

PUBLIC OPENING POSITION DISCLOSURE BY A PARTY TO AN OFFER
Rules 8.1 and 8.2 of the Takeover Code (the "Code")

1. KEY INFORMATION

(a) Full name of discloser:	The Unite Group PLC
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	The Unite Group PLC (OFFEROR)
(d) Is the discloser the offeror or the offeree?	OFFEROR
(e) Date position held: <i>The latest practicable date prior to the disclosure</i>	16 June 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? <i>If it is a cash offer or possible cash offer, state "N/A"</i>	YES <i>If YES, specify which:</i> Empiric Student Property PLC (OFFEREE)

2. POSITIONS OF THE PARTY TO THE OFFER MAKING THE DISCLOSURE

If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.

(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates

Class of relevant security:	Ordinary shares of 25p			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	NIL	-	NIL	-
(2) Cash-settled derivatives:	NIL	-	NIL	-
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	NIL	-	NIL	-
TOTAL:	NIL	-	NIL	-

All interests and all short positions should be disclosed.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

(b) Rights to subscribe for new securities

Class of relevant security in relation to which subscription right exists:	N/A
Details, including nature of the rights concerned and relevant percentages:	N/A

3. POSITIONS OF PERSONS ACTING IN CONCERT WITH THE PARTY TO THE OFFER MAKING THE DISCLOSURE

Details of any interests, short positions and rights to subscribe (including directors' and other employee options) of any person acting in concert with the party to the offer making the disclosure:

- a) Interests held by the Directors of The Unite Group PLC, their close relatives and related trusts:

Name	Number of ordinary shares	% (2 decimal places)
Richard Huntingford	15,811	0.00
Joseph Lister	626,130	0.13
Michael Burt	33,971	0.01
Nicola Dulieu	3,869	0.00
Ross Paterson	10,527	0.00
Ilaria Del Beato	3,387	0.00
Dame Shirley Pearce	4,198	0.00
Sir Steve Smith	2,215	0.00
Angela Jain	1,111	0.00

- b) Interests held as options or awards under the Unite Group PLC share plans by the Directors of The Unite Group PLC, their close relatives and related trusts:

Name	Share Plan	Date of award	Number of ordinary shares (under option)	Normal vesting date / exercise period	Exercise price per share (£)
Joseph Lister	2011 Approved Employee Share Option Scheme ("ESOS")	24 July 2019	204	Vested: 24 July 2022 Exercisable: 24 July 2024 – 24 July 2029	£10.76
	2011 Performance Share Plan ("PSP")	23 April 2020	89,656	Vested: 23 April 2023 Exercisable: 23 April 2025 – 23 April 2030	Nil
	ESOS	23 April 2020	139	Vested: 23 April 2023 Exercisable: 23 April 2025 – 23 April 2030	£8.04
	PSP	12 April 2021	53,846	Vested: 12 April 2024 Exercisable: 12 April 2026 – 12 April 2031	Nil
	ESOS	12 April 2021	364	Vested: 12 April 2024 Exercisable: 12 April 2026 – 12 April 2031	£10.84
	PSP	10 April 2022	73,288	Vested: 10 April 2025 Exercisable: 10 April	Nil

				2027 – 10 April 2032	
	ESOS	10 April 2022	535	Vested: 10 April 2025 Exercisable: 10 April 2027 – 10 April 2032	£11.21
	PSP	6 April 2023	89,656	Vesting: 6 April 2026 Exercisable: 6 April 2028 – 6 April 2033	Nil
	ESOS	6 April 2023	635	Vesting: 6 April 2026 Exercisable: 6 April 2028 – 6 April 2033	£9.44
	Savings Related Share Option Scheme (“SAYE”)	2 October 2023	1,251	Exercisable: 1 December 2026 – 1 June 2027	£7.41
	PSP	9 April 2024	127,737	Vesting: 9 April 2027 Exercisable: 9 April 2029 – 9 April 2034	Nil
	ESOS	9 April 2024	631	Vesting: 9 April 2027 Exercisable: 9 April 2029 – 9 April 2034	£9.50
	Deferred Bonus Plan (“DBP”)	28 February 2024	17,499	Vesting: 28 February 2026	Nil
	DBP	26 February 2025	33,804	Vesting: 26 February 2027	Nil
	PSP	7 April 2025	150,806	Vesting: 7 April 2028 Exercisable: 7 April 2030 – 7 April 2035	Nil
Michael Burt	PSP	10 April 2022	13,093	Vested: 10 April 2025 Exercisable: 10 April 2025 – 10 April 2032	Nil
	PSP	6 April 2023	25,742	Vesting: 6 April 2026 Exercisable: 6 April 2026 – 6 April 2033	Nil
	ESOS	6 April 2023	1,059	Vesting: 6 April 2026 Exercisable: 6 April 2026 – 6 April 2033	£9.44
	PSP	9 April 2024	82,840	Vesting: 9 April 2027 Exercisable: 9 April 2029 – 9 April 2034	Nil
	ESOS	9 April 2024	631	Vesting: 9 April 2027 Exercisable: 9 April 2029 – 9 April 2034	£9.50
	PSP	7 April 2025	103,030	Vesting: 7 April 2028 Exercisable: 7 April 2030 – 7 April 2035	Nil
	DBP	26 February 2025	21,932	Vesting: 26 February 2027	Nil

The extent to which options under the PSP and the ESOS vest is subject to continued employment to the normal vesting date and the achievement of performance targets. DBP awards vest on the normal vesting date unless a malus reduction is made. SAYE options become exercisable subject to continued employment and continued savings to fund the exercise price to the normal vesting date.

c) Interests and short positions held by connected advisers of The Unite Group PLC:

Name	Number of ordinary shares	% (2 decimal places)
Lazard & Co., Limited	0	0.00
Deutsche Numis (via DBX Advisors LLC)	353,991	0.07
J.P. Morgan Cazenove (via JPMorgan Chase Bank, National Association)	1	0.00

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

4. OTHER INFORMATION

(a) Indemnity and other dealing 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 party to the offer making the disclosure or any person acting in concert with it: <i>Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"</i>
None

(b) Agreements, arrangements or understandings relating to options or derivatives

Details of any agreement, arrangement or understanding, formal or informal, between the party to the offer making the disclosure, or any person acting in concert with it, and any other person relating to: (i) the voting rights of any relevant securities under any option; or (ii) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced: <i>If there are no such agreements, arrangements or understandings, state "none"</i>
None

(c) Attachments

Are any Supplemental Forms attached?

Supplemental Form 8 (Open Positions)	NO
Supplemental Form 8 (SBL)	NO

Date of disclosure:	18 June 2025
Contact name:	Christopher Szpojnarowicz, Group Legal Director & Company Secretary
Telephone number:	+44 (0) 117 302 7120

Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.

The Panel's Market Surveillance Unit is available for consultation in relation to the Code's disclosure requirements on +44 (0)20 7638 0129.

The Code can be viewed on the Panel's website at www.thetakeoverpanel.org.uk.