

**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:	23 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:	7,164,560	1.46%	4,716,874	0.96%
(2) Cash-settled derivatives:	4,489,155	0.92%	6,972,352	1.42%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>11,653,715</b>	<b>2.38%</b>	<b>11,689,226</b>	<b>2.39%</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	102,237	5.4750 GBP
25p ordinary	Purchase	84,959	5.4861 GBP
25p ordinary	Purchase	73,233	5.4906 GBP
25p ordinary	Purchase	59,076	5.4833 GBP
25p ordinary	Purchase	53,291	5.5304 GBP
25p ordinary	Purchase	39,885	5.5180 GBP
25p ordinary	Purchase	21,915	5.5398 GBP

25p ordinary	Purchase	17,923	5.4996 GBP
25p ordinary	Purchase	16,345	5.5337 GBP
25p ordinary	Purchase	12,171	5.4752 GBP
25p ordinary	Purchase	12,124	5.5068 GBP
25p ordinary	Purchase	8,365	5.5260 GBP
25p ordinary	Purchase	6,376	5.5354 GBP
25p ordinary	Purchase	5,715	5.5500 GBP
25p ordinary	Purchase	5,167	5.5213 GBP
25p ordinary	Purchase	5,076	5.5246 GBP
25p ordinary	Purchase	4,910	5.5345 GBP
25p ordinary	Purchase	4,644	5.5192 GBP
25p ordinary	Purchase	4,393	5.4753 GBP
25p ordinary	Purchase	3,782	5.5229 GBP
25p ordinary	Purchase	3,693	5.4834 GBP
25p ordinary	Purchase	3,297	5.5182 GBP
25p ordinary	Purchase	3,228	5.5181 GBP
25p ordinary	Purchase	2,962	5.5091 GBP
25p ordinary	Purchase	2,369	5.4850 GBP
25p ordinary	Purchase	2,291	5.5311 GBP
25p ordinary	Purchase	2,197	5.5236 GBP
25p ordinary	Purchase	2,082	5.5351 GBP
25p ordinary	Purchase	1,892	5.5478 GBP
25p ordinary	Purchase	1,831	5.4852 GBP
25p ordinary	Purchase	1,794	5.5379 GBP
25p ordinary	Purchase	1,753	5.5440 GBP
25p ordinary	Purchase	1,358	5.5142 GBP
25p ordinary	Purchase	1,249	5.5250 GBP
25p ordinary	Purchase	1,241	5.5157 GBP
25p ordinary	Purchase	1,096	5.5375 GBP
25p ordinary	Purchase	959	5.5505 GBP
25p ordinary	Purchase	893	5.5323 GBP
25p ordinary	Purchase	733	5.4900 GBP
25p ordinary	Purchase	715	5.5046 GBP
25p ordinary	Purchase	661	5.5446 GBP
25p ordinary	Purchase	661	5.5400 GBP
25p ordinary	Purchase	380	5.5302 GBP
25p ordinary	Purchase	338	5.5001 GBP
25p ordinary	Purchase	327	5.5253 GBP
25p ordinary	Purchase	258	5.5044 GBP
25p ordinary	Purchase	246	5.5156 GBP
25p ordinary	Purchase	188	5.5350 GBP
25p ordinary	Purchase	126	5.4950 GBP
25p ordinary	Purchase	17	5.5115 GBP
25p ordinary	Purchase	14	5.5055 GBP
25p ordinary	Purchase	2	5.5300 GBP
25p ordinary	Purchase	1	5.5450 GBP
25p ordinary	Purchase	1	5.5150 GBP
25p ordinary	Purchase	1	5.5050 GBP
25p ordinary	Purchase	1	5.5100 GBP
25p ordinary	Purchase	1	5.5200 GBP
25p ordinary	Sale	104,470	5.4784 GBP
25p ordinary	Sale	74,200	5.4750 GBP
25p ordinary	Sale	51,361	5.5028 GBP
25p ordinary	Sale	41,764	5.5188 GBP
25p ordinary	Sale	37,473	5.5304 GBP
25p ordinary	Sale	30,332	5.4912 GBP
25p ordinary	Sale	29,538	5.4833 GBP
25p ordinary	Sale	20,826	5.5407 GBP
25p ordinary	Sale	12,388	5.5550 GBP
25p ordinary	Sale	12,026	5.5134 GBP
25p ordinary	Sale	11,737	5.4758 GBP
25p ordinary	Sale	11,483	5.5030 GBP
25p ordinary	Sale	10,707	5.4748 GBP
25p ordinary	Sale	10,007	5.5132 GBP
25p ordinary	Sale	9,150	5.5225 GBP
25p ordinary	Sale	8,546	5.4837 GBP
25p ordinary	Sale	8,462	5.5244 GBP
25p ordinary	Sale	8,175	5.4747 GBP
25p ordinary	Sale	7,564	5.5229 GBP
25p ordinary	Sale	7,352	5.5038 GBP
25p ordinary	Sale	7,177	5.5288 GBP
25p ordinary	Sale	6,990	5.5285 GBP
25p ordinary	Sale	6,988	5.4749 GBP
25p ordinary	Sale	6,955	5.5008 GBP
25p ordinary	Sale	6,594	5.5182 GBP
25p ordinary	Sale	6,062	5.5068 GBP
25p ordinary	Sale	5,924	5.5091 GBP
25p ordinary	Sale	5,588	5.5373 GBP
25p ordinary	Sale	5,438	5.5500 GBP
25p ordinary	Sale	4,372	5.5217 GBP
25p ordinary	Sale	3,569	5.4773 GBP
25p ordinary	Sale	3,344	5.5092 GBP
25p ordinary	Sale	3,204	5.5278 GBP
25p ordinary	Sale	2,999	5.5083 GBP
25p ordinary	Sale	2,946	5.5204 GBP
25p ordinary	Sale	2,842	5.5475 GBP
25p ordinary	Sale	2,591	5.5138 GBP

25p ordinary	Sale	2,565	5.5450 GBP
25p ordinary	Sale	2,291	5.5311 GBP
25p ordinary	Sale	2,124	5.4819 GBP
25p ordinary	Sale	2,082	5.5351 GBP
25p ordinary	Sale	1,906	5.5211 GBP
25p ordinary	Sale	1,794	5.5347 GBP
25p ordinary	Sale	1,671	5.5287 GBP
25p ordinary	Sale	1,431	5.4849 GBP
25p ordinary	Sale	1,419	5.5195 GBP
25p ordinary	Sale	1,345	5.5415 GBP
25p ordinary	Sale	1,331	5.5133 GBP
25p ordinary	Sale	1,306	5.5025 GBP
25p ordinary	Sale	1,178	5.5100 GBP
25p ordinary	Sale	1,093	5.5036 GBP
25p ordinary	Sale	1,017	5.5268 GBP
25p ordinary	Sale	990	5.5210 GBP
25p ordinary	Sale	946	5.5478 GBP
25p ordinary	Sale	873	5.4745 GBP
25p ordinary	Sale	812	5.4811 GBP
25p ordinary	Sale	793	5.5067 GBP
25p ordinary	Sale	661	5.5400 GBP
25p ordinary	Sale	548	5.5375 GBP
25p ordinary	Sale	505	5.4744 GBP
25p ordinary	Sale	469	5.5200 GBP
25p ordinary	Sale	465	5.4993 GBP
25p ordinary	Sale	456	5.5152 GBP
25p ordinary	Sale	298	5.4755 GBP
25p ordinary	Sale	250	5.4950 GBP
25p ordinary	Sale	188	5.5350 GBP
25p ordinary	Sale	131	5.5050 GBP
25p ordinary	Sale	48	5.5150 GBP
25p ordinary	Sale	40	5.4981 GBP
25p ordinary	Sale	2	5.5300 GBP
25p ordinary	Sale	1	5.4900 GBP
25p ordinary	Sale	1	5.4850 GBP
25p ordinary	Sale	1	5.5250 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	505	5.4744 GBP
25p ordinary	SWAP	Decreasing Short	1,193	5.4745 GBP
25p ordinary	SWAP	Decreasing Short	8,175	5.4747 GBP
25p ordinary	SWAP	Decreasing Short	10,707	5.4748 GBP
25p ordinary	SWAP	Decreasing Short	127,188	5.4750 GBP
25p ordinary	SWAP	Decreasing Short	298	5.4755 GBP
25p ordinary	SWAP	Decreasing Short	233	5.4772 GBP
25p ordinary	SWAP	Decreasing Short	3,569	5.4773 GBP
25p ordinary	SWAP	Decreasing Short	556	5.4785 GBP
25p ordinary	SWAP	Decreasing Short	207	5.4788 GBP
25p ordinary	SWAP	Decreasing Short	8,546	5.4837 GBP
25p ordinary	SWAP	Decreasing Short	1,431	5.4849 GBP
25p ordinary	SWAP	Decreasing Short	492	5.4853 GBP
25p ordinary	SWAP	Decreasing Short	30,332	5.4912 GBP
25p ordinary	SWAP	Decreasing Short	114	5.4944 GBP
25p ordinary	SWAP	Decreasing Short	10	5.4954 GBP
25p ordinary	SWAP	Decreasing Short	465	5.4993 GBP
25p ordinary	SWAP	Decreasing Short	6,955	5.5008 GBP
25p ordinary	SWAP	Decreasing Short	51,361	5.5028 GBP
25p ordinary	SWAP	Decreasing Short	11,483	5.5030 GBP
25p ordinary	SWAP	Decreasing Short	7,352	5.5038 GBP
25p ordinary	SWAP	Decreasing Short	2,999	5.5083 GBP
25p ordinary	SWAP	Decreasing Short	403	5.5100 GBP

25p ordinary	SWAP	Decreasing Short	400	5.5100 GBP
25p ordinary	SWAP	Decreasing Short	3,031	5.5120 GBP
25p ordinary	SWAP	Decreasing Short	10,007	5.5132 GBP
25p ordinary	SWAP	Decreasing Short	12,026	5.5134 GBP
25p ordinary	SWAP	Decreasing Short	2,591	5.5138 GBP
25p ordinary	SWAP	Decreasing Short	6	5.5141 GBP
25p ordinary	SWAP	Decreasing Short	41,764	5.5188 GBP
25p ordinary	SWAP	Decreasing Short	468	5.5200 GBP
25p ordinary	SWAP	Decreasing Short	990	5.5210 GBP
25p ordinary	SWAP	Decreasing Short	7,163	5.5216 GBP
25p ordinary	SWAP	Decreasing Short	1,017	5.5268 GBP
25p ordinary	SWAP	Decreasing Short	2	5.5300 GBP
25p ordinary	SWAP	Decreasing Short	6,354	5.5319 GBP
25p ordinary	SWAP	Decreasing Short	1,794	5.5347 GBP
25p ordinary	SWAP	Decreasing Short	1,499	5.5392 GBP
25p ordinary	SWAP	Decreasing Short	1,345	5.5415 GBP
25p ordinary	SWAP	Increasing Short	133	5.4700 GBP
25p ordinary	SWAP	Increasing Short	51,541	5.4750 GBP
25p ordinary	SWAP	Increasing Short	55,346	5.4752 GBP
25p ordinary	SWAP	Increasing Short	4,393	5.4753 GBP
25p ordinary	SWAP	Increasing Short	5,623	5.4757 GBP
25p ordinary	SWAP	Increasing Short	6,603	5.4758 GBP
25p ordinary	SWAP	Increasing Short	19,981	5.4775 GBP
25p ordinary	SWAP	Increasing Short	28,091	5.4797 GBP
25p ordinary	SWAP	Increasing Short	3,693	5.4834 GBP
25p ordinary	SWAP	Increasing Short	1,831	5.4852 GBP
25p ordinary	SWAP	Increasing Short	17,471	5.4996 GBP
25p ordinary	SWAP	Increasing Short	3,707	5.5023 GBP
25p ordinary	SWAP	Increasing Short	1,644	5.5054 GBP
25p ordinary	SWAP	Increasing Short	205	5.5055 GBP
25p ordinary	SWAP	Increasing Short	2,845	5.5088 GBP
25p ordinary	SWAP	Increasing Short	17	5.5115 GBP
25p ordinary	SWAP	Increasing Short	1,241	5.5157 GBP
25p ordinary	SWAP	Increasing Short	39,885	5.5180 GBP
25p ordinary	SWAP	Increasing Short	1,131	5.5185 GBP
25p ordinary	SWAP	Increasing Short	5,167	5.5213 GBP
25p ordinary	SWAP	Increasing Short	2,197	5.5236 GBP
25p ordinary	SWAP	Increasing Short	327	5.5253 GBP
25p ordinary	SWAP	Increasing Short	5,520	5.5349 GBP
25p ordinary	SWAP	Increasing Short	3,266	5.5491 GBP
25p ordinary	SWAP	Increasing Short	1,014	5.5505 GBP
25p ordinary	SWAP	Increasing Long	885	5.5320 GBP
25p ordinary	CFD	Decreasing Short	342	5.4750 GBP
25p ordinary	CFD	Decreasing Short	3,445	5.4934 GBP
25p ordinary	CFD	Decreasing Short	47	5.5151 GBP
25p ordinary	CFD	Decreasing Short	7,177	5.5288

Top security	CFD	Decreasing Short	5,281	5.4751 GBP
25p ordinary	CFD	Increasing Short	171	5.4754 GBP
25p ordinary	CFD	Increasing Short	45,144	5.4952 GBP
25p ordinary	CFD	Increasing Short	19,625	5.5244 GBP
25p ordinary	CFD	Increasing Short	1,753	5.5440 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:
<b>NONE</b>

(c) **Attachments**

Is a Supplemental Form 8 (Open Positions) attached?	<b>NO</b>
Date of disclosure:	<b>24 Dec 2025</b>
Contact name:	<b>Large Holdings Regulatory Operations</b>
Telephone number:	<b>020 3134 7213</b>

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