

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:	08 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:	10,649,924	2.17%	2,682,324	0.55%
(2) Cash-settled derivatives:	2,455,611	0.50%	10,454,857	2.13%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	13,105,535	2.67%	13,137,181	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	129,039	5.1000 GBP
25p ordinary	Purchase	57,000	5.1409 GBP
25p ordinary	Purchase	45,685	5.1306 GBP
25p ordinary	Purchase	35,523	5.1032 GBP
25p ordinary	Purchase	23,754	5.1044 GBP
25p ordinary	Purchase	21,772	5.1040 GBP
25p ordinary	Purchase	10,950	5.2306 GBP
25p ordinary	Purchase	10,325	5.1002 GBP
25p ordinary	Purchase	10,197	5.1100 GBP
25p ordinary	Purchase	10,128	5.2263 GBP
25p ordinary	Purchase	8,260	5.1746 GBP
25p ordinary	Purchase	6,941	5.1112 GBP
25p ordinary	Purchase	6,765	5.1321 GBP
25p ordinary	Purchase	6,500	5.2204 GBP

25p ordinary	Purchase	0,092	3,2204 GBP
25p ordinary	Purchase	5,698	5,1567 GBP
25p ordinary	Purchase	5,463	5,1003 GBP
25p ordinary	Purchase	4,717	5,1400 GBP
25p ordinary	Purchase	4,378	5,1070 GBP
25p ordinary	Purchase	4,031	5,1236 GBP
25p ordinary	Purchase	4,015	5,1050 GBP
25p ordinary	Purchase	3,739	5,1428 GBP
25p ordinary	Purchase	3,443	5,1314 GBP
25p ordinary	Purchase	3,305	5,1341 GBP
25p ordinary	Purchase	3,283	5,2320 GBP
25p ordinary	Purchase	3,222	5,1550 GBP
25p ordinary	Purchase	3,037	5,0822 GBP
25p ordinary	Purchase	3,026	5,1521 GBP
25p ordinary	Purchase	2,868	5,2275 GBP
25p ordinary	Purchase	2,643	5,1471 GBP
25p ordinary	Purchase	2,602	5,1406 GBP
25p ordinary	Purchase	2,583	5,1198 GBP
25p ordinary	Purchase	2,490	5,1136 GBP
25p ordinary	Purchase	2,122	5,1064 GBP
25p ordinary	Purchase	2,000	5,1121 GBP
25p ordinary	Purchase	1,923	5,1350 GBP
25p ordinary	Purchase	1,837	5,1379 GBP
25p ordinary	Purchase	1,835	5,1123 GBP
25p ordinary	Purchase	1,451	5,1371 GBP
25p ordinary	Purchase	1,448	5,2274 GBP
25p ordinary	Purchase	1,401	5,1150 GBP
25p ordinary	Purchase	1,245	5,0858 GBP
25p ordinary	Purchase	1,229	5,1300 GBP
25p ordinary	Purchase	1,032	5,1250 GBP
25p ordinary	Purchase	695	5,1027 GBP
25p ordinary	Purchase	623	5,0950 GBP
25p ordinary	Purchase	535	5,1450 GBP
25p ordinary	Purchase	449	5,1234 GBP
25p ordinary	Purchase	168	5,1231 GBP
25p ordinary	Purchase	165	5,1600 GBP
25p ordinary	Purchase	110	5,1200 GBP
25p ordinary	Purchase	11	5,1500 GBP
25p ordinary	Purchase	8	5,0850 GBP
25p ordinary	Purchase	8	5,1825 GBP
25p ordinary	Sale	178,241	5,1072 GBP
25p ordinary	Sale	129,408	5,1000 GBP
25p ordinary	Sale	95,275	5,1181 GBP
25p ordinary	Sale	78,956	5,1077 GBP
25p ordinary	Sale	49,891	5,1448 GBP
25p ordinary	Sale	31,552	5,1579 GBP
25p ordinary	Sale	23,584	5,1273 GBP
25p ordinary	Sale	20,000	5,2276 GBP
25p ordinary	Sale	15,476	5,1363 GBP
25p ordinary	Sale	15,431	5,1117 GBP
25p ordinary	Sale	15,283	5,1475 GBP
25p ordinary	Sale	11,824	5,0997 GBP
25p ordinary	Sale	10,508	5,1387 GBP
25p ordinary	Sale	9,828	5,0989 GBP
25p ordinary	Sale	8,340	5,1381 GBP
25p ordinary	Sale	7,558	5,1170 GBP
25p ordinary	Sale	6,964	5,1058 GBP
25p ordinary	Sale	6,466	5,1366 GBP
25p ordinary	Sale	6,424	5,1254 GBP
25p ordinary	Sale	6,300	5,2284 GBP
25p ordinary	Sale	6,133	5,1207 GBP
25p ordinary	Sale	5,475	5,2306 GBP
25p ordinary	Sale	5,434	5,1050 GBP
25p ordinary	Sale	5,153	5,1132 GBP
25p ordinary	Sale	5,064	5,2263 GBP
25p ordinary	Sale	4,013	5,2217 GBP
25p ordinary	Sale	3,269	5,1121 GBP
25p ordinary	Sale	3,226	5,1453 GBP
25p ordinary	Sale	3,219	5,1414 GBP
25p ordinary	Sale	2,243	5,1350 GBP
25p ordinary	Sale	2,075	5,1560 GBP
25p ordinary	Sale	2,040	5,1100 GBP
25p ordinary	Sale	1,941	5,1525 GBP
25p ordinary	Sale	1,832	5,1378 GBP
25p ordinary	Sale	1,654	5,1333 GBP
25p ordinary	Sale	1,401	5,1150 GBP
25p ordinary	Sale	1,366	5,1320 GBP
25p ordinary	Sale	1,291	5,1400 GBP
25p ordinary	Sale	1,229	5,1300 GBP
25p ordinary	Sale	1,032	5,1250 GBP
25p ordinary	Sale	909	5,1253 GBP
25p ordinary	Sale	717	5,2275 GBP
25p ordinary	Sale	623	5,0950 GBP
25p ordinary	Sale	600	5,1600 GBP
25p ordinary	Sale	585	5,0800 GBP
25p ordinary	Sale	535	5,1450 GBP
25p ordinary	Sale	196	5,1494 GBP
25p ordinary	Sale	131	5,1800 GBP

25p ordinary	Sale	110	5.1200 GBP
25p ordinary	Sale	11	5.1500 GBP
25p ordinary	Sale	8	5.1550 GBP
25p ordinary	Sale	8	5.0850 GBP
25p ordinary	Sale	8	5.1825 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	13,779	5.1186 GBP
25p ordinary	SWAP	Decreasing Short	79	5.0795 GBP
25p ordinary	SWAP	Decreasing Short	131	5.0799 GBP
25p ordinary	SWAP	Decreasing Short	9,828	5.0989 GBP
25p ordinary	SWAP	Decreasing Short	8,000	5.0994 GBP
25p ordinary	SWAP	Decreasing Short	11,824	5.0997 GBP
25p ordinary	SWAP	Decreasing Short	126,704	5.1000 GBP
25p ordinary	SWAP	Decreasing Short	24,846	5.1025 GBP
25p ordinary	SWAP	Decreasing Short	29,812	5.1027 GBP
25p ordinary	SWAP	Decreasing Short	12	5.1050 GBP
25p ordinary	SWAP	Decreasing Short	2,653	5.1072 GBP
25p ordinary	SWAP	Decreasing Short	67,494	5.1087 GBP
25p ordinary	SWAP	Decreasing Short	50,405	5.1099 GBP
25p ordinary	SWAP	Decreasing Short	1	5.1100 GBP
25p ordinary	SWAP	Decreasing Short	3,031	5.1114 GBP
25p ordinary	SWAP	Decreasing Short	5,153	5.1132 GBP
25p ordinary	SWAP	Decreasing Short	7,621	5.1142 GBP
25p ordinary	SWAP	Decreasing Short	3,641	5.1171 GBP
25p ordinary	SWAP	Decreasing Short	95,275	5.1181 GBP
25p ordinary	SWAP	Decreasing Short	7,909	5.1188 GBP
25p ordinary	SWAP	Decreasing Short	3,826	5.1204 GBP
25p ordinary	SWAP	Decreasing Short	6,133	5.1207 GBP
25p ordinary	SWAP	Decreasing Short	564	5.1219 GBP
25p ordinary	SWAP	Decreasing Short	909	5.1253 GBP
25p ordinary	SWAP	Decreasing Short	6,424	5.1254 GBP
25p ordinary	SWAP	Decreasing Short	23,584	5.1273 GBP
25p ordinary	SWAP	Decreasing Short	320	5.1350 GBP
25p ordinary	SWAP	Decreasing Short	3,553	5.1363 GBP
25p ordinary	SWAP	Decreasing Short	6,466	5.1366 GBP
25p ordinary	SWAP	Decreasing Short	1,832	5.1378 GBP
25p ordinary	SWAP	Decreasing Short	8,340	5.1381 GBP
25p ordinary	SWAP	Decreasing Short	3,219	5.1414 GBP
25p ordinary	SWAP	Decreasing Short	3,226	5.1453 GBP
25p ordinary	SWAP	Decreasing Short	479	5.1464 GBP
25p ordinary	SWAP	Decreasing Short	196	5.1494 GBP
25p ordinary	SWAP	Decreasing Short	2,075	5.1560 GBP
25p ordinary	SWAP	Decreasing Short	77	5.2145 GBP
25p ordinary	SWAP	Decreasing Short	6,300	5.2284 GBP
25p ordinary	SWAP	Decreasing Short	49,403	5.1000

				GBP
25p ordinary	SWAP	Increasing Short	3,037	5.0822 GBP
25p ordinary	SWAP	Increasing Short	1,245	5.0858 GBP
25p ordinary	SWAP	Increasing Short	22,414	5.1000 GBP
25p ordinary	SWAP	Increasing Short	10,325	5.1002 GBP
25p ordinary	SWAP	Increasing Short	5,463	5.1003 GBP
25p ordinary	SWAP	Increasing Short	695	5.1027 GBP
25p ordinary	SWAP	Increasing Short	21,772	5.1040 GBP
25p ordinary	SWAP	Increasing Short	25,573	5.1041 GBP
25p ordinary	SWAP	Increasing Short	1,135	5.1044 GBP
25p ordinary	SWAP	Increasing Short	284	5.1075 GBP
25p ordinary	SWAP	Increasing Short	6,941	5.1112 GBP
25p ordinary	SWAP	Increasing Short	168	5.1231 GBP
25p ordinary	SWAP	Increasing Short	4,031	5.1236 GBP
25p ordinary	SWAP	Increasing Short	300	5.1250 GBP
25p ordinary	SWAP	Increasing Short	2,446	5.1281 GBP
25p ordinary	SWAP	Increasing Short	708	5.1282 GBP
25p ordinary	SWAP	Increasing Short	45,685	5.1306 GBP
25p ordinary	SWAP	Increasing Short	57,000	5.1409 GBP
25p ordinary	SWAP	Increasing Short	7,262	5.1464 GBP
25p ordinary	SWAP	Increasing Short	361	5.1550 GBP
25p ordinary	SWAP	Increasing Short	5,698	5.1567 GBP
25p ordinary	SWAP	Increasing Short	8,260	5.1746 GBP
25p ordinary	SWAP	Increasing Short	25	5.2650 GBP
25p ordinary	SWAP	Opening Short	1,577	5.1152 GBP
25p ordinary	CFD	Decreasing Short	8,309	5.0996 GBP
25p ordinary	CFD	Decreasing Short	6,842	5.1209 GBP
25p ordinary	CFD	Decreasing Short	320	5.1520 GBP
25p ordinary	CFD	Increasing Short	8,096	5.1004 GBP
25p ordinary	CFD	Increasing Short	436	5.1753 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:		09 Dec 2025	
Contact name:		Large Holdings Regulatory Operations	
Telephone number:		020 3134 7213	

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