

**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:	16 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:	8,164,247	1.67%	4,246,907	0.87%
(2) Cash-settled derivatives:	4,197,442	0.86%	8,114,755	1.66%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,361,689	2.52%	12,361,662	2.52%

- (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	251,293	5.3250 GBP
25p ordinary	Purchase	89,092	5.3225 GBP
25p ordinary	Purchase	46,399	5.3284 GBP
25p ordinary	Purchase	37,179	5.3500 GBP
25p ordinary	Purchase	14,955	5.3252 GBP
25p ordinary	Purchase	12,023	5.3258 GBP
25p ordinary	Purchase	6,937	5.3246 GBP
25p ordinary	Purchase	5,228	5.2991 GBP
25p ordinary	Purchase	5,145	5.3139 GBP
25p ordinary	Purchase	4,820	5.3205 GBP
25p ordinary	Purchase	3,976	5.3251 GBP
25p ordinary	Purchase	3,969	5.3256 GBP
25p ordinary	Purchase	3,934	5.3083 GBP
25p ordinary	Purchase	3,755	5.3234 GBP

25p ordinary	Purchase	3,133	5.3234 GBP
25p ordinary	Purchase	3,202	5.3369 GBP
25p ordinary	Purchase	3,132	5.3367 GBP
25p ordinary	Purchase	2,676	5.3335 GBP
25p ordinary	Purchase	1,748	5.3275 GBP
25p ordinary	Purchase	1,673	5.3300 GBP
25p ordinary	Purchase	1,437	5.3279 GBP
25p ordinary	Purchase	1,312	5.3266 GBP
25p ordinary	Purchase	1,277	5.2850 GBP
25p ordinary	Purchase	1,072	5.3287 GBP
25p ordinary	Purchase	950	5.3425 GBP
25p ordinary	Purchase	942	5.3350 GBP
25p ordinary	Purchase	873	5.3274 GBP
25p ordinary	Purchase	738	5.3000 GBP
25p ordinary	Purchase	587	5.3100 GBP
25p ordinary	Purchase	465	5.3150 GBP
25p ordinary	Purchase	444	5.3200 GBP
25p ordinary	Purchase	437	5.2950 GBP
25p ordinary	Purchase	360	5.3050 GBP
25p ordinary	Purchase	234	5.3308 GBP
25p ordinary	Purchase	121	5.3482 GBP
25p ordinary	Purchase	96	5.2800 GBP
25p ordinary	Purchase	37	5.3650 GBP
25p ordinary	Purchase	19	5.3454 GBP
25p ordinary	Purchase	8	5.3450 GBP
25p ordinary	Purchase	4	5.3744 GBP
25p ordinary	Purchase	4	5.3400 GBP
25p ordinary	Purchase	2	5.2900 GBP
25p ordinary	Sale	214,164	5.3250 GBP
25p ordinary	Sale	138,046	5.3251 GBP
25p ordinary	Sale	66,466	5.3291 GBP
25p ordinary	Sale	56,726	5.3206 GBP
25p ordinary	Sale	45,224	5.3275 GBP
25p ordinary	Sale	44,243	5.3225 GBP
25p ordinary	Sale	34,081	5.3350 GBP
25p ordinary	Sale	30,630	5.3239 GBP
25p ordinary	Sale	25,824	5.3333 GBP
25p ordinary	Sale	17,694	5.3355 GBP
25p ordinary	Sale	16,109	5.3178 GBP
25p ordinary	Sale	11,200	5.3279 GBP
25p ordinary	Sale	9,565	5.3339 GBP
25p ordinary	Sale	8,127	5.3247 GBP
25p ordinary	Sale	7,877	5.3183 GBP
25p ordinary	Sale	5,874	5.3307 GBP
25p ordinary	Sale	5,310	5.3386 GBP
25p ordinary	Sale	5,002	5.2900 GBP
25p ordinary	Sale	4,120	5.3293 GBP
25p ordinary	Sale	3,976	5.3268 GBP
25p ordinary	Sale	3,505	5.3345 GBP
25p ordinary	Sale	2,888	5.3316 GBP
25p ordinary	Sale	2,614	5.2991 GBP
25p ordinary	Sale	2,235	5.3334 GBP
25p ordinary	Sale	1,967	5.3083 GBP
25p ordinary	Sale	1,947	5.3005 GBP
25p ordinary	Sale	1,601	5.3369 GBP
25p ordinary	Sale	1,573	5.3100 GBP
25p ordinary	Sale	1,481	5.3331 GBP
25p ordinary	Sale	1,463	5.3315 GBP
25p ordinary	Sale	1,416	5.3300 GBP
25p ordinary	Sale	1,277	5.2850 GBP
25p ordinary	Sale	1,207	5.3304 GBP
25p ordinary	Sale	963	5.3409 GBP
25p ordinary	Sale	862	5.3172 GBP
25p ordinary	Sale	800	5.3050 GBP
25p ordinary	Sale	758	5.3359 GBP
25p ordinary	Sale	738	5.3000 GBP
25p ordinary	Sale	606	5.3400 GBP
25p ordinary	Sale	500	5.3450 GBP
25p ordinary	Sale	475	5.3425 GBP
25p ordinary	Sale	465	5.3150 GBP
25p ordinary	Sale	447	5.3645 GBP
25p ordinary	Sale	445	5.3200 GBP
25p ordinary	Sale	437	5.2950 GBP
25p ordinary	Sale	355	5.3550 GBP
25p ordinary	Sale	234	5.3306 GBP
25p ordinary	Sale	96	5.2800 GBP
25p ordinary	Sale	39	5.3274 GBP
25p ordinary	Sale	37	5.3650 GBP
25p ordinary	Sale	16	5.3500 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	6,917	5.3252 GBP

				GBP
25p ordinary	SWAP	Decreasing Short	159	5.2907 GBP
25p ordinary	SWAP	Decreasing Short	182	5.2908 GBP
25p ordinary	SWAP	Decreasing Short	8,105	5.3027 GBP
25p ordinary	SWAP	Decreasing Short	2,039	5.3037 GBP
25p ordinary	SWAP	Decreasing Short	862	5.3172 GBP
25p ordinary	SWAP	Decreasing Short	16,109	5.3178 GBP
25p ordinary	SWAP	Decreasing Short	4,653	5.3180 GBP
25p ordinary	SWAP	Decreasing Short	1	5.3200 GBP
25p ordinary	SWAP	Decreasing Short	48,280	5.3238 GBP
25p ordinary	SWAP	Decreasing Short	30,630	5.3239 GBP
25p ordinary	SWAP	Decreasing Short	8,127	5.3247 GBP
25p ordinary	SWAP	Decreasing Short	222,323	5.3250 GBP
25p ordinary	SWAP	Decreasing Short	6,300	5.3261 GBP
25p ordinary	SWAP	Decreasing Short	66,466	5.3291 GBP
25p ordinary	SWAP	Decreasing Short	4,120	5.3293 GBP
25p ordinary	SWAP	Decreasing Short	1,207	5.3304 GBP
25p ordinary	SWAP	Decreasing Short	4,011	5.3306 GBP
25p ordinary	SWAP	Decreasing Short	25,824	5.3333 GBP
25p ordinary	SWAP	Decreasing Short	9,565	5.3339 GBP
25p ordinary	SWAP	Decreasing Short	27,583	5.3350 GBP
25p ordinary	SWAP	Decreasing Short	17,694	5.3355 GBP
25p ordinary	SWAP	Decreasing Short	454	5.3376 GBP
25p ordinary	SWAP	Decreasing Short	11,400	5.3391 GBP
25p ordinary	SWAP	Decreasing Short	355	5.3550 GBP
25p ordinary	SWAP	Decreasing Short	447	5.3645 GBP
25p ordinary	SWAP	Increasing Short	966	5.3069 GBP
25p ordinary	SWAP	Increasing Short	1,200	5.3100 GBP
25p ordinary	SWAP	Increasing Short	5,145	5.3139 GBP
25p ordinary	SWAP	Increasing Short	3,356	5.3166 GBP
25p ordinary	SWAP	Increasing Short	606	5.3225 GBP
25p ordinary	SWAP	Increasing Short	6,937	5.3246 GBP
25p ordinary	SWAP	Increasing Short	106,306	5.3250 GBP
25p ordinary	SWAP	Increasing Short	18,299	5.3252 GBP
25p ordinary	SWAP	Increasing Short	1,284	5.3253 GBP
25p ordinary	SWAP	Increasing Short	3,969	5.3256 GBP
25p ordinary	SWAP	Increasing Short	3	5.3266 GBP
25p ordinary	SWAP	Increasing Short	1,437	5.3279 GBP
25p ordinary	SWAP	Increasing Short	234	5.3308 GBP
25p ordinary	SWAP	Increasing Short	2,676	5.3335 GBP
25p ordinary	SWAP	Increasing Short	379	5.3350 GBP
25p ordinary	SWAP	Increasing Short	300	5.3433 GBP
25p ordinary	SWAP	Increasing Short	121	5.3482 GBP
25p ordinary	SWAP	Increasing Short	37,163	5.3500 GBP
25p ordinary	SWAP	Opening Long	867	5.3391 GBP
25p ordinary	CFD	Increasing Long	50,553	5.3250 GBP

				GBP
25p ordinary	CFD	Increasing Long	758	5.3358 GBP
25p ordinary	CFD	Decreasing Long	2,026	5.3250 GBP
25p ordinary	CFD	Decreasing Long	12,515	5.3253 GBP
25p ordinary	CFD	Decreasing Long	52,936	5.3255 GBP
25p ordinary	CFD	Decreasing Long	735	5.3264 GBP
25p ordinary	CFD	Decreasing Long	19	5.3452 GBP
25p ordinary	CFD	Decreasing Long	4,811	5.3508 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:	17 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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