

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:	29 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:	7,231,528	1.48%	5,171,156	1.06%
(2) Cash-settled derivatives:	4,817,681	0.99%	6,923,088	1.41%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,049,209	2.47%	12,094,244	2.47%

(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	234,692	5.5455 GBP
25p ordinary	Purchase	160,702	5.5406 GBP
25p ordinary	Purchase	113,876	5.5400 GBP
25p ordinary	Purchase	46,719	5.5402 GBP
25p ordinary	Purchase	37,753	5.5475 GBP
25p ordinary	Purchase	20,977	5.5687 GBP
25p ordinary	Purchase	18,266	5.6143 GBP
25p ordinary	Purchase	15,046	5.5886 GBP
25p ordinary	Purchase	15,000	5.5917 GBP
25p ordinary	Purchase	13,180	5.6150 GBP
25p ordinary	Purchase	12,786	5.6090 GBP
25p ordinary	Purchase	12,594	5.5880 GBP
25p ordinary	Purchase	10,538	5.6179 GBP
25p ordinary	Purchase	7,260	5.5250 GBP

25p ordinary	Purchase	1,200	5.5530 GBP
25p ordinary	Purchase	6,436	5.6032 GBP
25p ordinary	Purchase	5,408	5.5970 GBP
25p ordinary	Purchase	5,309	5.6226 GBP
25p ordinary	Purchase	4,591	5.5800 GBP
25p ordinary	Purchase	4,354	5.5951 GBP
25p ordinary	Purchase	4,244	5.5939 GBP
25p ordinary	Purchase	4,208	5.6082 GBP
25p ordinary	Purchase	4,016	5.5947 GBP
25p ordinary	Purchase	3,887	5.5916 GBP
25p ordinary	Purchase	3,216	5.5677 GBP
25p ordinary	Purchase	3,147	5.5832 GBP
25p ordinary	Purchase	3,052	5.6000 GBP
25p ordinary	Purchase	2,153	5.5984 GBP
25p ordinary	Purchase	1,970	5.6097 GBP
25p ordinary	Purchase	1,894	5.5209 GBP
25p ordinary	Purchase	1,744	5.5750 GBP
25p ordinary	Purchase	1,418	5.6146 GBP
25p ordinary	Purchase	1,195	5.6200 GBP
25p ordinary	Purchase	1,069	5.5934 GBP
25p ordinary	Purchase	1,037	5.6300 GBP
25p ordinary	Purchase	961	5.5918 GBP
25p ordinary	Purchase	738	5.5948 GBP
25p ordinary	Purchase	736	5.4576 GBP
25p ordinary	Purchase	655	5.6050 GBP
25p ordinary	Purchase	488	5.5150 GBP
25p ordinary	Purchase	463	5.4550 GBP
25p ordinary	Purchase	250	5.6250 GBP
25p ordinary	Purchase	223	5.6170 GBP
25p ordinary	Purchase	183	5.5798 GBP
25p ordinary	Purchase	180	5.5250 GBP
25p ordinary	Purchase	85	5.5878 GBP
25p ordinary	Purchase	72	5.6225 GBP
25p ordinary	Purchase	54	5.5551 GBP
25p ordinary	Purchase	42	5.4650 GBP
25p ordinary	Purchase	41	5.5650 GBP
25p ordinary	Purchase	30	5.5550 GBP
25p ordinary	Purchase	10	5.5300 GBP
25p ordinary	Purchase	10	5.4700 GBP
25p ordinary	Purchase	7	5.4900 GBP
25p ordinary	Purchase	3	5.5200 GBP
25p ordinary	Purchase	3	5.5350 GBP
25p ordinary	Purchase	1	5.5500 GBP
25p ordinary	Sale	229,508	5.5537 GBP
25p ordinary	Sale	136,601	5.5400 GBP
25p ordinary	Sale	117,346	5.5455 GBP
25p ordinary	Sale	88,145	5.5458 GBP
25p ordinary	Sale	82,326	5.5873 GBP
25p ordinary	Sale	74,484	5.5388 GBP
25p ordinary	Sale	67,200	5.5988 GBP
25p ordinary	Sale	39,767	5.5820 GBP
25p ordinary	Sale	36,466	5.5441 GBP
25p ordinary	Sale	27,063	5.5859 GBP
25p ordinary	Sale	25,554	5.5391 GBP
25p ordinary	Sale	25,369	5.5622 GBP
25p ordinary	Sale	23,756	5.5497 GBP
25p ordinary	Sale	20,222	5.5833 GBP
25p ordinary	Sale	15,764	5.6077 GBP
25p ordinary	Sale	14,126	5.6032 GBP
25p ordinary	Sale	11,566	5.6016 GBP
25p ordinary	Sale	10,816	5.5970 GBP
25p ordinary	Sale	9,185	5.5800 GBP
25p ordinary	Sale	8,129	5.5788 GBP
25p ordinary	Sale	7,892	5.5889 GBP
25p ordinary	Sale	7,696	5.6104 GBP
25p ordinary	Sale	6,976	5.6000 GBP
25p ordinary	Sale	6,375	5.5433 GBP
25p ordinary	Sale	5,900	5.5142 GBP
25p ordinary	Sale	5,232	5.5916 GBP
25p ordinary	Sale	5,190	5.6097 GBP
25p ordinary	Sale	4,968	5.5599 GBP
25p ordinary	Sale	4,026	5.5411 GBP
25p ordinary	Sale	4,011	5.6223 GBP
25p ordinary	Sale	3,488	5.5750 GBP
25p ordinary	Sale	2,685	5.5975 GBP
25p ordinary	Sale	2,509	5.4761 GBP
25p ordinary	Sale	2,466	5.5560 GBP
25p ordinary	Sale	2,283	5.6110 GBP
25p ordinary	Sale	2,280	5.5365 GBP
25p ordinary	Sale	2,104	5.6082 GBP
25p ordinary	Sale	2,010	5.5382 GBP
25p ordinary	Sale	1,875	5.5675 GBP
25p ordinary	Sale	1,608	5.5677 GBP
25p ordinary	Sale	1,573	5.5050 GBP
25p ordinary	Sale	1,271	5.5922 GBP
25p ordinary	Sale	998	5.5878 GBP
25p ordinary	Sale	905	5.5150 GBP
25p ordinary	Sale	889	5.5842 GBP

25p ordinary	Sale	835	5.5655	GBP
25p ordinary	Sale	781	5.5427	GBP
25p ordinary	Sale	606	5.6225	GBP
25p ordinary	Sale	606	5.5438	GBP
25p ordinary	Sale	575	5.6250	GBP
25p ordinary	Sale	519	5.6300	GBP
25p ordinary	Sale	478	5.6187	GBP
25p ordinary	Sale	460	5.6175	GBP
25p ordinary	Sale	450	5.6057	GBP
25p ordinary	Sale	423	5.6200	GBP
25p ordinary	Sale	350	5.5250	GBP
25p ordinary	Sale	132	5.6150	GBP
25p ordinary	Sale	130	5.5551	GBP
25p ordinary	Sale	115	5.6050	GBP
25p ordinary	Sale	98	5.5572	GBP
25p ordinary	Sale	94	5.5591	GBP
25p ordinary	Sale	66	5.5192	GBP
25p ordinary	Sale	42	5.4650	GBP
25p ordinary	Sale	30	5.5550	GBP
25p ordinary	Sale	10	5.5300	GBP
25p ordinary	Sale	10	5.4700	GBP
25p ordinary	Sale	3	5.5350	GBP
25p ordinary	Sale	1	5.5650	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	6,375	5.5433 GBP
25p ordinary	SWAP	Decreasing Short	1,573	5.5050 GBP
25p ordinary	SWAP	Decreasing Short	5,900	5.5142 GBP
25p ordinary	SWAP	Decreasing Short	902	5.5150 GBP
25p ordinary	SWAP	Decreasing Short	1	5.5247 GBP
25p ordinary	SWAP	Decreasing Short	350	5.5250 GBP
25p ordinary	SWAP	Decreasing Short	2,280	5.5365 GBP
25p ordinary	SWAP	Decreasing Short	37,447	5.5379 GBP
25p ordinary	SWAP	Decreasing Short	74,484	5.5388 GBP
25p ordinary	SWAP	Decreasing Short	25,554	5.5391 GBP
25p ordinary	SWAP	Decreasing Short	89,828	5.5400 GBP
25p ordinary	SWAP	Decreasing Short	4,026	5.5411 GBP
25p ordinary	SWAP	Decreasing Short	781	5.5427 GBP
25p ordinary	SWAP	Decreasing Short	606	5.5438 GBP
25p ordinary	SWAP	Decreasing Short	21,193	5.5492 GBP
25p ordinary	SWAP	Decreasing Short	734	5.5494 GBP
25p ordinary	SWAP	Decreasing Short	22,158	5.5495 GBP
25p ordinary	SWAP	Decreasing Short	23,756	5.5497 GBP
25p ordinary	SWAP	Decreasing Short	68,709	5.5531 GBP
25p ordinary	SWAP	Decreasing Short	130	5.5551 GBP
25p ordinary	SWAP	Decreasing Short	116,714	5.5557 GBP
25p ordinary	SWAP	Decreasing Short	32,566	5.5559 GBP
25p ordinary	SWAP	Decreasing Short	2,108	5.5560 GBP
25p ordinary	SWAP	Decreasing Short	98	5.5572 GBP
25p ordinary	SWAP	Decreasing Short	94	5.5591 GBP
25p ordinary	SWAP	Decreasing Short	4,968	5.5599 GBP
25p ordinary	SWAP	Decreasing Short	24,500	5.5614 GBP
25p ordinary	SWAP	Decreasing Short	25,368	5.5622 GBP
25p ordinary	SWAP	Decreasing Short	835	5.5655 GBP

25p ordinary	SWAP	Decreasing Short	1,85	5.5675 GBP
25p ordinary	SWAP	Decreasing Short	1,963	5.5700 GBP
25p ordinary	SWAP	Decreasing Short	39,767	5.5820 GBP
25p ordinary	SWAP	Decreasing Short	20,222	5.5833 GBP
25p ordinary	SWAP	Decreasing Short	27,063	5.5859 GBP
25p ordinary	SWAP	Decreasing Short	82,326	5.5873 GBP
25p ordinary	SWAP	Decreasing Short	13,049	5.5945 GBP
25p ordinary	SWAP	Decreasing Short	2,684	5.5975 GBP
25p ordinary	SWAP	Decreasing Short	9,488	5.6017 GBP
25p ordinary	SWAP	Decreasing Short	3,050	5.6027 GBP
25p ordinary	SWAP	Decreasing Short	10,908	5.6032 GBP
25p ordinary	SWAP	Decreasing Short	450	5.6057 GBP
25p ordinary	SWAP	Decreasing Short	262	5.6145 GBP
25p ordinary	SWAP	Decreasing Short	3,275	5.6173 GBP
25p ordinary	SWAP	Decreasing Short	4,011	5.6223 GBP
25p ordinary	SWAP	Decreasing Short	323	5.6250 GBP
25p ordinary	SWAP	Increasing Short	485	5.5150 GBP
25p ordinary	SWAP	Increasing Short	1,894	5.5209 GBP
25p ordinary	SWAP	Increasing Short	7,260	5.5356 GBP
25p ordinary	SWAP	Increasing Short	41	5.5385 GBP
25p ordinary	SWAP	Increasing Short	51,105	5.5400 GBP
25p ordinary	SWAP	Increasing Short	69,230	5.5402 GBP
25p ordinary	SWAP	Increasing Short	14,582	5.5405 GBP
25p ordinary	SWAP	Increasing Short	14	5.5407 GBP
25p ordinary	SWAP	Increasing Short	37,753	5.5475 GBP
25p ordinary	SWAP	Increasing Short	54	5.5551 GBP
25p ordinary	SWAP	Increasing Short	6,635	5.5569 GBP
25p ordinary	SWAP	Increasing Short	40	5.5651 GBP
25p ordinary	SWAP	Increasing Short	1,859	5.5687 GBP
25p ordinary	SWAP	Increasing Short	8	5.5831 GBP
25p ordinary	SWAP	Increasing Short	2	5.5900 GBP
25p ordinary	SWAP	Increasing Short	4,354	5.5951 GBP
25p ordinary	SWAP	Increasing Long	1,236	5.6123 GBP
25p ordinary	CFD	Decreasing Short	1,531	5.5043 GBP
25p ordinary	CFD	Decreasing Short	2,010	5.5382 GBP
25p ordinary	CFD	Decreasing Short	21,158	5.5400 GBP
25p ordinary	CFD	Decreasing Short	98	5.6096 GBP
25p ordinary	CFD	Increasing Short	81	5.5400 GBP
25p ordinary	CFD	Increasing Short	726	5.5403 GBP
25p ordinary	CFD	Increasing Short	129,438	5.5404 GBP
25p ordinary	CFD	Increasing Short	153,918	5.5591 GBP
25p ordinary	CFD	Increasing Short	1,069	5.5934 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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of relevant security	description	purchasing, selling, varying etc	of securities to which option relates	price per unit		date	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:	30 Dec 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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