

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")

KEY INFORMATION

1.

(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:	18 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:	7,822,655	1.60%	4,600,376	0.94%
(2) Cash-settled derivatives:	4,375,601	0.89%	7,707,818	1.57%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,198,256	2.49%	12,308,194	2.51%

- (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	254,837	5.4750 GBP
25p ordinary	Purchase	141,837	5.4702 GBP
25p ordinary	Purchase	65,319	5.4673 GBP
25p ordinary	Purchase	55,733	5.4440 GBP
25p ordinary	Purchase	51,370	5.4641 GBP
25p ordinary	Purchase	33,369	5.4751 GBP
25p ordinary	Purchase	27,274	5.4752 GBP
25p ordinary	Purchase	17,039	5.4526 GBP
25p ordinary	Purchase	16,208	5.4622 GBP
25p ordinary	Purchase	12,331	5.4419 GBP
25p ordinary	Purchase	11,794	5.4531 GBP
25p ordinary	Purchase	11,371	5.4375 GBP
25p ordinary	Purchase	6,488	5.4606 GBP
25p ordinary	Purchase	5,952	5.4400 GBP

25p ordinary	Purchase	3,292	5.4400 GBP
25p ordinary	Purchase	5,209	5.4516 GBP
25p ordinary	Purchase	5,064	5.4397 GBP
25p ordinary	Purchase	4,506	5.4209 GBP
25p ordinary	Purchase	4,278	5.4553 GBP
25p ordinary	Purchase	4,242	5.4708 GBP
25p ordinary	Purchase	4,156	5.4700 GBP
25p ordinary	Purchase	3,645	5.4461 GBP
25p ordinary	Purchase	3,601	5.4631 GBP
25p ordinary	Purchase	3,519	5.4664 GBP
25p ordinary	Purchase	3,488	5.4525 GBP
25p ordinary	Purchase	3,148	5.4636 GBP
25p ordinary	Purchase	2,936	5.4476 GBP
25p ordinary	Purchase	2,065	5.4500 GBP
25p ordinary	Purchase	2,032	5.4450 GBP
25p ordinary	Purchase	1,927	5.4611 GBP
25p ordinary	Purchase	1,642	5.4864 GBP
25p ordinary	Purchase	1,319	5.4607 GBP
25p ordinary	Purchase	1,081	5.4869 GBP
25p ordinary	Purchase	971	5.4887 GBP
25p ordinary	Purchase	922	5.4300 GBP
25p ordinary	Purchase	907	5.4117 GBP
25p ordinary	Purchase	758	5.4441 GBP
25p ordinary	Purchase	651	5.4295 GBP
25p ordinary	Purchase	530	5.4282 GBP
25p ordinary	Purchase	470	5.5100 GBP
25p ordinary	Purchase	363	5.4950 GBP
25p ordinary	Purchase	337	5.4200 GBP
25p ordinary	Purchase	305	5.4448 GBP
25p ordinary	Purchase	241	5.4550 GBP
25p ordinary	Purchase	202	5.4683 GBP
25p ordinary	Purchase	114	5.4649 GBP
25p ordinary	Purchase	47	5.4153 GBP
25p ordinary	Purchase	29	5.4810 GBP
25p ordinary	Purchase	22	5.4159 GBP
25p ordinary	Purchase	13	5.4949 GBP
25p ordinary	Purchase	10	5.4250 GBP
25p ordinary	Purchase	4	5.5000 GBP
25p ordinary	Purchase	3	5.4350 GBP
25p ordinary	Purchase	3	5.5050 GBP
25p ordinary	Purchase	3	5.4050 GBP
25p ordinary	Purchase	1	5.3950 GBP
25p ordinary	Sale	279,266	5.4750 GBP
25p ordinary	Sale	240,800	5.4731 GBP
25p ordinary	Sale	71,100	5.4741 GBP
25p ordinary	Sale	64,140	5.4631 GBP
25p ordinary	Sale	61,755	5.4401 GBP
25p ordinary	Sale	44,915	5.4768 GBP
25p ordinary	Sale	41,119	5.4470 GBP
25p ordinary	Sale	36,477	5.4739 GBP
25p ordinary	Sale	28,245	5.4430 GBP
25p ordinary	Sale	27,735	5.4762 GBP
25p ordinary	Sale	21,573	5.4372 GBP
25p ordinary	Sale	20,252	5.4400 GBP
25p ordinary	Sale	11,432	5.4669 GBP
25p ordinary	Sale	10,000	5.4425 GBP
25p ordinary	Sale	8,935	5.4817 GBP
25p ordinary	Sale	7,865	5.4506 GBP
25p ordinary	Sale	7,522	5.4101 GBP
25p ordinary	Sale	6,467	5.4067 GBP
25p ordinary	Sale	4,496	5.4850 GBP
25p ordinary	Sale	4,485	5.4507 GBP
25p ordinary	Sale	3,911	5.4432 GBP
25p ordinary	Sale	3,630	5.4685 GBP
25p ordinary	Sale	3,200	5.4447 GBP
25p ordinary	Sale	3,111	5.4749 GBP
25p ordinary	Sale	3,034	5.4773 GBP
25p ordinary	Sale	2,787	5.4545 GBP
25p ordinary	Sale	2,206	5.4835 GBP
25p ordinary	Sale	1,915	5.4446 GBP
25p ordinary	Sale	1,718	5.4875 GBP
25p ordinary	Sale	1,674	5.4989 GBP
25p ordinary	Sale	1,527	5.4336 GBP
25p ordinary	Sale	1,248	5.4811 GBP
25p ordinary	Sale	1,239	5.4202 GBP
25p ordinary	Sale	1,224	5.4322 GBP
25p ordinary	Sale	1,132	5.4200 GBP
25p ordinary	Sale	964	5.4599 GBP
25p ordinary	Sale	935	5.4824 GBP
25p ordinary	Sale	815	5.4439 GBP
25p ordinary	Sale	751	5.4450 GBP
25p ordinary	Sale	586	5.4086 GBP
25p ordinary	Sale	527	5.4900 GBP
25p ordinary	Sale	500	5.4100 GBP
25p ordinary	Sale	494	5.5000 GBP
25p ordinary	Sale	437	5.4495 GBP
25p ordinary	Sale	392	5.4972 GBP
25p ordinary	Sale	241	5.4550 GBP

25p ordinary	Sale	237	5.4555 GBP
25p ordinary	Sale	202	5.5050 GBP
25p ordinary	Sale	200	5.4453 GBP
25p ordinary	Sale	69	5.4152 GBP
25p ordinary	Sale	64	5.4800 GBP
25p ordinary	Sale	16	5.4766 GBP
25p ordinary	Sale	10	5.4250 GBP
25p ordinary	Sale	8	5.4950 GBP
25p ordinary	Sale	6	5.4300 GBP
25p ordinary	Sale	3	5.4350 GBP
25p ordinary	Sale	3	5.4050 GBP
25p ordinary	Sale	1	5.4500 GBP
25p ordinary	Sale	1	5.3950 GBP
25p ordinary	Sale	1	5.5100 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	13,602	5.4485 GBP
25p ordinary	SWAP	Decreasing Short	6,467	5.4066 GBP
25p ordinary	SWAP	Decreasing Short	7,522	5.4100 GBP
25p ordinary	SWAP	Decreasing Short	69	5.4152 GBP
25p ordinary	SWAP	Decreasing Short	3,100	5.4310 GBP
25p ordinary	SWAP	Decreasing Short	3	5.4349 GBP
25p ordinary	SWAP	Decreasing Short	21,573	5.4372 GBP
25p ordinary	SWAP	Decreasing Short	61,755	5.4401 GBP
25p ordinary	SWAP	Decreasing Short	815	5.4439 GBP
25p ordinary	SWAP	Decreasing Short	23,904	5.4441 GBP
25p ordinary	SWAP	Decreasing Short	41,119	5.4470 GBP
25p ordinary	SWAP	Decreasing Short	437	5.4495 GBP
25p ordinary	SWAP	Decreasing Short	7,865	5.4506 GBP
25p ordinary	SWAP	Decreasing Short	1,017	5.4607 GBP
25p ordinary	SWAP	Decreasing Short	64,140	5.4631 GBP
25p ordinary	SWAP	Decreasing Short	16,853	5.4632 GBP
25p ordinary	SWAP	Decreasing Short	19,026	5.4655 GBP
25p ordinary	SWAP	Decreasing Short	36,477	5.4739 GBP
25p ordinary	SWAP	Decreasing Short	12,572	5.4747 GBP
25p ordinary	SWAP	Decreasing Short	262,933	5.4750 GBP
25p ordinary	SWAP	Decreasing Short	27,735	5.4762 GBP
25p ordinary	SWAP	Decreasing Short	16	5.4766 GBP
25p ordinary	SWAP	Decreasing Short	44,915	5.4768 GBP
25p ordinary	SWAP	Decreasing Short	3,034	5.4773 GBP
25p ordinary	SWAP	Decreasing Short	64	5.4799 GBP
25p ordinary	SWAP	Decreasing Short	1,248	5.4811 GBP
25p ordinary	SWAP	Decreasing Short	935	5.4824 GBP
25p ordinary	SWAP	Decreasing Short	2,206	5.4835 GBP
25p ordinary	SWAP	Decreasing Short	4,035	5.4850 GBP
25p ordinary	SWAP	Decreasing Short	392	5.4972 GBP
25p ordinary	SWAP	Decreasing Short	1,674	5.4989 GBP
25p ordinary	SWAP	Increasing Short	907	5.4117 GBP
25p ordinary	SWAP	Increasing Short	47	5.4151 GBP
25p ordinary	SWAP	Increasing Short	22	5.4162 GBP

25p ordinary	SWAP	Increasing Short	4,506	5.4209 GBP
25p ordinary	SWAP	Increasing Short	7	5.4255 GBP
25p ordinary	SWAP	Increasing Short	916	5.4300 GBP
25p ordinary	SWAP	Increasing Short	13,900	5.4303 GBP
25p ordinary	SWAP	Increasing Short	5,064	5.4397 GBP
25p ordinary	SWAP	Increasing Short	36	5.4400 GBP
25p ordinary	SWAP	Increasing Short	55,733	5.4440 GBP
25p ordinary	SWAP	Increasing Short	3,645	5.4461 GBP
25p ordinary	SWAP	Increasing Short	206	5.4500 GBP
25p ordinary	SWAP	Increasing Short	17	5.4547 GBP
25p ordinary	SWAP	Increasing Short	4,278	5.4553 GBP
25p ordinary	SWAP	Increasing Short	41	5.4557 GBP
25p ordinary	SWAP	Increasing Short	33	5.4568 GBP
25p ordinary	SWAP	Increasing Short	12	5.4570 GBP
25p ordinary	SWAP	Increasing Short	3,148	5.4636 GBP
25p ordinary	SWAP	Increasing Short	51,370	5.4641 GBP
25p ordinary	SWAP	Increasing Short	114	5.4649 GBP
25p ordinary	SWAP	Increasing Short	3,519	5.4664 GBP
25p ordinary	SWAP	Increasing Short	16,201	5.4733 GBP
25p ordinary	SWAP	Increasing Short	76,620	5.4750 GBP
25p ordinary	SWAP	Increasing Short	33,369	5.4751 GBP
25p ordinary	SWAP	Increasing Short	27,274	5.4752 GBP
25p ordinary	SWAP	Increasing Short	302	5.4772 GBP
25p ordinary	SWAP	Increasing Short	29	5.4811 GBP
25p ordinary	SWAP	Increasing Short	13	5.4949 GBP
25p ordinary	SWAP	Increasing Short	355	5.4950 GBP
25p ordinary	SWAP	Increasing Long	1,995	5.4676 GBP
25p ordinary	CFD	Increasing Long	150	5.4196 GBP
25p ordinary	CFD	Increasing Long	11,432	5.4668 GBP
25p ordinary	CFD	Increasing Long	2,273	5.4746 GBP
25p ordinary	CFD	Increasing Long	5,182	5.4750 GBP
25p ordinary	CFD	Decreasing Long	3,921	5.4394 GBP
25p ordinary	CFD	Decreasing Long	16,924	5.4445 GBP
25p ordinary	CFD	Decreasing Long	1,319	5.4607 GBP
25p ordinary	CFD	Opening Short	86,762	5.4663 GBP
25p ordinary	CFD	Increasing Short	50,240	5.4750 GBP
25p ordinary	CFD	Increasing Short	58,003	5.4754 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:	19 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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