

**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:	24 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:	7,110,547	1.45%	4,681,730	0.96%
(2) Cash-settled derivatives:	4,451,377	0.91%	6,917,023	1.41%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	11,561,924	2.36%	11,598,753	2.37%

- (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	56,927	5.4750 GBP
25p ordinary	Purchase	17,471	5.4873 GBP
25p ordinary	Purchase	6,182	5.4801 GBP
25p ordinary	Purchase	4,373	5.4894 GBP
25p ordinary	Purchase	1,695	5.4751 GBP
25p ordinary	Purchase	1,663	5.4976 GBP
25p ordinary	Purchase	981	5.4700 GBP
25p ordinary	Purchase	645	5.4862 GBP
25p ordinary	Purchase	533	5.4850 GBP
25p ordinary	Purchase	467	5.4961 GBP
25p ordinary	Purchase	244	5.4946 GBP
25p ordinary	Purchase	27	5.4650 GBP
25p ordinary	Sale	33,153	5.4756 GBP
25p ordinary	Sale	22,628	5.4750 GBP

25p ordinary	Sale	22,000	5.4702 GBP
25p ordinary	Sale	12,009	5.4785 GBP
25p ordinary	Sale	8,725	5.4852 GBP
25p ordinary	Sale	8,600	5.4928 GBP
25p ordinary	Sale	6,944	5.4829 GBP
25p ordinary	Sale	3,018	5.4750 GBP
25p ordinary	Sale	2,344	5.4830 GBP
25p ordinary	Sale	1,919	5.4816 GBP
25p ordinary	Sale	1,757	5.4798 GBP
25p ordinary	Sale	1,156	5.4950 GBP
25p ordinary	Sale	1,156	5.4885 GBP
25p ordinary	Sale	1,128	5.4835 GBP
25p ordinary	Sale	1,022	5.4696 GBP
25p ordinary	Sale	1,007	5.4704 GBP
25p ordinary	Sale	980	5.4700 GBP
25p ordinary	Sale	772	5.4894 GBP
25p ordinary	Sale	745	5.4850 GBP
25p ordinary	Sale	485	5.4650 GBP
25p ordinary	Sale	460	5.4875 GBP
25p ordinary	Sale	35	5.4938 GBP
25p ordinary	Sale	24	5.4675 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	6,819	5.4743 GBP
25p ordinary	SWAP	Decreasing Short	31	5.4748 GBP
25p ordinary	SWAP	Decreasing Short	16,362	5.4749 GBP
25p ordinary	SWAP	Decreasing Short	16,412	5.4750 GBP
25p ordinary	SWAP	Decreasing Short	16,368	5.4757 GBP
25p ordinary	SWAP	Decreasing Short	12,009	5.4785 GBP
25p ordinary	SWAP	Decreasing Short	880	5.4825 GBP
25p ordinary	SWAP	Decreasing Short	6,944	5.4829 GBP
25p ordinary	SWAP	Decreasing Short	6,764	5.4852 GBP
25p ordinary	SWAP	Decreasing Short	33	5.4857 GBP
25p ordinary	SWAP	Decreasing Short	1,377	5.4875 GBP
25p ordinary	SWAP	Decreasing Short	1,156	5.4885 GBP
25p ordinary	SWAP	Decreasing Short	772	5.4894 GBP
25p ordinary	SWAP	Decreasing Short	8,600	5.4928 GBP
25p ordinary	SWAP	Decreasing Short	133	5.4999 GBP
25p ordinary	SWAP	Decreasing Short	207	5.5000 GBP
25p ordinary	SWAP	Increasing Short	101	5.4700 GBP
25p ordinary	SWAP	Increasing Short	11,734	5.4750 GBP
25p ordinary	SWAP	Increasing Short	1,695	5.4751 GBP
25p ordinary	SWAP	Increasing Short	44,230	5.4752 GBP
25p ordinary	SWAP	Increasing Short	533	5.4850 GBP
25p ordinary	SWAP	Increasing Short	645	5.4862 GBP
25p ordinary	SWAP	Increasing Short	17,471	5.4873 GBP
25p ordinary	SWAP	Increasing Short	3,421	5.4895 GBP
25p ordinary	CFD	Decreasing Short	1,022	5.4696 GBP
25p ordinary	CFD	Decreasing Short	2,344	5.4830 GBP
25p ordinary	CFD	Increasing Short	852	5.4916 GBP

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

Class of	Product description	Writing, purchasing,	Number of	Exercise price	Type	Expiry date	Option money
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relevant security		selling, varying etc	securities to which option relates	per unit			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:	29 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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