

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:	02 Jan 2026
(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:	6,986,986	1.43%	5,744,109	1.17%
(2) Cash-settled derivatives:	5,648,004	1.15%	6,678,791	1.36%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,634,990	2.58%	12,422,900	2.54%

- (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	98,373	5.5014 GBP
25p ordinary	Purchase	76,668	5.5000 GBP
25p ordinary	Purchase	48,717	5.5004 GBP
25p ordinary	Purchase	22,748	5.5031 GBP
25p ordinary	Purchase	22,142	5.5208 GBP
25p ordinary	Purchase	20,276	5.5029 GBP
25p ordinary	Purchase	15,684	5.5019 GBP

25p ordinary	Purchase	12,755	5.5089 GBP
25p ordinary	Purchase	10,500	5.5026 GBP
25p ordinary	Purchase	9,841	5.5126 GBP
25p ordinary	Purchase	9,694	5.5007 GBP
25p ordinary	Purchase	7,196	5.5079 GBP
25p ordinary	Purchase	6,372	5.4986 GBP
25p ordinary	Purchase	6,080	5.5058 GBP
25p ordinary	Purchase	5,654	5.5002 GBP
25p ordinary	Purchase	5,138	5.5300 GBP
25p ordinary	Purchase	5,080	5.5124 GBP
25p ordinary	Purchase	5,026	5.5115 GBP
25p ordinary	Purchase	4,142	5.5018 GBP
25p ordinary	Purchase	3,584	5.5042 GBP
25p ordinary	Purchase	3,464	5.5150 GBP
25p ordinary	Purchase	3,384	5.5052 GBP
25p ordinary	Purchase	3,031	5.5078 GBP
25p ordinary	Purchase	2,756	5.5155 GBP
25p ordinary	Purchase	2,181	5.5148 GBP
25p ordinary	Purchase	1,995	5.4998 GBP
25p ordinary	Purchase	1,709	5.5500 GBP
25p ordinary	Purchase	1,674	5.5100 GBP
25p ordinary	Purchase	1,285	5.5050 GBP
25p ordinary	Purchase	1,251	5.5092 GBP
25p ordinary	Purchase	1,143	5.5600 GBP
25p ordinary	Purchase	1,142	5.4977 GBP
25p ordinary	Purchase	997	5.5200 GBP
25p ordinary	Purchase	948	5.5250 GBP
25p ordinary	Purchase	763	5.5104 GBP
25p ordinary	Purchase	656	5.4900 GBP
25p ordinary	Purchase	620	5.5146 GBP
25p ordinary	Purchase	572	5.5571 GBP
25p ordinary	Purchase	338	5.5095 GBP
25p ordinary	Purchase	332	5.4950 GBP
25p ordinary	Purchase	330	5.5575 GBP
25p ordinary	Purchase	233	5.5400 GBP
25p ordinary	Purchase	230	5.5175 GBP
25p ordinary	Purchase	189	5.5350 GBP
25p ordinary	Purchase	71	5.4800 GBP
25p ordinary	Purchase	49	5.4850 GBP
25p ordinary	Purchase	32	5.5234 GBP
25p ordinary	Sale	153,629	5.5013 GBP
25p ordinary	Sale	121,565	5.5032 GBP
25p ordinary	Sale	117,198	5.5000 GBP
25p ordinary	Sale	32,968	5.5220 GBP
25p ordinary	Sale	32,783	5.5014 GBP
25p ordinary	Sale	31,291	5.5031 GBP
25p ordinary	Sale	28,329	5.5049 GBP
25p ordinary	Sale	25,482	5.4997 GBP
25p ordinary	Sale	24,582	5.5022 GBP
25p ordinary	Sale	23,922	5.5009 GBP
25p ordinary	Sale	21,266	5.5033 GBP
25p ordinary	Sale	20,590	5.5018 GBP
25p ordinary	Sale	13,664	5.4955 GBP
25p ordinary	Sale	12,022	5.5077 GBP
25p ordinary	Sale	10,300	5.5205 GBP
25p ordinary	Sale	10,160	5.5124 GBP
25p ordinary	Sale	6,668	5.5010 GBP
25p ordinary	Sale	5,652	5.5073 GBP
25p ordinary	Sale	4,880	5.5057 GBP
25p ordinary	Sale	4,218	5.5041 GBP
25p ordinary	Sale	3,063	5.5112 GBP
25p ordinary	Sale	2,811	5.5500 GBP
25p ordinary	Sale	2,325	5.5067 GBP
25p ordinary	Sale	1,744	5.4991 GBP
25p ordinary	Sale	1,740	5.5413 GBP
25p ordinary	Sale	1,726	5.5150 GBP
25p ordinary	Sale	1,502	5.4950 GBP
25p ordinary	Sale	1,371	5.5116 GBP
25p ordinary	Sale	1,285	5.5050 GBP
25p ordinary	Sale	1,182	5.5164 GBP
25p ordinary	Sale	1,143	5.5600 GBP
25p ordinary	Sale	1,116	5.4946 GBP
25p ordinary	Sale	1,047	5.5398 GBP
25p ordinary	Sale	1,040	5.5100 GBP
25p ordinary	Sale	847	5.4936 GBP
25p ordinary	Sale	724	5.4860 GBP
25p ordinary	Sale	711	5.5232 GBP
25p ordinary	Sale	685	5.4904 GBP
25p ordinary	Sale	639	5.4925 GBP
25p ordinary	Sale	602	5.4850 GBP
25p ordinary	Sale	523	5.5200 GBP
25p ordinary	Sale	456	5.5094 GBP
25p ordinary	Sale	418	5.5250 GBP
25p ordinary	Sale	393	5.5125 GBP
25p ordinary	Sale	359	5.5300 GBP
25p ordinary	Sale	330	5.5575 GBP
25p ordinary	Sale	146	5.4900 GBP

25p ordinary	Sale	133	5.5400 GBP
25p ordinary	Sale	71	5.4800 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	1,595,740	5.5949 GBP
25p ordinary	SWAP	Decreasing Long	1,331,521	5.5949 GBP
25p ordinary	SWAP	Decreasing Short	1,353	5.4845 GBP
25p ordinary	SWAP	Decreasing Short	685	5.4904 GBP
25p ordinary	SWAP	Decreasing Short	10,432	5.4972 GBP
25p ordinary	SWAP	Decreasing Short	7,604	5.4985 GBP
25p ordinary	SWAP	Decreasing Short	1,744	5.4991 GBP
25p ordinary	SWAP	Decreasing Short	39,697	5.4997 GBP
25p ordinary	SWAP	Decreasing Short	184,802	5.5000 GBP
25p ordinary	SWAP	Decreasing Short	650	5.5002 GBP
25p ordinary	SWAP	Decreasing Short	1,753	5.5005 GBP
25p ordinary	SWAP	Decreasing Short	23,922	5.5009 GBP
25p ordinary	SWAP	Decreasing Short	6,668	5.5010 GBP
25p ordinary	SWAP	Decreasing Short	20,590	5.5018 GBP
25p ordinary	SWAP	Decreasing Short	8,374	5.5019 GBP
25p ordinary	SWAP	Decreasing Short	8,453	5.5020 GBP
25p ordinary	SWAP	Decreasing Short	24,582	5.5022 GBP
25p ordinary	SWAP	Decreasing Short	404	5.5025 GBP
25p ordinary	SWAP	Decreasing Short	183	5.5027 GBP
25p ordinary	SWAP	Decreasing Short	51,346	5.5031 GBP
25p ordinary	SWAP	Decreasing Short	21,266	5.5033 GBP
25p ordinary	SWAP	Decreasing Short	26,398	5.5036 GBP
25p ordinary	SWAP	Decreasing Short	25,466	5.5037 GBP
25p ordinary	SWAP	Decreasing Short	27,926	5.5038 GBP
25p ordinary	SWAP	Decreasing Short	28,329	5.5049 GBP
25p ordinary	SWAP	Decreasing Short	456	5.5094 GBP
25p ordinary	SWAP	Decreasing Short	1,371	5.5116 GBP
25p ordinary	SWAP	Decreasing Short	250	5.5118 GBP
25p ordinary	SWAP	Decreasing Short	10,300	5.5205 GBP
25p ordinary	SWAP	Decreasing Short	711	5.5232 GBP
25p ordinary	SWAP	Decreasing Short	341	5.5250 GBP
25p ordinary	SWAP	Increasing Short	6,372	5.4986 GBP
25p ordinary	SWAP	Increasing Short	52,460	5.5000 GBP
25p ordinary	SWAP	Increasing Short	11,020	5.5002 GBP
25p ordinary	SWAP	Increasing Short	48,717	5.5004 GBP
25p ordinary	SWAP	Increasing Short	4,142	5.5018 GBP
25p ordinary	SWAP	Increasing Short	10,500	5.5026 GBP
25p ordinary	SWAP	Increasing Short	20,276	5.5029 GBP
25p ordinary	SWAP	Increasing Short	6,080	5.5058 GBP
25p ordinary	SWAP	Increasing Short	12,674	5.5060 GBP

25p ordinary	SWAP	Increasing Short	12,755	5.5089 GBP
25p ordinary	SWAP	Increasing Short	4,255	5.5116 GBP
25p ordinary	SWAP	Increasing Short	286	5.5126 GBP
25p ordinary	SWAP	Increasing Short	620	5.5146 GBP
25p ordinary	SWAP	Increasing Short	2,181	5.5148 GBP
25p ordinary	SWAP	Increasing Short	2,756	5.5155 GBP
25p ordinary	SWAP	Increasing Short	32	5.5232 GBP
25p ordinary	SWAP	Increasing Short	4,779	5.5300 GBP
25p ordinary	SWAP	Increasing Short	189	5.5350 GBP
25p ordinary	SWAP	Increasing Short	100	5.5400 GBP
25p ordinary	SWAP	Increasing Short	572	5.5571 GBP
25p ordinary	SWAP	Decreasing Long	813	5.4968 GBP
25p ordinary	CFD	Decreasing Short	23,697	5.5037 GBP
25p ordinary	CFD	Decreasing Short	586	5.5048 GBP
25p ordinary	CFD	Decreasing Short	12,022	5.5077 GBP
25p ordinary	CFD	Decreasing Short	3,055	5.5118 GBP
25p ordinary	CFD	Increasing Short	1,142	5.4977 GBP
25p ordinary	CFD	Increasing Short	27,739	5.5003 GBP
25p ordinary	CFD	Increasing Short	45,572	5.5033 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**

<p>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:</p>
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:	05 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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