ordinary	CFD	Decreasing Short	5,530	5.1142 GBP
25p ordinary	CFD	Decreasing Short	968	5.1425 GBP
25p ordinary	CFD	Decreasing Short	23,940	5.1550 GBP
25p ordinary	CFD	Increasing Short	4,191	5.1035 GBP
25p ordinary	CFD	Increasing Short	13,905	5.1470 GBP
25p ordinary	CFD	Increasing Short	438	5.1551 GBP
25p ordinary	CFD	Increasing Short	105	5.1554 GBP

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

(i) **Writing, selling, purchasing or varying**

Class of relevant	Product description	Writing, purchasing, selling,	Number of securities	Exercise price per unit	Type	Expiry date	Option money paid/
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security		varying etc	to which option relates				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:	02 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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