

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:	02 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:	9,710,564	1.98%	2,244,196	0.46%
(2) Cash-settled derivatives:	2,031,366	0.41%	9,570,184	1.95%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	11,741,930	2.40%	11,814,380	2.41%

- (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	335,838	5.1575 GBP
25p ordinary	Purchase	245,863	5.2106 GBP
25p ordinary	Purchase	197,577	5.2200 GBP
25p ordinary	Purchase	108,434	5.1856 GBP
25p ordinary	Purchase	51,499	5.1882 GBP
25p ordinary	Purchase	50,278	5.2050 GBP
25p ordinary	Purchase	38,795	5.1928 GBP

25p ordinary	Purchase	35,083	5.2203 GBP
25p ordinary	Purchase	16,389	5.1786 GBP
25p ordinary	Purchase	13,454	5.1899 GBP
25p ordinary	Purchase	8,733	5.1990 GBP
25p ordinary	Purchase	8,378	5.2051 GBP
25p ordinary	Purchase	7,641	5.1962 GBP
25p ordinary	Purchase	6,795	5.1943 GBP
25p ordinary	Purchase	6,314	5.1848 GBP
25p ordinary	Purchase	6,250	5.1973 GBP
25p ordinary	Purchase	5,820	5.2175 GBP
25p ordinary	Purchase	5,022	5.1650 GBP
25p ordinary	Purchase	4,487	5.1722 GBP
25p ordinary	Purchase	4,238	5.2065 GBP
25p ordinary	Purchase	4,206	5.1621 GBP
25p ordinary	Purchase	2,733	5.2023 GBP
25p ordinary	Purchase	2,636	5.1724 GBP
25p ordinary	Purchase	1,947	5.2046 GBP
25p ordinary	Purchase	1,729	5.1750 GBP
25p ordinary	Purchase	1,569	5.2000 GBP
25p ordinary	Purchase	1,526	5.1909 GBP
25p ordinary	Purchase	1,453	5.2238 GBP
25p ordinary	Purchase	1,338	5.1396 GBP
25p ordinary	Purchase	1,289	5.1893 GBP
25p ordinary	Purchase	1,255	5.2138 GBP
25p ordinary	Purchase	921	5.1850 GBP
25p ordinary	Purchase	897	5.1700 GBP
25p ordinary	Purchase	814	5.1746 GBP
25p ordinary	Purchase	720	5.1854 GBP
25p ordinary	Purchase	681	5.2202 GBP
25p ordinary	Purchase	658	5.1991 GBP
25p ordinary	Purchase	600	5.2325 GBP
25p ordinary	Purchase	561	5.2250 GBP
25p ordinary	Purchase	556	5.1901 GBP
25p ordinary	Purchase	538	5.1900 GBP
25p ordinary	Purchase	513	5.1950 GBP
25p ordinary	Purchase	499	5.2100 GBP
25p ordinary	Purchase	474	5.1978 GBP
25p ordinary	Purchase	410	5.1800 GBP
25p ordinary	Purchase	379	5.2104 GBP
25p ordinary	Purchase	189	5.2300 GBP
25p ordinary	Purchase	172	5.1711 GBP
25p ordinary	Purchase	155	5.2150 GBP
25p ordinary	Purchase	58	5.2036 GBP
25p ordinary	Purchase	49	5.2037 GBP
25p ordinary	Purchase	38	5.1954 GBP
25p ordinary	Purchase	9	5.1694 GBP
25p ordinary	Purchase	5	5.1975 GBP
25p ordinary	Purchase	1	5.1794 GBP
25p ordinary	Sale	86,923	5.2200 GBP
25p ordinary	Sale	86,915	5.2198 GBP
25p ordinary	Sale	50,762	5.2152 GBP
25p ordinary	Sale	39,629	5.2000 GBP
25p ordinary	Sale	24,200	5.2048 GBP
25p ordinary	Sale	10,391	5.1774 GBP
25p ordinary	Sale	8,374	5.2136 GBP
25p ordinary	Sale	7,529	5.1824 GBP
25p ordinary	Sale	7,458	5.2028 GBP
25p ordinary	Sale	6,299	5.2224 GBP
25p ordinary	Sale	5,343	5.2041 GBP
25p ordinary	Sale	5,060	5.1873 GBP
25p ordinary	Sale	4,957	5.0720 GBP
25p ordinary	Sale	4,600	5.2016 GBP
25p ordinary	Sale	3,510	5.1975 GBP
25p ordinary	Sale	3,492	5.2030 GBP
25p ordinary	Sale	2,719	5.1900 GBP
25p ordinary	Sale	2,671	5.2050 GBP
25p ordinary	Sale	2,327	5.1750 GBP
25p ordinary	Sale	2,084	5.2276 GBP
25p ordinary	Sale	1,461	5.1963 GBP
25p ordinary	Sale	1,349	5.1619 GBP
25p ordinary	Sale	1,310	5.1875 GBP
25p ordinary	Sale	1,260	5.1798 GBP
25p ordinary	Sale	1,138	5.1980 GBP
25p ordinary	Sale	980	5.1700 GBP
25p ordinary	Sale	921	5.1850 GBP
25p ordinary	Sale	721	5.1950 GBP
25p ordinary	Sale	627	5.2128 GBP
25p ordinary	Sale	561	5.2250 GBP
25p ordinary	Sale	464	5.2202 GBP
25p ordinary	Sale	424	5.2100 GBP
25p ordinary	Sale	411	5.1800 GBP
25p ordinary	Sale	315	5.1910 GBP
25p ordinary	Sale	263	5.1971 GBP
25p ordinary	Sale	249	5.2142 GBP
25p ordinary	Sale	189	5.2300 GBP
25p ordinary	Sale	155	5.2150 GBP
25p ordinary	Sale	86	5.1701 GBP

25p ordinary	Sale	49	5.2042 GBP
25p ordinary	Sale	22	5.1650 GBP
25p ordinary	Sale	11	5.2054 GBP
25p ordinary	Sale	8	5.1905 GBP
25p ordinary	Sale	1	5.1500 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	4,957	5.0749 GBP
25p ordinary	SWAP	Decreasing Short	1	5.1500 GBP
25p ordinary	SWAP	Decreasing Short	130	5.1600 GBP
25p ordinary	SWAP	Decreasing Short	2,820	5.1745 GBP
25p ordinary	SWAP	Decreasing Short	1	5.1750 GBP
25p ordinary	SWAP	Decreasing Short	1,260	5.1798 GBP
25p ordinary	SWAP	Decreasing Short	7,529	5.1824 GBP
25p ordinary	SWAP	Decreasing Short	849	5.1862 GBP
25p ordinary	SWAP	Decreasing Short	360	5.1876 GBP
25p ordinary	SWAP	Decreasing Short	3,502	5.1912 GBP
25p ordinary	SWAP	Decreasing Short	1,461	5.1963 GBP
25p ordinary	SWAP	Decreasing Short	263	5.1971 GBP
25p ordinary	SWAP	Decreasing Short	3,505	5.1975 GBP
25p ordinary	SWAP	Decreasing Short	1,064	5.1978 GBP
25p ordinary	SWAP	Decreasing Short	38,089	5.2000 GBP
25p ordinary	SWAP	Decreasing Short	1,897	5.2028 GBP
25p ordinary	SWAP	Decreasing Short	3,492	5.2030 GBP
25p ordinary	SWAP	Decreasing Short	5,285	5.2041 GBP
25p ordinary	SWAP	Decreasing Short	122	5.2050 GBP
25p ordinary	SWAP	Decreasing Short	11	5.2056 GBP
25p ordinary	SWAP	Decreasing Short	627	5.2128 GBP
25p ordinary	SWAP	Decreasing Short	8,374	5.2136 GBP
25p ordinary	SWAP	Decreasing Short	249	5.2142 GBP
25p ordinary	SWAP	Decreasing Short	34,823	5.2144 GBP
25p ordinary	SWAP	Decreasing Short	30,859	5.2174 GBP
25p ordinary	SWAP	Decreasing Short	57,548	5.2200 GBP
25p ordinary	SWAP	Decreasing Short	5,000	5.2219 GBP
25p ordinary	SWAP	Decreasing Short	2,084	5.2276 GBP
25p ordinary	SWAP	Increasing Short	335,838	5.1575 GBP
25p ordinary	SWAP	Increasing Short	5,000	5.1655 GBP
25p ordinary	SWAP	Increasing Short	1	5.1675 GBP
25p ordinary	SWAP	Increasing Short	36,060	5.1693 GBP
25p ordinary	SWAP	Increasing Short	4,487	5.1722 GBP
25p ordinary	SWAP	Increasing Short	814	5.1746 GBP
25p ordinary	SWAP	Increasing Short	201	5.1750 GBP
25p ordinary	SWAP	Increasing Short	66,317	5.1810 GBP
25p ordinary	SWAP	Increasing Short	1,472	5.1848 GBP
25p ordinary	SWAP	Increasing Short	720	5.1854 GBP
25p ordinary	SWAP	Increasing Short	108,434	5.1856 GBP

25p ordinary	SWAP	Increasing Short	770	5.1876 GBP
25p ordinary	SWAP	Increasing Short	1,289	5.1893 GBP
25p ordinary	SWAP	Increasing Short	3,490	5.1895 GBP
25p ordinary	SWAP	Increasing Short	556	5.1901 GBP
25p ordinary	SWAP	Increasing Short	1,526	5.1909 GBP
25p ordinary	SWAP	Increasing Short	38,795	5.1928 GBP
25p ordinary	SWAP	Increasing Short	6,795	5.1943 GBP
25p ordinary	SWAP	Increasing Short	3,869	5.1952 GBP
25p ordinary	SWAP	Increasing Short	474	5.1978 GBP
25p ordinary	SWAP	Increasing Short	8,079	5.1986 GBP
25p ordinary	SWAP	Increasing Short	290	5.2002 GBP
25p ordinary	SWAP	Increasing Short	8,378	5.2051 GBP
25p ordinary	SWAP	Increasing Short	4,238	5.2065 GBP
25p ordinary	SWAP	Increasing Short	379	5.2104 GBP
25p ordinary	SWAP	Increasing Short	4,320	5.2130 GBP
25p ordinary	SWAP	Increasing Short	12,804	5.2136 GBP
25p ordinary	SWAP	Increasing Short	1,255	5.2138 GBP
25p ordinary	SWAP	Increasing Short	5,820	5.2175 GBP
25p ordinary	SWAP	Increasing Short	1,186	5.2198 GBP
25p ordinary	SWAP	Increasing Short	267,707	5.2200 GBP
25p ordinary	SWAP	Increasing Short	681	5.2202 GBP
25p ordinary	SWAP	Increasing Short	35,083	5.2203 GBP
25p ordinary	CFD	Decreasing Short	2,316	5.1746 GBP
25p ordinary	CFD	Decreasing Short	5,561	5.2028 GBP
25p ordinary	CFD	Decreasing Short	1,296	5.2095 GBP
25p ordinary	CFD	Decreasing Short	9,541	5.2195 GBP
25p ordinary	CFD	Decreasing Short	5,153	5.2196 GBP
25p ordinary	CFD	Increasing Short	788	5.1751 GBP
25p ordinary	CFD	Increasing Short	6,688	5.1837 GBP
25p ordinary	CFD	Increasing Short	38	5.1955 GBP
25p ordinary	CFD	Increasing Short	29,463	5.2200 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

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(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:	03 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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