

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:	11 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:	9,222,365	1.88%	3,514,133	0.72%
(2) Cash-settled derivatives:	3,320,475	0.67%	9,046,520	1.85%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,542,840	2.55%	12,560,653	2.56%

- (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	407,882	5.2150 GBP
25p ordinary	Purchase	100,367	5.1641 GBP
25p ordinary	Purchase	48,421	5.1685 GBP
25p ordinary	Purchase	38,826	5.1669 GBP
25p ordinary	Purchase	26,307	5.1881 GBP
25p ordinary	Purchase	21,658	5.1743 GBP
25p ordinary	Purchase	9,094	5.1437 GBP
25p ordinary	Purchase	7,567	5.2153 GBP
25p ordinary	Purchase	7,433	5.1728 GBP
25p ordinary	Purchase	5,065	5.1651 GBP
25p ordinary	Purchase	4,457	5.2106 GBP
25p ordinary	Purchase	3,994	5.1684 GBP
25p ordinary	Purchase	3,651	5.1596 GBP
25p ordinary	Purchase	3,552	5.1516 GBP

25p ordinary	Purchase	3,302	5.1310 GBP
25p ordinary	Purchase	3,167	5.1766 GBP
25p ordinary	Purchase	3,104	5.1779 GBP
25p ordinary	Purchase	2,609	5.2117 GBP
25p ordinary	Purchase	2,235	5.1800 GBP
25p ordinary	Purchase	2,016	5.1609 GBP
25p ordinary	Purchase	1,815	5.1700 GBP
25p ordinary	Purchase	1,791	5.1589 GBP
25p ordinary	Purchase	1,651	5.1750 GBP
25p ordinary	Purchase	1,591	5.1442 GBP
25p ordinary	Purchase	1,402	5.1675 GBP
25p ordinary	Purchase	1,356	5.1250 GBP
25p ordinary	Purchase	1,211	5.1583 GBP
25p ordinary	Purchase	1,047	5.1301 GBP
25p ordinary	Purchase	895	5.1850 GBP
25p ordinary	Purchase	890	5.1998 GBP
25p ordinary	Purchase	867	5.2152 GBP
25p ordinary	Purchase	865	5.1603 GBP
25p ordinary	Purchase	785	5.1550 GBP
25p ordinary	Purchase	660	5.1671 GBP
25p ordinary	Purchase	568	5.1600 GBP
25p ordinary	Purchase	502	5.1500 GBP
25p ordinary	Purchase	375	5.1350 GBP
25p ordinary	Purchase	372	5.1400 GBP
25p ordinary	Purchase	361	5.1450 GBP
25p ordinary	Purchase	354	5.1950 GBP
25p ordinary	Purchase	349	5.1650 GBP
25p ordinary	Purchase	328	5.1316 GBP
25p ordinary	Purchase	302	5.1300 GBP
25p ordinary	Purchase	251	5.1605 GBP
25p ordinary	Purchase	200	5.1691 GBP
25p ordinary	Purchase	178	5.1725 GBP
25p ordinary	Purchase	144	5.1754 GBP
25p ordinary	Purchase	129	5.1900 GBP
25p ordinary	Purchase	122	5.1604 GBP
25p ordinary	Purchase	113	5.1200 GBP
25p ordinary	Purchase	46	5.1876 GBP
25p ordinary	Sale	1,081,564	5.1550 GBP
25p ordinary	Sale	384,222	5.2140 GBP
25p ordinary	Sale	228,696	5.2150 GBP
25p ordinary	Sale	65,574	5.1598 GBP
25p ordinary	Sale	54,511	5.1806 GBP
25p ordinary	Sale	52,864	5.2015 GBP
25p ordinary	Sale	51,221	5.1933 GBP
25p ordinary	Sale	39,717	5.2146 GBP
25p ordinary	Sale	37,467	5.1922 GBP
25p ordinary	Sale	28,043	5.1657 GBP
25p ordinary	Sale	23,854	5.1741 GBP
25p ordinary	Sale	21,562	5.2041 GBP
25p ordinary	Sale	14,427	5.2147 GBP
25p ordinary	Sale	10,784	5.1772 GBP
25p ordinary	Sale	10,394	5.1708 GBP
25p ordinary	Sale	9,517	5.1697 GBP
25p ordinary	Sale	8,946	5.1681 GBP
25p ordinary	Sale	8,225	5.1607 GBP
25p ordinary	Sale	8,006	5.1459 GBP
25p ordinary	Sale	7,774	5.1886 GBP
25p ordinary	Sale	6,249	5.1600 GBP
25p ordinary	Sale	5,818	5.1700 GBP
25p ordinary	Sale	5,458	5.2054 GBP
25p ordinary	Sale	5,274	5.1637 GBP
25p ordinary	Sale	4,266	5.1800 GBP
25p ordinary	Sale	3,500	5.1391 GBP
25p ordinary	Sale	3,334	5.1773 GBP
25p ordinary	Sale	3,286	5.1961 GBP
25p ordinary	Sale	3,167	5.1766 GBP
25p ordinary	Sale	2,980	5.1790 GBP
25p ordinary	Sale	2,805	5.1750 GBP
25p ordinary	Sale	2,447	5.1688 GBP
25p ordinary	Sale	2,122	5.1583 GBP
25p ordinary	Sale	2,059	5.1675 GBP
25p ordinary	Sale	1,933	5.1621 GBP
25p ordinary	Sale	1,291	5.1850 GBP
25p ordinary	Sale	1,254	5.1400 GBP
25p ordinary	Sale	934	5.1342 GBP
25p ordinary	Sale	933	5.1527 GBP
25p ordinary	Sale	742	5.1625 GBP
25p ordinary	Sale	675	5.1275 GBP
25p ordinary	Sale	502	5.1500 GBP
25p ordinary	Sale	415	5.1695 GBP
25p ordinary	Sale	375	5.1350 GBP
25p ordinary	Sale	354	5.1950 GBP
25p ordinary	Sale	349	5.1650 GBP
25p ordinary	Sale	302	5.1300 GBP
25p ordinary	Sale	234	5.1805 GBP
25p ordinary	Sale	210	5.1450 GBP
25p ordinary	Sale	178	5.1725 GBP
25p ordinary	Sale	129	5.1900 GBP

25p ordinary	Sale	113	5.1200 GBP
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(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	12,301	5.1629 GBP
25p ordinary	SWAP	Decreasing Short	61	5.1450 GBP
25p ordinary	SWAP	Decreasing Short	1,080,948	5.1550 GBP
25p ordinary	SWAP	Decreasing Short	65,574	5.1598 GBP
25p ordinary	SWAP	Decreasing Short	1	5.1600 GBP
25p ordinary	SWAP	Decreasing Short	147	5.1620 GBP
25p ordinary	SWAP	Decreasing Short	5,274	5.1637 GBP
25p ordinary	SWAP	Decreasing Short	6,742	5.1648 GBP
25p ordinary	SWAP	Decreasing Short	28,043	5.1657 GBP
25p ordinary	SWAP	Decreasing Short	6,357	5.1672 GBP
25p ordinary	SWAP	Decreasing Short	8,946	5.1681 GBP
25p ordinary	SWAP	Decreasing Short	9,517	5.1697 GBP
25p ordinary	SWAP	Decreasing Short	10,394	5.1708 GBP
25p ordinary	SWAP	Decreasing Short	1,687	5.1710 GBP
25p ordinary	SWAP	Decreasing Short	973	5.1767 GBP
25p ordinary	SWAP	Decreasing Short	2,980	5.1790 GBP
25p ordinary	SWAP	Decreasing Short	54,511	5.1806 GBP
25p ordinary	SWAP	Decreasing Short	7,774	5.1886 GBP
25p ordinary	SWAP	Decreasing Short	971	5.1919 GBP
25p ordinary	SWAP	Decreasing Short	37,467	5.1922 GBP
25p ordinary	SWAP	Decreasing Short	51,221	5.1933 GBP
25p ordinary	SWAP	Decreasing Short	52,864	5.2015 GBP
25p ordinary	SWAP	Decreasing Short	21,562	5.2041 GBP
25p ordinary	SWAP	Decreasing Short	5,458	5.2054 GBP
25p ordinary	SWAP	Decreasing Short	955	5.2075 GBP
25p ordinary	SWAP	Decreasing Short	68,960	5.2143 GBP
25p ordinary	SWAP	Decreasing Short	9,350	5.2146 GBP
25p ordinary	SWAP	Decreasing Short	14,427	5.2147 GBP
25p ordinary	SWAP	Decreasing Short	128,990	5.2149 GBP
25p ordinary	SWAP	Decreasing Short	93,615	5.2150 GBP
25p ordinary	SWAP	Increasing Short	1,356	5.1250 GBP
25p ordinary	SWAP	Increasing Short	1,047	5.1301 GBP
25p ordinary	SWAP	Increasing Short	328	5.1316 GBP
25p ordinary	SWAP	Increasing Short	212	5.1450 GBP
25p ordinary	SWAP	Increasing Short	3,562	5.1516 GBP
25p ordinary	SWAP	Increasing Short	1,211	5.1583 GBP
25p ordinary	SWAP	Increasing Short	1,791	5.1589 GBP
25p ordinary	SWAP	Increasing Short	251	5.1605 GBP
25p ordinary	SWAP	Increasing Short	1,182	5.1612 GBP
25p ordinary	SWAP	Increasing Short	44,666	5.1641 GBP
25p ordinary	SWAP	Increasing Short	5,065	5.1651

				GBP
25p ordinary	SWAP	Increasing Short	38,826	5.1669 GBP
25p ordinary	SWAP	Increasing Short	660	5.1671 GBP
25p ordinary	SWAP	Increasing Short	3,994	5.1684 GBP
25p ordinary	SWAP	Increasing Short	48,421	5.1685 GBP
25p ordinary	SWAP	Increasing Short	200	5.1691 GBP
25p ordinary	SWAP	Increasing Short	7,433	5.1728 GBP
25p ordinary	SWAP	Increasing Short	144	5.1755 GBP
25p ordinary	SWAP	Increasing Short	3,104	5.1779 GBP
25p ordinary	SWAP	Increasing Short	468	5.1805 GBP
25p ordinary	SWAP	Increasing Short	46	5.1875 GBP
25p ordinary	SWAP	Increasing Short	26,307	5.1881 GBP
25p ordinary	SWAP	Increasing Short	530	5.1972 GBP
25p ordinary	SWAP	Increasing Short	890	5.1998 GBP
25p ordinary	SWAP	Increasing Short	2,609	5.2117 GBP
25p ordinary	SWAP	Increasing Short	104,513	5.2150 GBP
25p ordinary	SWAP	Increasing Short	867	5.2152 GBP
25p ordinary	SWAP	Increasing Short	7,567	5.2153 GBP
25p ordinary	SWAP	Decreasing Short	100	5.1799 GBP
25p ordinary	CFD	Decreasing Short	8,006	5.1459 GBP
25p ordinary	CFD	Decreasing Short	10,784	5.1772 GBP
25p ordinary	CFD	Decreasing Short	3,334	5.1773 GBP
25p ordinary	CFD	Opening Long	100,928	5.2145 GBP
25p ordinary	CFD	Increasing Long	205,187	5.2150 GBP
25p ordinary	CFD	Decreasing Long	1,591	5.1442 GBP
25p ordinary	CFD	Decreasing Long	53,236	5.1651 GBP
25p ordinary	CFD	Decreasing Long	3,222	5.1717 GBP
25p ordinary	CFD	Opening Short	263,816	5.2150 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:	12 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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