

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>	Â
(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:	Â
(e) Date position held/dealing undertaken: <i>For an opening position disclosure, state the latest practicable date prior to the disclosure</i>	01-12-2025
(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 Â

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:	6,491,391	11.32	0	0.00
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00	0	0.00
TOTAL:	6,491,391	11.32	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 Â	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	2381	505.50
25p ordinary	equity swap	decreasing a long position	3952	506.00
25p ordinary	equity swap	decreasing a long position	4065	506.50
25p ordinary	equity swap	decreasing a long position	663	507.00
25p ordinary	equity swap	decreasing a long position	88	507.25
25p ordinary	equity swap	decreasing a long position	279	507.50
25p ordinary	equity swap	decreasing a long position	2366	508.00
25p ordinary	equity swap	decreasing a long position	1715	511.00
25p ordinary	equity swap	decreasing a long position	743	512.50
25p ordinary	equity swap	decreasing a long position	1142	513.00
25p ordinary	equity swap	decreasing a long position	428	514.00
25p ordinary	equity swap	decreasing a long position	5055	514.50
25p ordinary	equity swap	decreasing a long position	5437	515.00
25p ordinary	equity swap	decreasing a long position	25219	515.50
25p ordinary	equity swap	decreasing a long position	585	516.00
25p ordinary	equity swap	decreasing a long position	501	517.50
25p ordinary	equity swap	decreasing a long position	4690	519.00
25p ordinary	equity swap	decreasing a long position	468	521.00
25p ordinary	equity swap	decreasing a long position	741	528.50
25p ordinary	equity swap	decreasing a short position	9	504.00
25p ordinary	equity swap	decreasing a short position	454	506.00
25p ordinary	equity swap	decreasing a short position	577	506.50
25p ordinary	equity swap	decreasing a short position	7	507.50
25p ordinary	equity swap	decreasing a short position	2	508.50
25p ordinary	equity swap	decreasing a short position	7	509.50
25p ordinary	equity swap	decreasing a short position	110	511.00
25p ordinary	equity swap	decreasing a short position	2	511.50
25p ordinary	equity swap	decreasing a short position	103	512.50
25p ordinary	equity swap	decreasing a short position	458	513.00
25p ordinary	equity swap	decreasing a short position	423	513.50
25p ordinary	equity swap	decreasing a short position	212	514.00
25p ordinary	equity swap	decreasing a short position	662	514.50
25p ordinary	equity swap	decreasing a short position	524	515.00
25p ordinary	equity swap	decreasing a short position	885	515.50
25p ordinary	equity swap	decreasing a short position	122	516.00
25p ordinary	equity swap	decreasing a short position	9	517.00
25p ordinary	equity swap	decreasing a short position	39	517.50
25p ordinary	equity swap	decreasing a short position	208	528.50
25p ordinary	equity swap	increasing a long position	177	504.00
25p ordinary	equity swap	increasing a long position	1186	504.50
25p ordinary	equity swap	increasing a long position	112	505.00
25p ordinary	equity swap	increasing a long position	952	506.00
25p ordinary	equity swap	increasing a long position	1760	506.50

25p ordinary	equity swap	increasing a long position	44502	507.00
25p ordinary	equity swap	increasing a long position	1429	507.50
25p ordinary	equity swap	increasing a long position	2382	508.00
25p ordinary	equity swap	increasing a long position	590	508.50
25p ordinary	equity swap	increasing a long position	858	509.00
25p ordinary	equity swap	increasing a long position	692	509.50
25p ordinary	equity swap	increasing a long position	3507	510.00
25p ordinary	equity swap	increasing a long position	400	510.50
25p ordinary	equity swap	increasing a long position	59	511.25
25p ordinary	equity swap	increasing a long position	1082	511.50
25p ordinary	equity swap	increasing a long position	490	512.00
25p ordinary	equity swap	increasing a long position	3325	512.50
25p ordinary	equity swap	increasing a long position	18382	513.00
25p ordinary	equity swap	increasing a long position	14168	513.50
25p ordinary	equity swap	increasing a long position	11775	514.00
25p ordinary	equity swap	increasing a long position	37464	514.50
25p ordinary	equity swap	increasing a long position	9528	515.00
25p ordinary	equity swap	increasing a long position	57963	515.50
25p ordinary	equity swap	increasing a long position	23276	516.00
25p ordinary	equity swap	increasing a long position	11066	516.50
25p ordinary	equity swap	increasing a long position	176	519.50
25p ordinary	equity swap	increasing a long position	5096	523.00
25p ordinary	equity swap	increasing a short position	873	504.00
25p ordinary	equity swap	increasing a short position	254	505.00
25p ordinary	equity swap	increasing a short position	571	506.00
25p ordinary	equity swap	increasing a short position	983	506.50
25p ordinary	equity swap	increasing a short position	535	507.00
25p ordinary	equity swap	increasing a short position	7	507.50
25p ordinary	equity swap	increasing a short position	808	508.50
25p ordinary	equity swap	increasing a short position	7	509.50
25p ordinary	equity swap	increasing a short position	117	510.50
25p ordinary	equity swap	increasing a short position	640	511.00
25p ordinary	equity swap	increasing a short position	567	512.00
25p ordinary	equity swap	increasing a short position	1323	512.50
25p ordinary	equity swap	increasing a short position	2014	513.00
25p ordinary	equity swap	increasing a short position	4237	513.50
25p ordinary	equity swap	increasing a short position	1048	514.00
25p ordinary	equity swap	increasing a short position	4748	514.50
25p ordinary	equity swap	increasing a short position	2435	515.00
25p ordinary	equity swap	increasing a short position	10374	515.50
25p ordinary	equity swap	increasing a short position	3789	516.00
25p ordinary	equity swap	increasing a short position	1047	516.50
25p ordinary	equity swap	increasing a short position	124	517.00
25p ordinary	equity swap	increasing a short position	28	517.50

(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	Â 0

(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	Â 0	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 â€œnoneâ€</i>
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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 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 â€œnoneâ€</i>
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None

(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	02-12-2025
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/20251202584307/en/>

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