

**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:	05 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		Short Positions	
	Interests			
	Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:	10,790,470	2.20%	2,499,799	0.51%
(2) Cash-settled derivatives:	2,273,347	0.46%	10,642,251	2.17%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	13,063,817	2.67%	13,142,050	2.68%

- (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	253,152	5.3000 GBP
25p ordinary	Purchase	107,178	5.2907 GBP
25p ordinary	Purchase	84,236	5.2700 GBP
25p ordinary	Purchase	30,589	5.2217 GBP
25p ordinary	Purchase	27,618	5.2808 GBP
25p ordinary	Purchase	22,425	5.2122 GBP
25p ordinary	Purchase	11,894	5.2450 GBP

25p ordinary	Purchase	10,431	5.2747 GBP
25p ordinary	Purchase	9,974	5.2676 GBP
25p ordinary	Purchase	7,407	5.2468 GBP
25p ordinary	Purchase	3,891	5.2879 GBP
25p ordinary	Purchase	3,596	5.2221 GBP
25p ordinary	Purchase	3,063	5.2166 GBP
25p ordinary	Purchase	3,039	5.2748 GBP
25p ordinary	Purchase	1,861	5.2640 GBP
25p ordinary	Purchase	1,340	5.1850 GBP
25p ordinary	Purchase	1,124	5.2575 GBP
25p ordinary	Purchase	708	5.2476 GBP
25p ordinary	Purchase	707	5.2300 GBP
25p ordinary	Purchase	673	5.2600 GBP
25p ordinary	Purchase	629	5.2400 GBP
25p ordinary	Purchase	547	5.2721 GBP
25p ordinary	Purchase	530	5.2650 GBP
25p ordinary	Purchase	528	5.2759 GBP
25p ordinary	Purchase	521	5.2516 GBP
25p ordinary	Purchase	472	5.2239 GBP
25p ordinary	Purchase	453	5.2525 GBP
25p ordinary	Purchase	441	5.2812 GBP
25p ordinary	Purchase	368	5.2350 GBP
25p ordinary	Purchase	303	5.2500 GBP
25p ordinary	Purchase	243	5.2550 GBP
25p ordinary	Purchase	169	5.2750 GBP
25p ordinary	Purchase	127	5.2850 GBP
25p ordinary	Purchase	42	5.2625 GBP
25p ordinary	Purchase	15	5.1644 GBP
25p ordinary	Purchase	13	5.2050 GBP
25p ordinary	Purchase	3	5.2666 GBP
25p ordinary	Purchase	3	5.2250 GBP
25p ordinary	Purchase	1	5.2800 GBP
25p ordinary	Purchase	1	5.2200 GBP
25p ordinary	Sale	237,411	5.2938 GBP
25p ordinary	Sale	219,243	5.3000 GBP
25p ordinary	Sale	135,986	5.2980 GBP
25p ordinary	Sale	72,155	5.3003 GBP
25p ordinary	Sale	59,330	5.2786 GBP
25p ordinary	Sale	57,346	5.2748 GBP
25p ordinary	Sale	38,672	5.2997 GBP
25p ordinary	Sale	35,716	5.2551 GBP
25p ordinary	Sale	27,397	5.2537 GBP
25p ordinary	Sale	16,070	5.2381 GBP
25p ordinary	Sale	14,870	5.2456 GBP
25p ordinary	Sale	12,364	5.2345 GBP
25p ordinary	Sale	11,137	5.2450 GBP
25p ordinary	Sale	10,419	5.2509 GBP
25p ordinary	Sale	7,753	5.2457 GBP
25p ordinary	Sale	6,396	5.2672 GBP
25p ordinary	Sale	5,885	5.2326 GBP
25p ordinary	Sale	5,793	5.2500 GBP
25p ordinary	Sale	5,790	5.2503 GBP
25p ordinary	Sale	5,673	5.2630 GBP
25p ordinary	Sale	4,800	5.2267 GBP
25p ordinary	Sale	4,336	5.2872 GBP
25p ordinary	Sale	4,093	5.2572 GBP
25p ordinary	Sale	4,010	5.2172 GBP
25p ordinary	Sale	3,525	5.2652 GBP
25p ordinary	Sale	3,524	5.2100 GBP
25p ordinary	Sale	3,295	5.2655 GBP
25p ordinary	Sale	2,434	5.2588 GBP
25p ordinary	Sale	2,068	5.2665 GBP
25p ordinary	Sale	1,899	5.2543 GBP
25p ordinary	Sale	1,746	5.2398 GBP
25p ordinary	Sale	1,727	5.2585 GBP
25p ordinary	Sale	1,686	5.2541 GBP
25p ordinary	Sale	1,641	5.2470 GBP
25p ordinary	Sale	1,494	5.2600 GBP
25p ordinary	Sale	1,076	5.2550 GBP
25p ordinary	Sale	1,005	5.2650 GBP
25p ordinary	Sale	839	5.2575 GBP
25p ordinary	Sale	818	5.2222 GBP
25p ordinary	Sale	707	5.2300 GBP
25p ordinary	Sale	657	5.2525 GBP
25p ordinary	Sale	656	5.2301 GBP
25p ordinary	Sale	629	5.2400 GBP
25p ordinary	Sale	623	5.2749 GBP
25p ordinary	Sale	466	5.2825 GBP
25p ordinary	Sale	463	5.2725 GBP
25p ordinary	Sale	450	5.2475 GBP
25p ordinary	Sale	368	5.2350 GBP
25p ordinary	Sale	328	5.2700 GBP
25p ordinary	Sale	280	5.2928 GBP
25p ordinary	Sale	169	5.2750 GBP
25p ordinary	Sale	127	5.2850 GBP
25p ordinary	Sale	42	5.2625 GBP
25p ordinary	Sale	13	5.2050 GBP

25p ordinary	Sale	3	5.2666 GBP
25p ordinary	Sale	3	5.2250 GBP
25p ordinary	Sale	1	5.2800 GBP
25p ordinary	Sale	1	5.2200 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	14,301	5.2433 GBP
25p ordinary	SWAP	Decreasing Short	1	5.1500 GBP
25p ordinary	SWAP	Decreasing Short	4,800	5.2267 GBP
25p ordinary	SWAP	Decreasing Short	1,746	5.2398 GBP
25p ordinary	SWAP	Decreasing Short	300	5.2449 GBP
25p ordinary	SWAP	Decreasing Short	12,548	5.2455 GBP
25p ordinary	SWAP	Decreasing Short	7,753	5.2456 GBP
25p ordinary	SWAP	Decreasing Short	1,096	5.2477 GBP
25p ordinary	SWAP	Decreasing Short	5,000	5.2494 GBP
25p ordinary	SWAP	Decreasing Short	1	5.2500 GBP
25p ordinary	SWAP	Decreasing Short	5,790	5.2503 GBP
25p ordinary	SWAP	Decreasing Short	1,466	5.2536 GBP
25p ordinary	SWAP	Decreasing Short	27,397	5.2537 GBP
25p ordinary	SWAP	Decreasing Short	35,716	5.2551 GBP
25p ordinary	SWAP	Decreasing Short	4,914	5.2576 GBP
25p ordinary	SWAP	Decreasing Short	2,434	5.2588 GBP
25p ordinary	SWAP	Decreasing Short	5,673	5.2630 GBP
25p ordinary	SWAP	Decreasing Short	3,525	5.2652 GBP
25p ordinary	SWAP	Decreasing Short	6,396	5.2672 GBP
25p ordinary	SWAP	Decreasing Short	2,050	5.2674 GBP
25p ordinary	SWAP	Decreasing Short	3	5.2682 GBP
25p ordinary	SWAP	Decreasing Short	1	5.2698 GBP
25p ordinary	SWAP	Decreasing Short	1	5.2700 GBP
25p ordinary	SWAP	Decreasing Short	6,372	5.2722 GBP
25p ordinary	SWAP	Decreasing Short	57,346	5.2748 GBP
25p ordinary	SWAP	Decreasing Short	10,099	5.2780 GBP
25p ordinary	SWAP	Decreasing Short	49,231	5.2787 GBP
25p ordinary	SWAP	Decreasing Short	280	5.2928 GBP
25p ordinary	SWAP	Decreasing Short	50,674	5.2984 GBP
25p ordinary	SWAP	Decreasing Short	38,672	5.2997 GBP
25p ordinary	SWAP	Decreasing Short	215,892	5.3000 GBP
25p ordinary	SWAP	Increasing Short	11	5.1650 GBP
25p ordinary	SWAP	Increasing Short	1,340	5.1850 GBP
25p ordinary	SWAP	Increasing Short	1,254	5.1993 GBP
25p ordinary	SWAP	Increasing Short	22,425	5.2122 GBP
25p ordinary	SWAP	Increasing Short	3,063	5.2166 GBP
25p ordinary	SWAP	Increasing Short	30,589	5.2217 GBP
25p ordinary	SWAP	Increasing Short	3,596	5.2221 GBP
25p ordinary	SWAP	Increasing Short	172	5.2230 GBP

25p ordinary	SWAP	Increasing Short	712	5.2255 GBP
25p ordinary	SWAP	Increasing Short	757	5.2450 GBP
25p ordinary	SWAP	Increasing Short	7,407	5.2468 GBP
25p ordinary	SWAP	Increasing Short	708	5.2476 GBP
25p ordinary	SWAP	Increasing Short	698	5.2497 GBP
25p ordinary	SWAP	Increasing Short	2	5.2500 GBP
25p ordinary	SWAP	Increasing Short	521	5.2516 GBP
25p ordinary	SWAP	Increasing Short	2,362	5.2528 GBP
25p ordinary	SWAP	Increasing Short	1,861	5.2640 GBP
25p ordinary	SWAP	Increasing Short	9,974	5.2676 GBP
25p ordinary	SWAP	Increasing Short	3	5.2684 GBP
25p ordinary	SWAP	Increasing Short	1	5.2701 GBP
25p ordinary	SWAP	Increasing Short	547	5.2721 GBP
25p ordinary	SWAP	Increasing Short	10,431	5.2747 GBP
25p ordinary	SWAP	Increasing Short	3,039	5.2748 GBP
25p ordinary	SWAP	Increasing Short	528	5.2759 GBP
25p ordinary	SWAP	Increasing Short	27,618	5.2808 GBP
25p ordinary	SWAP	Increasing Short	441	5.2812 GBP
25p ordinary	SWAP	Increasing Short	3,891	5.2879 GBP
25p ordinary	SWAP	Increasing Short	41,888	5.3000 GBP
25p ordinary	SWAP	Increasing Short	17,411	5.3003 GBP
25p ordinary	SWAP	Decreasing Short	500	5.2549 GBP
25p ordinary	SWAP	Closing Short	5,826	5.3000 GBP
25p ordinary	CFD	Decreasing Short	578	5.1495 GBP
25p ordinary	CFD	Decreasing Short	6,302	5.2337 GBP
25p ordinary	CFD	Decreasing Short	39,148	5.2995 GBP
25p ordinary	CFD	Decreasing Short	30,392	5.2996 GBP
25p ordinary	CFD	Increasing Short	13,017	5.2449 GBP
25p ordinary	CFD	Increasing Short	604	5.2801 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)
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security			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:	08 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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