

**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**

<b>1.</b>	<b>Full name of discloser:</b>	Barclays PLC.
(a)	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:	19 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:	7,491,380	1.53%	4,864,735	0.99%
(2) Cash-settled derivatives:	4,598,177	0.93%	7,201,294	1.47%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>12,089,557</b>	<b>2.46%</b>	<b>12,066,029</b>	<b>2.46%</b>

(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	691,260	5.4800 GBP
25p ordinary	Purchase	151,022	5.4785 GBP
25p ordinary	Purchase	96,900	5.4796 GBP
25p ordinary	Purchase	48,457	5.4875 GBP
25p ordinary	Purchase	44,789	5.4681 GBP
25p ordinary	Purchase	25,353	5.4707 GBP
25p ordinary	Purchase	24,245	5.4802 GBP
25p ordinary	Purchase	13,907	5.4756 GBP
25p ordinary	Purchase	11,119	5.4789 GBP
25p ordinary	Purchase	10,112	5.4809 GBP
25p ordinary	Purchase	10,073	5.4804 GBP
25p ordinary	Purchase	8,436	5.4716 GBP
25p ordinary	Purchase	7,018	5.4697 GBP
25p ordinary	Purchase	1,610	5.4825 GBP

25p ordinary	Purchase	4,019	5,4029 GBP
25p ordinary	Purchase	4,204	5,4884 GBP
25p ordinary	Purchase	3,890	5,4759 GBP
25p ordinary	Purchase	2,735	5,4827 GBP
25p ordinary	Purchase	2,277	5,4798 GBP
25p ordinary	Purchase	2,008	5,4921 GBP
25p ordinary	Purchase	1,885	5,4725 GBP
25p ordinary	Purchase	1,857	5,4674 GBP
25p ordinary	Purchase	1,796	5,4366 GBP
25p ordinary	Purchase	1,626	5,4700 GBP
25p ordinary	Purchase	1,585	5,4795 GBP
25p ordinary	Purchase	1,373	5,4750 GBP
25p ordinary	Purchase	1,338	5,4852 GBP
25p ordinary	Purchase	1,188	5,4850 GBP
25p ordinary	Purchase	1,077	5,4740 GBP
25p ordinary	Purchase	731	5,4650 GBP
25p ordinary	Purchase	674	5,4950 GBP
25p ordinary	Purchase	486	5,4605 GBP
25p ordinary	Purchase	365	5,4566 GBP
25p ordinary	Purchase	311	5,4584 GBP
25p ordinary	Purchase	305	5,4527 GBP
25p ordinary	Purchase	89	5,4998 GBP
25p ordinary	Purchase	89	5,5000 GBP
25p ordinary	Purchase	60	5,4708 GBP
25p ordinary	Purchase	22	5,4627 GBP
25p ordinary	Purchase	9	5,4853 GBP
25p ordinary	Purchase	7	5,4728 GBP
25p ordinary	Purchase	1	5,4900 GBP
25p ordinary	Purchase	1	5,5050 GBP
25p ordinary	Sale	1,233,314	5,4800 GBP
25p ordinary	Sale	154,090	5,4801 GBP
25p ordinary	Sale	75,584	5,4742 GBP
25p ordinary	Sale	75,550	5,4785 GBP
25p ordinary	Sale	41,286	5,4790 GBP
25p ordinary	Sale	35,448	5,4739 GBP
25p ordinary	Sale	21,805	5,4806 GBP
25p ordinary	Sale	19,528	5,4803 GBP
25p ordinary	Sale	16,150	5,4768 GBP
25p ordinary	Sale	14,567	5,4837 GBP
25p ordinary	Sale	8,900	5,4846 GBP
25p ordinary	Sale	6,658	5,4880 GBP
25p ordinary	Sale	6,446	5,4808 GBP
25p ordinary	Sale	5,988	5,4796 GBP
25p ordinary	Sale	5,478	5,4690 GBP
25p ordinary	Sale	5,462	5,4839 GBP
25p ordinary	Sale	4,218	5,4716 GBP
25p ordinary	Sale	3,896	5,4810 GBP
25p ordinary	Sale	2,926	5,4450 GBP
25p ordinary	Sale	2,721	5,4795 GBP
25p ordinary	Sale	2,703	5,4685 GBP
25p ordinary	Sale	2,589	5,4873 GBP
25p ordinary	Sale	2,527	5,4504 GBP
25p ordinary	Sale	2,409	5,4713 GBP
25p ordinary	Sale	2,070	5,4910 GBP
25p ordinary	Sale	2,043	5,4797 GBP
25p ordinary	Sale	1,945	5,4759 GBP
25p ordinary	Sale	1,840	5,4872 GBP
25p ordinary	Sale	1,803	5,4770 GBP
25p ordinary	Sale	1,661	5,4922 GBP
25p ordinary	Sale	1,318	5,4613 GBP
25p ordinary	Sale	1,188	5,4850 GBP
25p ordinary	Sale	1,119	5,4950 GBP
25p ordinary	Sale	1,004	5,4921 GBP
25p ordinary	Sale	981	5,4734 GBP
25p ordinary	Sale	936	5,4746 GBP
25p ordinary	Sale	774	5,5000 GBP
25p ordinary	Sale	758	5,4724 GBP
25p ordinary	Sale	736	5,4825 GBP
25p ordinary	Sale	718	5,4855 GBP
25p ordinary	Sale	687	5,4750 GBP
25p ordinary	Sale	672	5,4951 GBP
25p ordinary	Sale	646	5,4580 GBP
25p ordinary	Sale	445	5,4725 GBP
25p ordinary	Sale	357	5,4650 GBP
25p ordinary	Sale	302	5,4900 GBP
25p ordinary	Sale	241	5,4556 GBP
25p ordinary	Sale	226	5,4700 GBP
25p ordinary	Sale	82	5,4684 GBP
25p ordinary	Sale	78	5,4772 GBP
25p ordinary	Sale	59	5,4814 GBP
25p ordinary	Sale	1	5,5050 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	Decreasing Short	2,527	5.4504 GBP
25p ordinary	SWAP	Decreasing Short	241	5.4556 GBP
25p ordinary	SWAP	Decreasing Short	1,318	5.4613 GBP
25p ordinary	SWAP	Decreasing Short	778	5.4626 GBP
25p ordinary	SWAP	Decreasing Short	100	5.4649 GBP
25p ordinary	SWAP	Decreasing Short	357	5.4650 GBP
25p ordinary	SWAP	Decreasing Short	82	5.4683 GBP
25p ordinary	SWAP	Decreasing Short	2,703	5.4685 GBP
25p ordinary	SWAP	Decreasing Short	758	5.4724 GBP
25p ordinary	SWAP	Decreasing Short	8,547	5.4738 GBP
25p ordinary	SWAP	Decreasing Short	35,448	5.4739 GBP
25p ordinary	SWAP	Decreasing Short	75,584	5.4742 GBP
25p ordinary	SWAP	Decreasing Short	936	5.4746 GBP
25p ordinary	SWAP	Decreasing Short	5,599	5.4767 GBP
25p ordinary	SWAP	Decreasing Short	16,150	5.4768 GBP
25p ordinary	SWAP	Decreasing Short	1,803	5.4770 GBP
25p ordinary	SWAP	Decreasing Short	41,286	5.4790 GBP
25p ordinary	SWAP	Decreasing Short	1,240	5.4791 GBP
25p ordinary	SWAP	Decreasing Short	1,454	5.4796 GBP
25p ordinary	SWAP	Decreasing Short	63,171	5.4797 GBP
25p ordinary	SWAP	Decreasing Short	221,854	5.4799 GBP
25p ordinary	SWAP	Decreasing Short	505,803	5.4800 GBP
25p ordinary	SWAP	Decreasing Short	23,044	5.4801 GBP
25p ordinary	SWAP	Decreasing Short	4,892	5.4803 GBP
25p ordinary	SWAP	Decreasing Short	21,828	5.4806 GBP
25p ordinary	SWAP	Decreasing Short	6,446	5.4808 GBP
25p ordinary	SWAP	Decreasing Short	41,054	5.4810 GBP
25p ordinary	SWAP	Decreasing Short	14,567	5.4837 GBP
25p ordinary	SWAP	Decreasing Short	19	5.4847 GBP
25p ordinary	SWAP	Decreasing Short	17	5.4870 GBP
25p ordinary	SWAP	Decreasing Short	1,840	5.4872 GBP
25p ordinary	SWAP	Decreasing Short	25,724	5.4873 GBP
25p ordinary	SWAP	Decreasing Short	3	5.5000 GBP
25p ordinary	SWAP	Increasing Short	1,796	5.4366 GBP
25p ordinary	SWAP	Increasing Short	305	5.4528 GBP
25p ordinary	SWAP	Increasing Short	486	5.4605 GBP
25p ordinary	SWAP	Increasing Short	22	5.4626 GBP
25p ordinary	SWAP	Increasing Short	2,394	5.4645 GBP
25p ordinary	SWAP	Increasing Short	731	5.4650 GBP
25p ordinary	SWAP	Increasing Short	1,857	5.4674 GBP
25p ordinary	SWAP	Increasing Short	7,018	5.4697 GBP
25p ordinary	SWAP	Increasing Short	922	5.4700 GBP
25p ordinary	SWAP	Increasing Short	25,413	5.4707 GBP
25p ordinary	SWAP	Increasing Short	7	5.4725 GBP
25p ordinary	SWAP	Increasing Short	11,119	5.4789 GBP

				GBP
25p ordinary	SWAP	Increasing Short	12,959	5.4794 GBP
25p ordinary	SWAP	Increasing Short	2,277	5.4798 GBP
25p ordinary	SWAP	Increasing Short	118,573	5.4800 GBP
25p ordinary	SWAP	Increasing Short	24,245	5.4802 GBP
25p ordinary	SWAP	Increasing Short	10,073	5.4804 GBP
25p ordinary	SWAP	Increasing Short	1,338	5.4852 GBP
25p ordinary	SWAP	Increasing Short	69	5.4855 GBP
25p ordinary	SWAP	Increasing Short	48,000	5.4875 GBP
25p ordinary	CFD	Decreasing Short	646	5.4580 GBP
25p ordinary	CFD	Decreasing Short	2,951	5.4742 GBP
25p ordinary	CFD	Decreasing Short	558	5.4863 GBP
25p ordinary	CFD	Increasing Short	11,516	5.4454 GBP
25p ordinary	CFD	Increasing Short	3,188	5.4515 GBP
25p ordinary	CFD	Increasing Short	86,371	5.4790 GBP
25p ordinary	CFD	Increasing Short	31,422	5.4800 GBP
25p ordinary	CFD	Increasing Short	118	5.4804 GBP
25p ordinary	CFD	Increasing Short	9	5.4855 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:
<b>NONE</b>

**(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:

**(c) Attachments**

<b>Is a Supplemental Form 8 (Open Positions) attached?</b>	<b>NO</b>
<b>Date of disclosure:</b>	<b>22 Dec 2025</b>
<b>Contact name:</b>	<b>Large Holdings Regulatory Operations</b>
<b>Telephone number:</b>	<b>020 3134 7213</b>

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