

**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:	22 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:	7,229,795	1.48%	4,740,377	0.97%
(2) Cash-settled derivatives:	4,504,893	0.92%	7,029,771	1.43%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>11,734,688</b>	<b>2.40%</b>	<b>11,770,148</b>	<b>2.40%</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	595,316	5.4900 GBP
25p ordinary	Purchase	86,574	5.4868 GBP
25p ordinary	Purchase	31,377	5.4566 GBP
25p ordinary	Purchase	27,967	5.4671 GBP
25p ordinary	Purchase	24,430	5.4820 GBP
25p ordinary	Purchase	23,290	5.4432 GBP
25p ordinary	Purchase	15,659	5.4908 GBP
25p ordinary	Purchase	11,134	5.4426 GBP
25p ordinary	Purchase	10,031	5.4865 GBP
25p ordinary	Purchase	7,188	5.4523 GBP
25p ordinary	Purchase	5,300	5.4897 GBP
25p ordinary	Purchase	4,917	5.4457 GBP
25p ordinary	Purchase	4,734	5.4469 GBP
25p ordinary	Purchase	3,042	5.4448 GBP

25p ordinary	Purchase	3,012	5.4446 GBP
25p ordinary	Purchase	2,908	5.4550 GBP
25p ordinary	Purchase	2,500	5.4297 GBP
25p ordinary	Purchase	2,323	5.4483 GBP
25p ordinary	Purchase	1,532	5.4400 GBP
25p ordinary	Purchase	1,440	5.4863 GBP
25p ordinary	Purchase	1,092	5.4616 GBP
25p ordinary	Purchase	1,089	5.4525 GBP
25p ordinary	Purchase	951	5.4414 GBP
25p ordinary	Purchase	927	5.4455 GBP
25p ordinary	Purchase	657	5.4270 GBP
25p ordinary	Purchase	625	5.4500 GBP
25p ordinary	Purchase	543	5.4490 GBP
25p ordinary	Purchase	535	5.4530 GBP
25p ordinary	Purchase	526	5.4625 GBP
25p ordinary	Purchase	512	5.4476 GBP
25p ordinary	Purchase	499	5.4379 GBP
25p ordinary	Purchase	358	5.4375 GBP
25p ordinary	Purchase	268	5.4600 GBP
25p ordinary	Purchase	263	5.4350 GBP
25p ordinary	Purchase	183	5.4443 GBP
25p ordinary	Purchase	135	5.4450 GBP
25p ordinary	Purchase	86	5.4700 GBP
25p ordinary	Sale	242,633	5.4876 GBP
25p ordinary	Sale	181,203	5.4900 GBP
25p ordinary	Sale	112,439	5.4898 GBP
25p ordinary	Sale	50,952	5.4756 GBP
25p ordinary	Sale	43,287	5.4868 GBP
25p ordinary	Sale	42,477	5.4897 GBP
25p ordinary	Sale	35,757	5.4578 GBP
25p ordinary	Sale	29,773	5.4746 GBP
25p ordinary	Sale	23,618	5.4404 GBP
25p ordinary	Sale	23,591	5.4526 GBP
25p ordinary	Sale	21,008	5.4763 GBP
25p ordinary	Sale	19,230	5.4881 GBP
25p ordinary	Sale	14,957	5.4427 GBP
25p ordinary	Sale	14,402	5.4688 GBP
25p ordinary	Sale	12,429	5.4879 GBP
25p ordinary	Sale	12,162	5.4437 GBP
25p ordinary	Sale	9,501	5.4491 GBP
25p ordinary	Sale	9,298	5.4809 GBP
25p ordinary	Sale	9,049	5.4669 GBP
25p ordinary	Sale	8,042	5.4467 GBP
25p ordinary	Sale	6,981	5.4512 GBP
25p ordinary	Sale	6,400	5.4488 GBP
25p ordinary	Sale	5,790	5.4520 GBP
25p ordinary	Sale	5,577	5.4510 GBP
25p ordinary	Sale	5,382	5.4527 GBP
25p ordinary	Sale	4,483	5.4544 GBP
25p ordinary	Sale	4,189	5.4518 GBP
25p ordinary	Sale	4,097	5.4529 GBP
25p ordinary	Sale	3,955	5.4462 GBP
25p ordinary	Sale	3,572	5.4500 GBP
25p ordinary	Sale	3,471	5.4449 GBP
25p ordinary	Sale	3,206	5.4519 GBP
25p ordinary	Sale	3,128	5.4395 GBP
25p ordinary	Sale	2,913	5.4497 GBP
25p ordinary	Sale	2,836	5.4460 GBP
25p ordinary	Sale	2,771	5.4446 GBP
25p ordinary	Sale	2,398	5.4508 GBP
25p ordinary	Sale	2,253	5.4444 GBP
25p ordinary	Sale	1,700	5.4506 GBP
25p ordinary	Sale	1,689	5.4350 GBP
25p ordinary	Sale	1,684	5.4456 GBP
25p ordinary	Sale	1,611	5.4495 GBP
25p ordinary	Sale	1,544	5.4550 GBP
25p ordinary	Sale	1,536	5.4450 GBP
25p ordinary	Sale	1,196	5.4552 GBP
25p ordinary	Sale	1,159	5.4672 GBP
25p ordinary	Sale	853	5.4405 GBP
25p ordinary	Sale	786	5.4895 GBP
25p ordinary	Sale	695	5.4465 GBP
25p ordinary	Sale	660	5.4400 GBP
25p ordinary	Sale	562	5.4451 GBP
25p ordinary	Sale	552	5.4300 GBP
25p ordinary	Sale	461	5.4295 GBP
25p ordinary	Sale	426	5.4316 GBP
25p ordinary	Sale	312	5.4274 GBP
25p ordinary	Sale	304	5.4625 GBP
25p ordinary	Sale	282	5.4600 GBP
25p ordinary	Sale	270	5.4425 GBP
25p ordinary	Sale	268	5.4325 GBP
25p ordinary	Sale	123	5.4416 GBP
25p ordinary	Sale	110	5.4575 GBP
25p ordinary	Sale	86	5.4700 GBP
25p ordinary	Sale	19	5.4525 GBP
25p ordinary	Sale	10	5.4835 GBP

**(b) Cash-settled derivative transactions**

<b>Class of relevant security</b>	<b>Product description</b>	<b>Nature of dealing</b>	<b>Number of reference securities</b>	<b>Price per unit</b>
25p ordinary	SWAP	Decreasing Short	312	5.4274 GBP
25p ordinary	SWAP	Decreasing Short	461	5.4295 GBP
25p ordinary	SWAP	Decreasing Short	545	5.4300 GBP
25p ordinary	SWAP	Decreasing Short	426	5.4316 GBP
25p ordinary	SWAP	Decreasing Short	836	5.4344 GBP
25p ordinary	SWAP	Decreasing Short	23,618	5.4404 GBP
25p ordinary	SWAP	Decreasing Short	123	5.4416 GBP
25p ordinary	SWAP	Decreasing Short	296	5.4417 GBP
25p ordinary	SWAP	Decreasing Short	36	5.4427 GBP
25p ordinary	SWAP	Decreasing Short	12,162	5.4437 GBP
25p ordinary	SWAP	Decreasing Short	1,951	5.4449 GBP
25p ordinary	SWAP	Decreasing Short	5,777	5.4451 GBP
25p ordinary	SWAP	Decreasing Short	850	5.4462 GBP
25p ordinary	SWAP	Decreasing Short	966	5.4463 GBP
25p ordinary	SWAP	Decreasing Short	695	5.4465 GBP
25p ordinary	SWAP	Decreasing Short	5,590	5.4466 GBP
25p ordinary	SWAP	Decreasing Short	722	5.4475 GBP
25p ordinary	SWAP	Decreasing Short	347	5.4477 GBP
25p ordinary	SWAP	Decreasing Short	4,575	5.4490 GBP
25p ordinary	SWAP	Decreasing Short	68	5.4491 GBP
25p ordinary	SWAP	Decreasing Short	109	5.4503 GBP
25p ordinary	SWAP	Decreasing Short	144	5.4505 GBP
25p ordinary	SWAP	Decreasing Short	1,700	5.4506 GBP
25p ordinary	SWAP	Decreasing Short	5,577	5.4510 GBP
25p ordinary	SWAP	Decreasing Short	1,379	5.4512 GBP
25p ordinary	SWAP	Decreasing Short	2,743	5.4513 GBP
25p ordinary	SWAP	Decreasing Short	24	5.4514 GBP
25p ordinary	SWAP	Decreasing Short	97	5.4522 GBP
25p ordinary	SWAP	Decreasing Short	3,986	5.4523 GBP
25p ordinary	SWAP	Decreasing Short	35	5.4525 GBP
25p ordinary	SWAP	Decreasing Short	23,591	5.4526 GBP
25p ordinary	SWAP	Decreasing Short	5,382	5.4527 GBP
25p ordinary	SWAP	Decreasing Short	1,232	5.4537 GBP
25p ordinary	SWAP	Decreasing Short	225	5.4541 GBP
25p ordinary	SWAP	Decreasing Short	132	5.4544 GBP
25p ordinary	SWAP	Decreasing Short	193	5.4549 GBP
25p ordinary	SWAP	Decreasing Short	2,823	5.4554 GBP
25p ordinary	SWAP	Decreasing Short	35,757	5.4578 GBP
25p ordinary	SWAP	Decreasing Short	1,919	5.4585 GBP
25p ordinary	SWAP	Decreasing Short	226	5.4586 GBP
25p ordinary	SWAP	Decreasing Short	874	5.4602 GBP
25p ordinary	SWAP	Decreasing Short	1,159	5.4672 GBP

				GBP
25p ordinary	SWAP	Decreasing Short	14,402	5.4688 GBP
25p ordinary	SWAP	Decreasing Short	50,952	5.4756 GBP
25p ordinary	SWAP	Decreasing Short	21,008	5.4763 GBP
25p ordinary	SWAP	Decreasing Short	115	5.4788 GBP
25p ordinary	SWAP	Decreasing Short	13,150	5.4790 GBP
25p ordinary	SWAP	Decreasing Short	9,298	5.4809 GBP
25p ordinary	SWAP	Decreasing Short	10	5.4830 GBP
25p ordinary	SWAP	Decreasing Short	10,117	5.4856 GBP
25p ordinary	SWAP	Decreasing Short	12,429	5.4879 GBP
25p ordinary	SWAP	Decreasing Short	19,230	5.4881 GBP
25p ordinary	SWAP	Decreasing Short	786	5.4895 GBP
25p ordinary	SWAP	Decreasing Short	42,477	5.4897 GBP
25p ordinary	SWAP	Decreasing Short	90,629	5.4898 GBP
25p ordinary	SWAP	Decreasing Short	112,069	5.4899 GBP
25p ordinary	SWAP	Decreasing Short	164,519	5.4900 GBP
25p ordinary	SWAP	Increasing Short	657	5.4270 GBP
25p ordinary	SWAP	Increasing Short	2,500	5.4297 GBP
25p ordinary	SWAP	Increasing Short	759	5.4412 GBP
25p ordinary	SWAP	Increasing Short	11,134	5.4426 GBP
25p ordinary	SWAP	Increasing Short	23,290	5.4432 GBP
25p ordinary	SWAP	Increasing Short	183	5.4443 GBP
25p ordinary	SWAP	Increasing Short	927	5.4455 GBP
25p ordinary	SWAP	Increasing Short	4,917	5.4457 GBP
25p ordinary	SWAP	Increasing Short	722	5.4475 GBP
25p ordinary	SWAP	Increasing Short	512	5.4476 GBP
25p ordinary	SWAP	Increasing Short	2,323	5.4483 GBP
25p ordinary	SWAP	Increasing Short	543	5.4490 GBP
25p ordinary	SWAP	Increasing Short	34	5.4500 GBP
25p ordinary	SWAP	Increasing Short	841	5.4550 GBP
25p ordinary	SWAP	Increasing Short	27,967	5.4671 GBP
25p ordinary	SWAP	Increasing Short	24,430	5.4820 GBP
25p ordinary	SWAP	Increasing Short	1,440	5.4863 GBP
25p ordinary	SWAP	Increasing Short	10,031	5.4865 GBP
25p ordinary	SWAP	Increasing Short	6,840	5.4868 GBP
25p ordinary	SWAP	Increasing Short	5,300	5.4897 GBP
25p ordinary	SWAP	Increasing Short	82,669	5.4900 GBP
25p ordinary	SWAP	Increasing Short	18,691	5.4902 GBP
25p ordinary	SWAP	Increasing Short	15,659	5.4908 GBP
25p ordinary	CFD	Decreasing Short	818	5.4230 GBP
25p ordinary	CFD	Decreasing Short	14,957	5.4427 GBP
25p ordinary	CFD	Decreasing Short	3,265	5.4641 GBP
25p ordinary	CFD	Decreasing Short	274	5.4895 GBP
25p ordinary	CFD	Decreasing Short	76,953	5.4900 GBP
25p ordinary	CFD	Increasing Short	23,375	5.4481 GBP
25p ordinary	CFD	Increasing Short	1,662	5.4549 GBP

				GBP
25p ordinary	CFD	Increasing Short	53,306	5.4805 GBP
25p ordinary	CFD	Increasing Short	408,170	5.4900 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:	23 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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