

**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:	17 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:	7,828,346	1.60%	4,341,455	0.89%
(2) Cash-settled derivatives:	4,234,020	0.86%	7,755,919	1.58%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,062,366	2.46%	12,097,374	2.47%

- (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	163,231	5.4250 GBP
25p ordinary	Purchase	88,528	5.4159 GBP
25p ordinary	Purchase	67,088	5.3800 GBP
25p ordinary	Purchase	47,286	5.3779 GBP
25p ordinary	Purchase	41,851	5.4152 GBP
25p ordinary	Purchase	23,698	5.3749 GBP
25p ordinary	Purchase	13,345	5.4251 GBP
25p ordinary	Purchase	10,761	5.4000 GBP
25p ordinary	Purchase	8,395	5.3740 GBP
25p ordinary	Purchase	7,994	5.4252 GBP
25p ordinary	Purchase	7,464	5.3861 GBP
25p ordinary	Purchase	7,302	5.3729 GBP
25p ordinary	Purchase	4,414	5.3746 GBP
25p ordinary	Purchase	3,440	5.3800 GBP

25p ordinary	Purchase	3,440	5.3626 GBP
25p ordinary	Purchase	2,558	5.3835 GBP
25p ordinary	Purchase	2,139	5.3747 GBP
25p ordinary	Purchase	1,979	5.3886 GBP
25p ordinary	Purchase	1,892	5.3919 GBP
25p ordinary	Purchase	1,827	5.3968 GBP
25p ordinary	Purchase	1,534	5.3644 GBP
25p ordinary	Purchase	1,525	5.4233 GBP
25p ordinary	Purchase	1,284	5.3600 GBP
25p ordinary	Purchase	1,172	5.4054 GBP
25p ordinary	Purchase	1,102	5.4100 GBP
25p ordinary	Purchase	966	5.3650 GBP
25p ordinary	Purchase	872	5.3950 GBP
25p ordinary	Purchase	566	5.3900 GBP
25p ordinary	Purchase	540	5.4052 GBP
25p ordinary	Purchase	480	5.3830 GBP
25p ordinary	Purchase	445	5.4111 GBP
25p ordinary	Purchase	127	5.3910 GBP
25p ordinary	Purchase	35	5.3674 GBP
25p ordinary	Purchase	12	5.3935 GBP
25p ordinary	Sale	233,946	5.4250 GBP
25p ordinary	Sale	182,480	5.4237 GBP
25p ordinary	Sale	80,108	5.3938 GBP
25p ordinary	Sale	52,435	5.3758 GBP
25p ordinary	Sale	48,384	5.3812 GBP
25p ordinary	Sale	45,554	5.4220 GBP
25p ordinary	Sale	44,264	5.4159 GBP
25p ordinary	Sale	40,845	5.3800 GBP
25p ordinary	Sale	36,102	5.3708 GBP
25p ordinary	Sale	28,652	5.3975 GBP
25p ordinary	Sale	21,200	5.4050 GBP
25p ordinary	Sale	14,363	5.3827 GBP
25p ordinary	Sale	13,569	5.3759 GBP
25p ordinary	Sale	12,010	5.4000 GBP
25p ordinary	Sale	10,802	5.4241 GBP
25p ordinary	Sale	10,577	5.3661 GBP
25p ordinary	Sale	10,024	5.3891 GBP
25p ordinary	Sale	9,944	5.3768 GBP
25p ordinary	Sale	9,837	5.4094 GBP
25p ordinary	Sale	9,439	5.4234 GBP
25p ordinary	Sale	4,732	5.3873 GBP
25p ordinary	Sale	3,683	5.3803 GBP
25p ordinary	Sale	3,088	5.4175 GBP
25p ordinary	Sale	2,900	5.3843 GBP
25p ordinary	Sale	2,643	5.3780 GBP
25p ordinary	Sale	2,193	5.4107 GBP
25p ordinary	Sale	1,981	5.3792 GBP
25p ordinary	Sale	1,777	5.3721 GBP
25p ordinary	Sale	1,672	5.3912 GBP
25p ordinary	Sale	1,465	5.3818 GBP
25p ordinary	Sale	1,187	5.4131 GBP
25p ordinary	Sale	1,040	5.3650 GBP
25p ordinary	Sale	890	5.3900 GBP
25p ordinary	Sale	642	5.3600 GBP
25p ordinary	Sale	466	5.3850 GBP
25p ordinary	Sale	446	5.3950 GBP
25p ordinary	Sale	371	5.4207 GBP
25p ordinary	Sale	290	5.4100 GBP
25p ordinary	Sale	100	5.3548 GBP
25p ordinary	Sale	92	5.3977 GBP
25p ordinary	Sale	57	5.3898 GBP
25p ordinary	Sale	35	5.3674 GBP
25p ordinary	Sale	16	5.3637 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	8,068	5.3771 GBP
25p ordinary	SWAP	Decreasing Short	100	5.3548 GBP
25p ordinary	SWAP	Decreasing Short	16	5.3634 GBP
25p ordinary	SWAP	Decreasing Short	10,577	5.3661 GBP
25p ordinary	SWAP	Decreasing Short	35	5.3673 GBP
25p ordinary	SWAP	Decreasing Short	36,102	5.3708 GBP
25p ordinary	SWAP	Decreasing Short	52,435	5.3758 GBP
25p ordinary	SWAP	Decreasing Short	9,944	5.3768 GBP
25p ordinary	SWAP	Decreasing Short	421	5.3778 GBP

25p ordinary	SWAP	Decreasing Short	1,981	5.3792 GBP
25p ordinary	SWAP	Decreasing Short	40,812	5.3800 GBP
25p ordinary	SWAP	Decreasing Short	48,384	5.3812 GBP
25p ordinary	SWAP	Decreasing Short	14,363	5.3827 GBP
25p ordinary	SWAP	Decreasing Short	12	5.3850 GBP
25p ordinary	SWAP	Decreasing Short	6,829	5.3876 GBP
25p ordinary	SWAP	Decreasing Short	57	5.3898 GBP
25p ordinary	SWAP	Decreasing Short	100	5.3899 GBP
25p ordinary	SWAP	Decreasing Short	890	5.3900 GBP
25p ordinary	SWAP	Decreasing Short	1,672	5.3912 GBP
25p ordinary	SWAP	Decreasing Short	5,139	5.3915 GBP
25p ordinary	SWAP	Decreasing Short	80,108	5.3938 GBP
25p ordinary	SWAP	Decreasing Short	92	5.3977 GBP
25p ordinary	SWAP	Decreasing Short	20,779	5.4056 GBP
25p ordinary	SWAP	Decreasing Short	9,837	5.4094 GBP
25p ordinary	SWAP	Decreasing Short	79	5.4100 GBP
25p ordinary	SWAP	Decreasing Short	2,193	5.4107 GBP
25p ordinary	SWAP	Decreasing Short	1,187	5.4131 GBP
25p ordinary	SWAP	Decreasing Short	885	5.4147 GBP
25p ordinary	SWAP	Decreasing Short	329	5.4162 GBP
25p ordinary	SWAP	Decreasing Short	1	5.4200 GBP
25p ordinary	SWAP	Decreasing Short	371	5.4207 GBP
25p ordinary	SWAP	Decreasing Short	45,554	5.4220 GBP
25p ordinary	SWAP	Decreasing Short	9,439	5.4234 GBP
25p ordinary	SWAP	Decreasing Short	55,954	5.4249 GBP
25p ordinary	SWAP	Decreasing Short	128,733	5.4250 GBP
25p ordinary	SWAP	Increasing Short	1,534	5.3644 GBP
25p ordinary	SWAP	Increasing Short	35	5.3676 GBP
25p ordinary	SWAP	Increasing Short	7,302	5.3729 GBP
25p ordinary	SWAP	Increasing Short	8,395	5.3740 GBP
25p ordinary	SWAP	Increasing Short	47,286	5.3779 GBP
25p ordinary	SWAP	Increasing Short	67,088	5.3800 GBP
25p ordinary	SWAP	Increasing Short	2,558	5.3835 GBP
25p ordinary	SWAP	Increasing Short	549	5.3858 GBP
25p ordinary	SWAP	Increasing Short	127	5.3910 GBP
25p ordinary	SWAP	Increasing Short	12	5.3935 GBP
25p ordinary	SWAP	Increasing Short	1	5.4000 GBP
25p ordinary	SWAP	Increasing Short	103	5.4046 GBP
25p ordinary	SWAP	Increasing Short	540	5.4052 GBP
25p ordinary	SWAP	Increasing Short	1,172	5.4054 GBP
25p ordinary	SWAP	Increasing Short	261	5.4094 GBP
25p ordinary	SWAP	Increasing Short	827	5.4100 GBP
25p ordinary	SWAP	Increasing Short	4,695	5.4140 GBP
25p ordinary	SWAP	Increasing Short	1,525	5.4233 GBP
25p ordinary	SWAP	Increasing Short	37,635	5.4250 GBP

25p ordinary	SWAP	Increasing Short	13,345	5.4251 GBP
25p ordinary	SWAP	Increasing Short	7,994	5.4252 GBP
25p ordinary	SWAP	Increasing Long	3,034	5.3845 GBP
25p ordinary	CFD	Increasing Long	28,652	5.3975 GBP
25p ordinary	CFD	Increasing Long	57,327	5.4245 GBP
25p ordinary	CFD	Increasing Long	9,455	5.4246 GBP
25p ordinary	CFD	Decreasing Long	8,570	5.3856 GBP
25p ordinary	CFD	Decreasing Long	1,979	5.3886 GBP
25p ordinary	CFD	Decreasing Long	66,791	5.4036 GBP
25p ordinary	CFD	Decreasing Long	16,208	5.4250 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:	18 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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