

**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")

**KEY INFORMATION**

1.

(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:	09 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:	10,717,132	2.19%	3,198,881	0.65%
(2) Cash-settled derivatives:	3,046,940	0.62%	10,574,588	2.16%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>13,764,072</b>	<b>2.81%</b>	<b>13,773,469</b>	<b>2.81%</b>

- (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	115,002	5.1355 GBP
25p ordinary	Purchase	78,066	5.1447 GBP
25p ordinary	Purchase	68,798	5.1284 GBP
25p ordinary	Purchase	66,876	5.1250 GBP
25p ordinary	Purchase	34,823	5.1256 GBP
25p ordinary	Purchase	29,925	5.1240 GBP
25p ordinary	Purchase	29,202	5.1253 GBP
25p ordinary	Purchase	20,053	5.1772 GBP
25p ordinary	Purchase	14,240	5.1784 GBP
25p ordinary	Purchase	14,131	5.1769 GBP
25p ordinary	Purchase	12,559	5.1252 GBP
25p ordinary	Purchase	9,518	5.1613 GBP
25p ordinary	Purchase	8,704	5.1582 GBP
25p ordinary	Purchase	8,064	5.1734 GBP

25p ordinary	Purchase	8,004	5.1731 GBP
25p ordinary	Purchase	6,723	5.1794 GBP
25p ordinary	Purchase	6,607	5.1725 GBP
25p ordinary	Purchase	5,324	5.1653 GBP
25p ordinary	Purchase	5,060	5.1745 GBP
25p ordinary	Purchase	3,339	5.1414 GBP
25p ordinary	Purchase	2,660	5.1600 GBP
25p ordinary	Purchase	2,360	5.1577 GBP
25p ordinary	Purchase	1,306	5.1950 GBP
25p ordinary	Purchase	755	5.1350 GBP
25p ordinary	Purchase	733	5.1871 GBP
25p ordinary	Purchase	725	5.1917 GBP
25p ordinary	Purchase	698	5.1948 GBP
25p ordinary	Purchase	674	5.1800 GBP
25p ordinary	Purchase	641	5.1900 GBP
25p ordinary	Purchase	571	5.1855 GBP
25p ordinary	Purchase	540	5.1455 GBP
25p ordinary	Purchase	516	5.1746 GBP
25p ordinary	Purchase	476	5.1850 GBP
25p ordinary	Purchase	315	5.1865 GBP
25p ordinary	Purchase	258	5.1750 GBP
25p ordinary	Purchase	239	5.1550 GBP
25p ordinary	Purchase	217	5.1650 GBP
25p ordinary	Purchase	181	5.1700 GBP
25p ordinary	Purchase	126	5.1717 GBP
25p ordinary	Purchase	122	5.1400 GBP
25p ordinary	Purchase	76	5.1553 GBP
25p ordinary	Purchase	52	5.2001 GBP
25p ordinary	Purchase	50	5.1300 GBP
25p ordinary	Purchase	50	5.1500 GBP
25p ordinary	Sale	255,000	5.1724 GBP
25p ordinary	Sale	251,861	5.1250 GBP
25p ordinary	Sale	109,684	5.1320 GBP
25p ordinary	Sale	71,857	5.1277 GBP
25p ordinary	Sale	57,695	5.1510 GBP
25p ordinary	Sale	50,000	5.1897 GBP
25p ordinary	Sale	46,622	5.1799 GBP
25p ordinary	Sale	34,425	5.1487 GBP
25p ordinary	Sale	22,621	5.1642 GBP
25p ordinary	Sale	10,076	5.1596 GBP
25p ordinary	Sale	10,000	5.1550 GBP
25p ordinary	Sale	9,943	5.1551 GBP
25p ordinary	Sale	8,853	5.1442 GBP
25p ordinary	Sale	6,896	5.1905 GBP
25p ordinary	Sale	4,920	5.1879 GBP
25p ordinary	Sale	4,764	5.1737 GBP
25p ordinary	Sale	3,827	5.1796 GBP
25p ordinary	Sale	3,585	5.1247 GBP
25p ordinary	Sale	3,152	5.1427 GBP
25p ordinary	Sale	2,847	5.1793 GBP
25p ordinary	Sale	2,415	5.1406 GBP
25p ordinary	Sale	2,316	5.1597 GBP
25p ordinary	Sale	2,162	5.1716 GBP
25p ordinary	Sale	2,105	5.1516 GBP
25p ordinary	Sale	2,052	5.1679 GBP
25p ordinary	Sale	2,029	5.1647 GBP
25p ordinary	Sale	1,964	5.1613 GBP
25p ordinary	Sale	1,693	5.1950 GBP
25p ordinary	Sale	1,373	5.1850 GBP
25p ordinary	Sale	1,300	5.1753 GBP
25p ordinary	Sale	1,290	5.1410 GBP
25p ordinary	Sale	1,193	5.1605 GBP
25p ordinary	Sale	1,127	5.1800 GBP
25p ordinary	Sale	1,115	5.1271 GBP
25p ordinary	Sale	1,091	5.1719 GBP
25p ordinary	Sale	1,014	5.1867 GBP
25p ordinary	Sale	998	5.1900 GBP
25p ordinary	Sale	927	5.1300 GBP
25p ordinary	Sale	831	5.1350 GBP
25p ordinary	Sale	774	5.1750 GBP
25p ordinary	Sale	736	5.1650 GBP
25p ordinary	Sale	733	5.1875 GBP
25p ordinary	Sale	375	5.2048 GBP
25p ordinary	Sale	161	5.1700 GBP
25p ordinary	Sale	122	5.1400 GBP
25p ordinary	Sale	55	5.1992 GBP
25p ordinary	Sale	50	5.1500 GBP
25p ordinary	Sale	50	5.1600 GBP
25p ordinary	Sale	25	5.1256 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	15,000	5.1658 GBP

				GBP
25p ordinary	SWAP	Increasing Long	255,000	5.1724 GBP
25p ordinary	SWAP	Decreasing Short	14,997	5.1240 GBP
25p ordinary	SWAP	Decreasing Short	601	5.1245 GBP
25p ordinary	SWAP	Decreasing Short	4,656	5.1246 GBP
25p ordinary	SWAP	Decreasing Short	3,585	5.1247 GBP
25p ordinary	SWAP	Decreasing Short	123,819	5.1250 GBP
25p ordinary	SWAP	Decreasing Short	25	5.1255 GBP
25p ordinary	SWAP	Decreasing Short	1,115	5.1271 GBP
25p ordinary	SWAP	Decreasing Short	677	5.1300 GBP
25p ordinary	SWAP	Decreasing Short	99,366	5.1313 GBP
25p ordinary	SWAP	Decreasing Short	488	5.1403 GBP
25p ordinary	SWAP	Decreasing Short	2,415	5.1406 GBP
25p ordinary	SWAP	Decreasing Short	3,152	5.1427 GBP
25p ordinary	SWAP	Decreasing Short	4,257	5.1431 GBP
25p ordinary	SWAP	Decreasing Short	8,853	5.1442 GBP
25p ordinary	SWAP	Decreasing Short	2,472	5.1466 GBP
25p ordinary	SWAP	Decreasing Short	34,425	5.1487 GBP
25p ordinary	SWAP	Decreasing Short	57,695	5.1510 GBP
25p ordinary	SWAP	Decreasing Short	5,061	5.1530 GBP
25p ordinary	SWAP	Decreasing Short	2,508	5.1556 GBP
25p ordinary	SWAP	Decreasing Short	10,012	5.1561 GBP
25p ordinary	SWAP	Decreasing Short	3,519	5.1594 USD
25p ordinary	SWAP	Decreasing Short	2,316	5.1597 GBP
25p ordinary	SWAP	Decreasing Short	14,262	5.1604 GBP
25p ordinary	SWAP	Decreasing Short	22,621	5.1642 GBP
25p ordinary	SWAP	Decreasing Short	1,091	5.1719 GBP
25p ordinary	SWAP	Decreasing Short	827	5.1726 GBP
25p ordinary	SWAP	Decreasing Short	14	5.1800 GBP
25p ordinary	SWAP	Decreasing Short	1,436	5.1802 GBP
25p ordinary	SWAP	Decreasing Short	1	5.1850 GBP
25p ordinary	SWAP	Decreasing Short	4,920	5.1879 GBP
25p ordinary	SWAP	Decreasing Short	306	5.1914 GBP
25p ordinary	SWAP	Decreasing Short	220	5.1922 GBP
25p ordinary	SWAP	Decreasing Short	198	5.1926 GBP
25p ordinary	SWAP	Decreasing Short	55	5.1993 GBP
25p ordinary	SWAP	Increasing Short	27,227	5.1250 GBP
25p ordinary	SWAP	Increasing Short	12,559	5.1252 GBP
25p ordinary	SWAP	Increasing Short	29,202	5.1253 GBP
25p ordinary	SWAP	Increasing Short	34,823	5.1256 GBP
25p ordinary	SWAP	Increasing Short	42,114	5.1263 GBP
25p ordinary	SWAP	Increasing Short	68,798	5.1284 GBP
25p ordinary	SWAP	Increasing Short	540	5.1455 GBP
25p ordinary	SWAP	Increasing Short	1,959	5.1542 GBP
25p ordinary	SWAP	Increasing Short	76	5.1554 GBP
25p ordinary	SWAP	Increasing Short	8,704	5.1582 GBP

				GBP
25p ordinary	SWAP	Increasing Short	9,518	5.1613 GBP
25p ordinary	SWAP	Increasing Short	5,324	5.1653 GBP
25p ordinary	SWAP	Increasing Short	2,503	5.1694 GBP
25p ordinary	SWAP	Increasing Short	33,198	5.1701 GBP
25p ordinary	SWAP	Increasing Short	6,607	5.1724 GBP
25p ordinary	SWAP	Increasing Short	703	5.1736 GBP
25p ordinary	SWAP	Increasing Short	5,060	5.1745 GBP
25p ordinary	SWAP	Increasing Short	14,240	5.1784 GBP
25p ordinary	SWAP	Increasing Short	625	5.1809 GBP
25p ordinary	SWAP	Increasing Short	1	5.1850 GBP
25p ordinary	SWAP	Increasing Short	571	5.1855 GBP
25p ordinary	SWAP	Increasing Short	3	5.1901 GBP
25p ordinary	SWAP	Increasing Short	725	5.1917 GBP
25p ordinary	SWAP	Increasing Short	52	5.2001 GBP
25p ordinary	CFD	Decreasing Short	21,046	5.1250 GBP
25p ordinary	CFD	Decreasing Short	794	5.1508 GBP
25p ordinary	CFD	Decreasing Short	82	5.1646 GBP
25p ordinary	CFD	Increasing Short	5,440	5.1253 GBP
25p ordinary	CFD	Increasing Short	19,840	5.1735 GBP
25p ordinary	CALL OPTION - 529.39 - 21/01/2026	Opening Long	127,675	17.2800 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:
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(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:	10 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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