

**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: | 12 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: | 8,890,349 | 1.81% | 3,605,802 | 0.74% |
| (2) Cash-settled derivatives: | 3,504,381 | 0.72% | 8,810,263 | 1.80% |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: | 0 | 0.00% | 0 | 0.00% |
| TOTAL: | 12,394,730 | 2.53% | 12,416,065 | 2.53% |

- (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 | 157,010 | 5.2433 GBP |
| 25p ordinary | Purchase | 124,190 | 5.2450 GBP |
| 25p ordinary | Purchase | 29,750 | 5.2055 GBP |
| 25p ordinary | Purchase | 21,065 | 5.2270 GBP |
| 25p ordinary | Purchase | 15,699 | 5.2225 GBP |
| 25p ordinary | Purchase | 13,877 | 5.2175 GBP |
| 25p ordinary | Purchase | 7,354 | 5.2318 GBP |

| | | | |
|--------------|----------|---------|------------|
| 25p ordinary | Purchase | 5,123 | 5.2421 GBP |
| 25p ordinary | Purchase | 4,962 | 5.2294 GBP |
| 25p ordinary | Purchase | 4,418 | 5.2151 GBP |
| 25p ordinary | Purchase | 4,088 | 5.2446 GBP |
| 25p ordinary | Purchase | 4,052 | 5.2153 GBP |
| 25p ordinary | Purchase | 3,982 | 5.2377 GBP |
| 25p ordinary | Purchase | 3,514 | 5.1870 GBP |
| 25p ordinary | Purchase | 3,067 | 5.2100 GBP |
| 25p ordinary | Purchase | 2,816 | 5.2181 GBP |
| 25p ordinary | Purchase | 2,658 | 5.2415 GBP |
| 25p ordinary | Purchase | 2,417 | 5.2392 GBP |
| 25p ordinary | Purchase | 1,996 | 5.2452 GBP |
| 25p ordinary | Purchase | 1,920 | 5.1986 GBP |
| 25p ordinary | Purchase | 1,848 | 5.2146 GBP |
| 25p ordinary | Purchase | 1,640 | 5.2550 GBP |
| 25p ordinary | Purchase | 1,561 | 5.2214 GBP |
| 25p ordinary | Purchase | 1,279 | 5.2272 GBP |
| 25p ordinary | Purchase | 1,133 | 5.2499 GBP |
| 25p ordinary | Purchase | 1,093 | 5.2299 GBP |
| 25p ordinary | Purchase | 743 | 5.2050 GBP |
| 25p ordinary | Purchase | 728 | 5.2548 GBP |
| 25p ordinary | Purchase | 710 | 5.2296 GBP |
| 25p ordinary | Purchase | 698 | 5.1875 GBP |
| 25p ordinary | Purchase | 520 | 5.1752 GBP |
| 25p ordinary | Purchase | 492 | 5.2200 GBP |
| 25p ordinary | Purchase | 416 | 5.2155 GBP |
| 25p ordinary | Purchase | 366 | 5.2130 GBP |
| 25p ordinary | Purchase | 313 | 5.2150 GBP |
| 25p ordinary | Purchase | 247 | 5.2300 GBP |
| 25p ordinary | Purchase | 167 | 5.2500 GBP |
| 25p ordinary | Purchase | 126 | 5.2350 GBP |
| 25p ordinary | Purchase | 125 | 5.1934 GBP |
| 25p ordinary | Purchase | 122 | 5.1750 GBP |
| 25p ordinary | Purchase | 121 | 5.2250 GBP |
| 25p ordinary | Purchase | 121 | 5.1700 GBP |
| 25p ordinary | Purchase | 120 | 5.1850 GBP |
| 25p ordinary | Purchase | 45 | 5.1950 GBP |
| 25p ordinary | Purchase | 22 | 5.1900 GBP |
| 25p ordinary | Purchase | 21 | 5.1852 GBP |
| 25p ordinary | Purchase | 9 | 5.2400 GBP |
| 25p ordinary | Sale | 293,543 | 5.2442 GBP |
| 25p ordinary | Sale | 102,689 | 5.2450 GBP |
| 25p ordinary | Sale | 82,697 | 5.2423 GBP |
| 25p ordinary | Sale | 78,505 | 5.2433 GBP |
| 25p ordinary | Sale | 64,310 | 5.2300 GBP |
| 25p ordinary | Sale | 37,454 | 5.2311 GBP |
| 25p ordinary | Sale | 35,004 | 5.2380 GBP |
| 25p ordinary | Sale | 30,556 | 5.2248 GBP |
| 25p ordinary | Sale | 23,001 | 5.2431 GBP |
| 25p ordinary | Sale | 18,946 | 5.2251 GBP |
| 25p ordinary | Sale | 18,774 | 5.2270 GBP |
| 25p ordinary | Sale | 8,095 | 5.2227 GBP |
| 25p ordinary | Sale | 7,245 | 5.2246 GBP |
| 25p ordinary | Sale | 6,340 | 5.2421 GBP |
| 25p ordinary | Sale | 4,471 | 5.2299 GBP |
| 25p ordinary | Sale | 3,515 | 5.2368 GBP |
| 25p ordinary | Sale | 3,127 | 5.2296 GBP |
| 25p ordinary | Sale | 2,629 | 5.2187 GBP |
| 25p ordinary | Sale | 2,501 | 5.2330 GBP |
| 25p ordinary | Sale | 2,481 | 5.2294 GBP |
| 25p ordinary | Sale | 2,000 | 5.1787 GBP |
| 25p ordinary | Sale | 2,000 | 5.1889 GBP |
| 25p ordinary | Sale | 1,991 | 5.2377 GBP |
| 25p ordinary | Sale | 1,908 | 5.2446 GBP |
| 25p ordinary | Sale | 1,789 | 5.2100 GBP |
| 25p ordinary | Sale | 1,627 | 5.2183 GBP |
| 25p ordinary | Sale | 1,533 | 5.2447 GBP |
| 25p ordinary | Sale | 1,359 | 5.2068 GBP |
| 25p ordinary | Sale | 1,329 | 5.2415 GBP |
| 25p ordinary | Sale | 1,226 | 5.1955 GBP |
| 25p ordinary | Sale | 1,099 | 5.2321 GBP |
| 25p ordinary | Sale | 938 | 5.2295 GBP |
| 25p ordinary | Sale | 820 | 5.2550 GBP |
| 25p ordinary | Sale | 791 | 5.2050 GBP |
| 25p ordinary | Sale | 773 | 5.2500 GBP |
| 25p ordinary | Sale | 764 | 5.2200 GBP |
| 25p ordinary | Sale | 748 | 5.2353 GBP |
| 25p ordinary | Sale | 744 | 5.1800 GBP |
| 25p ordinary | Sale | 613 | 5.2150 GBP |
| 25p ordinary | Sale | 508 | 5.2400 GBP |
| 25p ordinary | Sale | 484 | 5.2425 GBP |
| 25p ordinary | Sale | 460 | 5.2125 GBP |
| 25p ordinary | Sale | 366 | 5.2130 GBP |
| 25p ordinary | Sale | 126 | 5.2350 GBP |
| 25p ordinary | Sale | 122 | 5.1750 GBP |
| 25p ordinary | Sale | 122 | 5.2250 GBP |
| 25p ordinary | Sale | 121 | 5.1700 GBP |

| | | | |
|--------------|------|-----|------------|
| 25p ordinary | Sale | 120 | 5.1850 GBP |
| 25p ordinary | Sale | 45 | 5.1950 GBP |
| 25p ordinary | Sale | 11 | 5.1900 GBP |
| 25p ordinary | Sale | 9 | 5.2357 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 | 6,974 | 5.2182 GBP |
| 25p ordinary | SWAP | Decreasing Short | 2,000 | 5.1889 GBP |
| 25p ordinary | SWAP | Decreasing Short | 45 | 5.1950 GBP |
| 25p ordinary | SWAP | Decreasing Short | 1,226 | 5.1955 GBP |
| 25p ordinary | SWAP | Decreasing Short | 300 | 5.2150 GBP |
| 25p ordinary | SWAP | Decreasing Short | 1,627 | 5.2183 GBP |
| 25p ordinary | SWAP | Decreasing Short | 29 | 5.2198 GBP |
| 25p ordinary | SWAP | Decreasing Short | 728 | 5.2200 GBP |
| 25p ordinary | SWAP | Decreasing Short | 7 | 5.2247 GBP |
| 25p ordinary | SWAP | Decreasing Short | 30,556 | 5.2248 GBP |
| 25p ordinary | SWAP | Decreasing Short | 18,946 | 5.2251 GBP |
| 25p ordinary | SWAP | Decreasing Short | 145 | 5.2279 GBP |
| 25p ordinary | SWAP | Decreasing Short | 3,127 | 5.2296 GBP |
| 25p ordinary | SWAP | Decreasing Short | 63,293 | 5.2300 GBP |
| 25p ordinary | SWAP | Decreasing Short | 37,454 | 5.2311 GBP |
| 25p ordinary | SWAP | Decreasing Short | 6,128 | 5.2314 GBP |
| 25p ordinary | SWAP | Decreasing Short | 1,099 | 5.2321 GBP |
| 25p ordinary | SWAP | Decreasing Short | 4,359 | 5.2351 GBP |
| 25p ordinary | SWAP | Decreasing Short | 748 | 5.2353 GBP |
| 25p ordinary | SWAP | Decreasing Short | 35,004 | 5.2380 GBP |
| 25p ordinary | SWAP | Decreasing Short | 631 | 5.2401 GBP |
| 25p ordinary | SWAP | Decreasing Short | 1,623 | 5.2418 GBP |
| 25p ordinary | SWAP | Decreasing Short | 6,340 | 5.2421 GBP |
| 25p ordinary | SWAP | Decreasing Short | 82,697 | 5.2423 GBP |
| 25p ordinary | SWAP | Decreasing Short | 23,001 | 5.2431 GBP |
| 25p ordinary | SWAP | Decreasing Short | 67,951 | 5.2436 GBP |
| 25p ordinary | SWAP | Decreasing Short | 1,668 | 5.2447 GBP |
| 25p ordinary | SWAP | Decreasing Short | 84,005 | 5.2449 GBP |
| 25p ordinary | SWAP | Decreasing Short | 120,582 | 5.2450 GBP |
| 25p ordinary | SWAP | Decreasing Short | 170 | 5.2500 GBP |
| 25p ordinary | SWAP | Increasing Short | 21 | 5.1850 GBP |
| 25p ordinary | SWAP | Increasing Short | 3,514 | 5.1870 GBP |
| 25p ordinary | SWAP | Increasing Short | 11 | 5.1900 GBP |
| 25p ordinary | SWAP | Increasing Short | 125 | 5.1934 GBP |
| 25p ordinary | SWAP | Increasing Short | 1,920 | 5.1986 GBP |
| 25p ordinary | SWAP | Increasing Short | 235 | 5.2014 GBP |
| 25p ordinary | SWAP | Increasing Short | 29,750 | 5.2055 GBP |
| 25p ordinary | SWAP | Increasing Short | 1,756 | 5.2100 GBP |
| 25p ordinary | SWAP | Increasing Short | 188 | 5.2119 GBP |

| | | | | |
|--------------|------|------------------|--------|---------------|
| 25p ordinary | SWAP | Increasing Short | 479 | 5.2129 GBP |
| 25p ordinary | SWAP | Increasing Short | 416 | 5.2155 GBP |
| 25p ordinary | SWAP | Increasing Short | 13,877 | 5.2175 GBP |
| 25p ordinary | SWAP | Increasing Short | 29 | 5.2201 GBP |
| 25p ordinary | SWAP | Increasing Short | 1,561 | 5.2214 GBP |
| 25p ordinary | SWAP | Increasing Short | 1,279 | 5.2272 GBP |
| 25p ordinary | SWAP | Increasing Short | 2,417 | 5.2392 GBP |
| 25p ordinary | SWAP | Increasing Short | 5,123 | 5.2421 GBP |
| 25p ordinary | SWAP | Increasing Short | 713 | 5.2437 GBP |
| 25p ordinary | SWAP | Increasing Short | 2,807 | 5.2441 GBP |
| 25p ordinary | SWAP | Increasing Short | 47,790 | 5.2450 GBP |
| 25p ordinary | SWAP | Increasing Short | 1,996 | 5.2452 GBP |
| 25p ordinary | SWAP | Decreasing Short | 400 | 5.2224 GBP |
| 25p ordinary | CFD | Decreasing Short | 43,251 | 5.2445 GBP |
| 25p ordinary | CFD | Increasing Short | 2,893 | 5.2135 GBP |
| 25p ordinary | CFD | Increasing Short | 13,498 | 5.2295 GBP |
| 25p ordinary | CFD | Increasing Short | 93,553 | 5.2412 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: | 15 Dec 2025 |
| Contact name: | Large Holdings Regulatory Operations |
| Telephone number: | 020 3134 7213 |

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