

**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:	10 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:	10,515,959	2.15%	3,319,606	0.68%
(2) Cash-settled derivatives:	3,163,071	0.65%	10,376,410	2.12%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	13,679,030	2.79%	13,696,016	2.79%

- (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	190,483	5.1607 GBP
25p ordinary	Purchase	144,096	5.1600 GBP
25p ordinary	Purchase	91,888	5.1649 GBP
25p ordinary	Purchase	80,718	5.1583 GBP
25p ordinary	Purchase	67,220	5.1608 GBP
25p ordinary	Purchase	30,000	5.1904 GBP
25p ordinary	Purchase	19,714	5.1594 GBP

25p ordinary	Purchase	14,195	5.1617 GBP
25p ordinary	Purchase	10,018	5.1394 GBP
25p ordinary	Purchase	9,900	5.1101 GBP
25p ordinary	Purchase	8,286	5.1635 GBP
25p ordinary	Purchase	7,329	5.1534 GBP
25p ordinary	Purchase	6,470	5.1625 GBP
25p ordinary	Purchase	4,863	5.1650 GBP
25p ordinary	Purchase	4,412	5.1695 GBP
25p ordinary	Purchase	4,013	5.1609 GBP
25p ordinary	Purchase	3,828	5.1717 GBP
25p ordinary	Purchase	3,538	5.1793 GBP
25p ordinary	Purchase	3,400	5.1618 GBP
25p ordinary	Purchase	3,299	5.1850 GBP
25p ordinary	Purchase	3,189	5.1859 GBP
25p ordinary	Purchase	3,150	5.1197 GBP
25p ordinary	Purchase	2,938	5.1900 GBP
25p ordinary	Purchase	2,635	5.1588 GBP
25p ordinary	Purchase	2,529	5.1340 GBP
25p ordinary	Purchase	2,528	5.1500 GBP
25p ordinary	Purchase	2,505	5.1550 GBP
25p ordinary	Purchase	2,235	5.1629 GBP
25p ordinary	Purchase	2,117	5.1450 GBP
25p ordinary	Purchase	2,064	5.1350 GBP
25p ordinary	Purchase	2,017	5.1250 GBP
25p ordinary	Purchase	2,004	5.1568 GBP
25p ordinary	Purchase	1,933	5.1767 GBP
25p ordinary	Purchase	1,865	5.1620 GBP
25p ordinary	Purchase	1,812	5.1357 GBP
25p ordinary	Purchase	1,731	5.1687 GBP
25p ordinary	Purchase	1,728	5.1400 GBP
25p ordinary	Purchase	1,619	5.1300 GBP
25p ordinary	Purchase	1,556	5.1784 GBP
25p ordinary	Purchase	1,537	5.1642 GBP
25p ordinary	Purchase	1,438	5.1587 GBP
25p ordinary	Purchase	1,274	5.1406 GBP
25p ordinary	Purchase	1,138	5.1800 GBP
25p ordinary	Purchase	967	5.1335 GBP
25p ordinary	Purchase	924	5.1437 GBP
25p ordinary	Purchase	918	5.1950 GBP
25p ordinary	Purchase	913	5.1750 GBP
25p ordinary	Purchase	899	5.1877 GBP
25p ordinary	Purchase	887	5.1375 GBP
25p ordinary	Purchase	662	5.1200 GBP
25p ordinary	Purchase	562	5.1475 GBP
25p ordinary	Purchase	512	5.1325 GBP
25p ordinary	Purchase	484	5.1401 GBP
25p ordinary	Purchase	453	5.0850 GBP
25p ordinary	Purchase	422	5.1346 GBP
25p ordinary	Purchase	375	5.1575 GBP
25p ordinary	Purchase	339	5.1425 GBP
25p ordinary	Purchase	330	5.1700 GBP
25p ordinary	Purchase	328	5.1558 GBP
25p ordinary	Purchase	321	5.0950 GBP
25p ordinary	Purchase	300	5.1371 GBP
25p ordinary	Purchase	243	5.1246 GBP
25p ordinary	Purchase	208	5.1396 GBP
25p ordinary	Purchase	147	5.1825 GBP
25p ordinary	Purchase	129	5.0900 GBP
25p ordinary	Purchase	128	5.1525 GBP
25p ordinary	Purchase	121	5.1975 GBP
25p ordinary	Purchase	119	5.1150 GBP
25p ordinary	Purchase	102	5.1050 GBP
25p ordinary	Purchase	64	5.1595 GBP
25p ordinary	Purchase	62	5.1725 GBP
25p ordinary	Purchase	60	5.1604 GBP
25p ordinary	Purchase	22	5.1204 GBP
25p ordinary	Purchase	1	5.1000 GBP
25p ordinary	Sale	299,074	5.1620 GBP
25p ordinary	Sale	144,213	5.1600 GBP
25p ordinary	Sale	129,914	5.1599 GBP
25p ordinary	Sale	90,512	5.1544 GBP
25p ordinary	Sale	74,802	5.1584 GBP
25p ordinary	Sale	72,907	5.1640 GBP
25p ordinary	Sale	62,786	5.1597 GBP
25p ordinary	Sale	36,637	5.1568 GBP
25p ordinary	Sale	28,972	5.1603 GBP
25p ordinary	Sale	22,011	5.1608 GBP
25p ordinary	Sale	14,337	5.1495 GBP
25p ordinary	Sale	12,137	5.1516 GBP
25p ordinary	Sale	11,246	5.1532 GBP
25p ordinary	Sale	10,631	5.1474 GBP
25p ordinary	Sale	9,399	5.1447 GBP
25p ordinary	Sale	9,303	5.1749 GBP
25p ordinary	Sale	4,853	5.1550 GBP
25p ordinary	Sale	4,716	5.1650 GBP
25p ordinary	Sale	3,311	5.1558 GBP
25p ordinary	Sale	3,299	5.1750 GBP

25p ordinary	Sale	3,299	5.1850 GBP
25p ordinary	Sale	3,262	5.1731 GBP
25p ordinary	Sale	2,965	5.1500 GBP
25p ordinary	Sale	2,937	5.1900 GBP
25p ordinary	Sale	2,768	5.1596 GBP
25p ordinary	Sale	2,675	5.1574 GBP
25p ordinary	Sale	2,630	5.1589 GBP
25p ordinary	Sale	2,443	5.1505 GBP
25p ordinary	Sale	2,117	5.1450 GBP
25p ordinary	Sale	2,064	5.1350 GBP
25p ordinary	Sale	2,017	5.1250 GBP
25p ordinary	Sale	1,728	5.1400 GBP
25p ordinary	Sale	1,620	5.1300 GBP
25p ordinary	Sale	1,577	5.1611 GBP
25p ordinary	Sale	1,187	5.1375 GBP
25p ordinary	Sale	997	5.1800 GBP
25p ordinary	Sale	918	5.1950 GBP
25p ordinary	Sale	847	5.1327 GBP
25p ordinary	Sale	846	5.1700 GBP
25p ordinary	Sale	840	5.1671 GBP
25p ordinary	Sale	662	5.1200 GBP
25p ordinary	Sale	586	5.1434 GBP
25p ordinary	Sale	562	5.1475 GBP
25p ordinary	Sale	512	5.1325 GBP
25p ordinary	Sale	339	5.1425 GBP
25p ordinary	Sale	328	5.0908 GBP
25p ordinary	Sale	321	5.0950 GBP
25p ordinary	Sale	197	5.1575 GBP
25p ordinary	Sale	147	5.1825 GBP
25p ordinary	Sale	129	5.0900 GBP
25p ordinary	Sale	128	5.1525 GBP
25p ordinary	Sale	121	5.1975 GBP
25p ordinary	Sale	119	5.1150 GBP
25p ordinary	Sale	102	5.1050 GBP
25p ordinary	Sale	62	5.1725 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	10,963	5.1554 GBP
25p ordinary	SWAP	Decreasing Short	1	5.1250 GBP
25p ordinary	SWAP	Decreasing Short	586	5.1434 GBP
25p ordinary	SWAP	Decreasing Short	9,399	5.1447 GBP
25p ordinary	SWAP	Decreasing Short	3,912	5.1493 GBP
25p ordinary	SWAP	Decreasing Short	76	5.1495 GBP
25p ordinary	SWAP	Decreasing Short	2,290	5.1504 GBP
25p ordinary	SWAP	Decreasing Short	12,137	5.1516 GBP
25p ordinary	SWAP	Decreasing Short	4,487	5.1528 GBP
25p ordinary	SWAP	Decreasing Short	11,246	5.1532 GBP
25p ordinary	SWAP	Decreasing Short	90,512	5.1544 GBP
25p ordinary	SWAP	Decreasing Short	36,637	5.1568 GBP
25p ordinary	SWAP	Decreasing Short	2,675	5.1574 GBP
25p ordinary	SWAP	Decreasing Short	74,802	5.1584 GBP
25p ordinary	SWAP	Decreasing Short	19,975	5.1588 GBP
25p ordinary	SWAP	Decreasing Short	2,630	5.1589 GBP
25p ordinary	SWAP	Decreasing Short	133	5.1596 GBP
25p ordinary	SWAP	Decreasing Short	12,786	5.1597 GBP
25p ordinary	SWAP	Decreasing Short	29,001	5.1598 GBP
25p ordinary	SWAP	Decreasing Short	86,176	5.1600 GBP
25p ordinary	SWAP	Decreasing Short	22,011	5.1608 GBP
25p ordinary	SWAP	Decreasing Short	1,577	5.1611 GBP
25p ordinary	SWAP	Decreasing Short	5,339	5.1631 GBP

25p ordinary	SWAP	Decreasing Short	6,315	5.1632 GBP
25p ordinary	SWAP	Decreasing Short	840	5.1671 GBP
25p ordinary	SWAP	Decreasing Short	9,179	5.1683 GBP
25p ordinary	SWAP	Decreasing Short	3,262	5.1731 GBP
25p ordinary	SWAP	Decreasing Short	2,386	5.1750 GBP
25p ordinary	SWAP	Decreasing Short	3,031	5.1800 GBP
25p ordinary	SWAP	Increasing Short	1	5.1000 GBP
25p ordinary	SWAP	Increasing Short	9,900	5.1101 GBP
25p ordinary	SWAP	Increasing Short	3,150	5.1197 GBP
25p ordinary	SWAP	Increasing Short	22	5.1204 GBP
25p ordinary	SWAP	Increasing Short	800	5.1308 GBP
25p ordinary	SWAP	Increasing Short	967	5.1335 GBP
25p ordinary	SWAP	Increasing Short	10,018	5.1394 GBP
25p ordinary	SWAP	Increasing Short	484	5.1401 GBP
25p ordinary	SWAP	Increasing Short	1,274	5.1406 GBP
25p ordinary	SWAP	Increasing Short	2,379	5.1499 GBP
25p ordinary	SWAP	Increasing Short	726	5.1516 GBP
25p ordinary	SWAP	Increasing Short	3,174	5.1534 GBP
25p ordinary	SWAP	Increasing Short	511	5.1558 GBP
25p ordinary	SWAP	Increasing Short	936	5.1579 GBP
25p ordinary	SWAP	Increasing Short	2,635	5.1588 GBP
25p ordinary	SWAP	Increasing Short	64	5.1594 GBP
25p ordinary	SWAP	Increasing Short	11,506	5.1600 GBP
25p ordinary	SWAP	Increasing Short	60	5.1604 GBP
25p ordinary	SWAP	Increasing Short	71,848	5.1607 GBP
25p ordinary	SWAP	Increasing Short	782	5.1625 GBP
25p ordinary	SWAP	Increasing Short	3,172	5.1800 GBP
25p ordinary	SWAP	Increasing Short	30,000	5.1904 GBP
25p ordinary	SWAP	Decreasing Short	100	5.1749 GBP
25p ordinary	CFD	Decreasing Short	321	5.0947 GBP
25p ordinary	CFD	Decreasing Short	10,631	5.1474 GBP
25p ordinary	CFD	Decreasing Short	19,554	5.1596 GBP
25p ordinary	CFD	Decreasing Short	29,571	5.1600 GBP
25p ordinary	CFD	Increasing Short	3,546	5.1448 GBP
25p ordinary	CFD	Increasing Short	6,920	5.1584 GBP
25p ordinary	CFD	Increasing Short	23,152	5.1600 GBP
25p ordinary	CFD	Increasing Short	22,354	5.1604 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
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(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:	11 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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