

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:	04 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:	11,053,010	2.26%	2,315,245	0.47%
(2) Cash-settled derivatives:	2,089,026	0.43%	10,905,695	2.23%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	13,142,036	2.68%	13,220,940	2.70%

- (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	285,780	5.1562 GBP
25p ordinary	Purchase	186,540	5.1670 GBP
25p ordinary	Purchase	163,373	5.1550 GBP
25p ordinary	Purchase	76,441	5.1631 GBP
25p ordinary	Purchase	72,700	5.1677 GBP
25p ordinary	Purchase	57,022	5.1673 GBP
25p ordinary	Purchase	46,205	5.1657 GBP

25p ordinary	Purchase	40,495	5.1559 GBP
25p ordinary	Purchase	23,643	5.2000 GBP
25p ordinary	Purchase	23,443	5.1694 GBP
25p ordinary	Purchase	22,813	5.1649 GBP
25p ordinary	Purchase	22,089	5.1658 GBP
25p ordinary	Purchase	21,584	5.1615 GBP
25p ordinary	Purchase	20,900	5.1572 GBP
25p ordinary	Purchase	12,401	5.1600 GBP
25p ordinary	Purchase	9,328	5.1742 GBP
25p ordinary	Purchase	8,908	5.1661 GBP
25p ordinary	Purchase	8,119	5.1595 GBP
25p ordinary	Purchase	8,094	5.1650 GBP
25p ordinary	Purchase	7,948	5.1648 GBP
25p ordinary	Purchase	6,080	5.1555 GBP
25p ordinary	Purchase	6,021	5.1597 GBP
25p ordinary	Purchase	5,871	5.1686 GBP
25p ordinary	Purchase	5,748	5.1794 GBP
25p ordinary	Purchase	4,764	5.1700 GBP
25p ordinary	Purchase	4,456	5.1688 GBP
25p ordinary	Purchase	3,426	5.1702 GBP
25p ordinary	Purchase	3,367	5.1717 GBP
25p ordinary	Purchase	2,426	5.1659 GBP
25p ordinary	Purchase	2,230	5.1652 GBP
25p ordinary	Purchase	1,934	5.1571 GBP
25p ordinary	Purchase	1,662	5.1838 GBP
25p ordinary	Purchase	1,586	5.1400 GBP
25p ordinary	Purchase	1,574	5.1587 GBP
25p ordinary	Purchase	1,571	5.1705 GBP
25p ordinary	Purchase	1,404	5.1575 GBP
25p ordinary	Purchase	1,242	5.1708 GBP
25p ordinary	Purchase	1,195	5.1586 GBP
25p ordinary	Purchase	1,028	5.1696 GBP
25p ordinary	Purchase	930	5.1625 GBP
25p ordinary	Purchase	787	5.1475 GBP
25p ordinary	Purchase	505	5.1275 GBP
25p ordinary	Purchase	478	5.1500 GBP
25p ordinary	Purchase	346	5.1425 GBP
25p ordinary	Purchase	303	5.1450 GBP
25p ordinary	Purchase	302	5.1850 GBP
25p ordinary	Purchase	288	5.1726 GBP
25p ordinary	Purchase	281	5.1750 GBP
25p ordinary	Purchase	256	5.1675 GBP
25p ordinary	Purchase	121	5.2050 GBP
25p ordinary	Purchase	50	5.1800 GBP
25p ordinary	Purchase	49	5.1950 GBP
25p ordinary	Purchase	48	5.1612 GBP
25p ordinary	Sale	159,208	5.1596 GBP
25p ordinary	Sale	98,831	5.1557 GBP
25p ordinary	Sale	54,302	5.1567 GBP
25p ordinary	Sale	39,511	5.1648 GBP
25p ordinary	Sale	37,798	5.1550 GBP
25p ordinary	Sale	28,570	5.1740 GBP
25p ordinary	Sale	28,272	5.1547 GBP
25p ordinary	Sale	21,896	5.1677 GBP
25p ordinary	Sale	16,701	5.1676 GBP
25p ordinary	Sale	12,493	5.1600 GBP
25p ordinary	Sale	7,684	5.1742 GBP
25p ordinary	Sale	6,260	5.1673 GBP
25p ordinary	Sale	5,939	5.1630 GBP
25p ordinary	Sale	5,851	5.1601 GBP
25p ordinary	Sale	5,566	5.1450 GBP
25p ordinary	Sale	4,662	5.1680 GBP
25p ordinary	Sale	4,625	5.1650 GBP
25p ordinary	Sale	4,582	5.1795 GBP
25p ordinary	Sale	3,655	5.1606 GBP
25p ordinary	Sale	3,522	5.1895 GBP
25p ordinary	Sale	3,035	5.1588 GBP
25p ordinary	Sale	3,022	5.1411 GBP
25p ordinary	Sale	2,757	5.1710 GBP
25p ordinary	Sale	2,653	5.1575 GBP
25p ordinary	Sale	2,559	5.1654 GBP
25p ordinary	Sale	2,494	5.1626 GBP
25p ordinary	Sale	2,328	5.1776 GBP
25p ordinary	Sale	2,295	5.1500 GBP
25p ordinary	Sale	2,021	5.1748 GBP
25p ordinary	Sale	1,944	5.1862 GBP
25p ordinary	Sale	1,823	5.1763 GBP
25p ordinary	Sale	1,786	5.1622 GBP
25p ordinary	Sale	1,757	5.1525 GBP
25p ordinary	Sale	1,745	5.1696 GBP
25p ordinary	Sale	1,649	5.1656 GBP
25p ordinary	Sale	1,551	5.1744 GBP
25p ordinary	Sale	1,413	5.1768 GBP
25p ordinary	Sale	1,373	5.1652 GBP
25p ordinary	Sale	1,049	5.1643 GBP
25p ordinary	Sale	1,047	5.1824 GBP
25p ordinary	Sale	1,024	5.1799 GBP

25p ordinary	Sale	955	5.1700 GBP
25p ordinary	Sale	921	5.1625 GBP
25p ordinary	Sale	787	5.1475 GBP
25p ordinary	Sale	656	5.2000 GBP
25p ordinary	Sale	559	5.1950 GBP
25p ordinary	Sale	550	5.1900 GBP
25p ordinary	Sale	513	5.1675 GBP
25p ordinary	Sale	510	5.1773 GBP
25p ordinary	Sale	346	5.1425 GBP
25p ordinary	Sale	302	5.1850 GBP
25p ordinary	Sale	281	5.1750 GBP
25p ordinary	Sale	237	5.1856 GBP
25p ordinary	Sale	192	5.1629 GBP
25p ordinary	Sale	121	5.2050 GBP
25p ordinary	Sale	78	5.1825 GBP
25p ordinary	Sale	50	5.1800 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	21,686	5.1666 GBP
25p ordinary	SWAP	Decreasing Short	5,263	5.1444 GBP
25p ordinary	SWAP	Decreasing Short	2,414	5.1500 GBP
25p ordinary	SWAP	Decreasing Short	28,272	5.1547 GBP
25p ordinary	SWAP	Decreasing Short	62,270	5.1550 GBP
25p ordinary	SWAP	Decreasing Short	24,678	5.1567 GBP
25p ordinary	SWAP	Decreasing Short	216	5.1568 GBP
25p ordinary	SWAP	Decreasing Short	40,203	5.1575 GBP
25p ordinary	SWAP	Decreasing Short	1,453	5.1580 GBP
25p ordinary	SWAP	Decreasing Short	48,207	5.1608 GBP
25p ordinary	SWAP	Decreasing Short	45,904	5.1616 GBP
25p ordinary	SWAP	Decreasing Short	1,786	5.1622 GBP
25p ordinary	SWAP	Decreasing Short	2,494	5.1626 GBP
25p ordinary	SWAP	Decreasing Short	192	5.1629 GBP
25p ordinary	SWAP	Decreasing Short	1,841	5.1658 GBP
25p ordinary	SWAP	Decreasing Short	1,142	5.1663 GBP
25p ordinary	SWAP	Decreasing Short	8,466	5.1677 GBP
25p ordinary	SWAP	Decreasing Short	5,903	5.1689 GBP
25p ordinary	SWAP	Decreasing Short	28,570	5.1740 GBP
25p ordinary	SWAP	Decreasing Short	1,823	5.1763 GBP
25p ordinary	SWAP	Decreasing Short	2,328	5.1776 GBP
25p ordinary	SWAP	Decreasing Short	1	5.1798 GBP
25p ordinary	SWAP	Decreasing Short	237	5.1856 GBP
25p ordinary	SWAP	Increasing Short	1	5.1400 GBP
25p ordinary	SWAP	Increasing Short	1,165	5.1538 GBP
25p ordinary	SWAP	Increasing Short	306,094	5.1550 GBP
25p ordinary	SWAP	Increasing Short	6,080	5.1555 GBP
25p ordinary	SWAP	Increasing Short	40,495	5.1559 GBP
25p ordinary	SWAP	Increasing Short	722	5.1562 GBP
25p ordinary	SWAP	Increasing Short	20,900	5.1572 GBP
25p ordinary	SWAP	Increasing Short	8,119	5.1595 GBP
25p ordinary	SWAP	Increasing Short	48	5.1612 GBP
25p ordinary	SWAP	Increasing Short	7,948	5.1648 GBP

				GBP
25p ordinary	SWAP	Increasing Short	2,230	5.1652 GBP
25p ordinary	SWAP	Increasing Short	18,483	5.1655 GBP
25p ordinary	SWAP	Increasing Short	46,205	5.1657 GBP
25p ordinary	SWAP	Increasing Short	22,089	5.1658 GBP
25p ordinary	SWAP	Increasing Short	2,426	5.1659 GBP
25p ordinary	SWAP	Increasing Short	8,908	5.1661 GBP
25p ordinary	SWAP	Increasing Short	186,540	5.1670 GBP
25p ordinary	SWAP	Increasing Short	57,022	5.1673 GBP
25p ordinary	SWAP	Increasing Short	89,888	5.1677 GBP
25p ordinary	SWAP	Increasing Short	5,871	5.1686 GBP
25p ordinary	SWAP	Increasing Short	4,456	5.1688 GBP
25p ordinary	SWAP	Increasing Short	23,443	5.1694 GBP
25p ordinary	SWAP	Increasing Short	113	5.1696 GBP
25p ordinary	SWAP	Increasing Short	690	5.1699 GBP
25p ordinary	SWAP	Increasing Short	2,421	5.1703 GBP
25p ordinary	SWAP	Increasing Short	1,571	5.1705 GBP
25p ordinary	SWAP	Increasing Short	1,242	5.1708 GBP
25p ordinary	SWAP	Increasing Short	3,367	5.1717 GBP
25p ordinary	SWAP	Increasing Short	1	5.1801 GBP
25p ordinary	CFD	Decreasing Short	441	5.1955 GBP
25p ordinary	CFD	Increasing Short	25,645	5.1553 GBP
25p ordinary	CFD	Increasing Short	3,544	5.1621 GBP
25p ordinary	CFD	Increasing Short	16,047	5.1627 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

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

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