RNS Number : 8674N
Barclays PLC
06 January 2026

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:	05 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:	6,985,531	1.43%	6,292,759	1.28%
(2)	Cash-settled derivatives:	5,932,321	1.21%	6,714,649	1.37%
(3)	Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
	TOTAL:	12,917,852	2.64%	13,007,408	2.65%

(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	104,498	5.5500 GBP
25p ordinary	Purchase	87,198	5.5100 GBP
25p ordinary	Purchase	85,136	5.5441 GBP
25p ordinary	Purchase	53,850	5.5421 GBP
25p ordinary	Purchase	53,566	5.5500 GBP
25p ordinary	Purchase	48,187	5.5445 GBP
25p ordinary	Purchase	38,519	5.5424 GBP
25p ordinary	Purchase	37,445	5.5080 GBP
25p ordinary	Purchase	32,069	5.5461 GBP
25p ordinary	Purchase	10,860	5.5215 GBP
25p ordinary	Purchase	10,805	5.5245 GBP
25p ordinary	Purchase	10,550	5.5502 GBP
25p ordinary	Purchase	10,500	5.5413 GBP
25p ordinary	Purchase	8,751	5.5318 GBP

25p ordinary	Purchase	8,751	5.5318 GBP
25p ordinary	Purchase	7,516	5.5191 GBP
25p ordinary	Purchase	6,718	5.5501 GBP
25p ordinary	Purchase	5,333	5.5195 GBP
25p ordinary	Purchase	4,794	5.4872 GBP
25p ordinary	Purchase	3,815	5.5073 GBP
25p ordinary	Purchase	3,506	5.5212 GBP
25p ordinary	Purchase	3,413	5.5246 GBP
25p ordinary	Purchase	3,052	5.5383 GBP
25p ordinary	Purchase	2,524	5.5194 GBP
25p ordinary	Purchase	2,397	5.5223 GBP
25p ordinary	Purchase	2,368	5.5134 GBP
25p ordinary	Purchase	1,757	5.5200 GBP
25p ordinary	Purchase	1,650	5.5000 GBP
25p ordinary	Purchase	1,618	5.5447 GBP
25p ordinary	Purchase	1,347	5.5261 GBP
25p ordinary	Purchase	1,132	5.5289 GBP
25p ordinary	Purchase	1,036	5.5450 GBP
25p ordinary	Purchase	926	5.5400 GBP
25p ordinary	Purchase	894	5.5252 GBP
25p ordinary	Purchase	873	5.5150 GBP
25p ordinary	Purchase	826	5.5050 GBP
25p ordinary	Purchase	686	5.5300 GBP
25p ordinary	Purchase	679	5.5425 GBP
25p ordinary	Purchase	640	5.5225 GBP
25p ordinary	Purchase	615	5.5240 GBP
25p ordinary	Purchase	542	5.5341 GBP
25p ordinary	Purchase	533	5.4999 GBP
25p ordinary	Purchase	272	5.4950 GBP
25p ordinary	Purchase	247	5.4717 GBP
25p ordinary	Purchase	240	5.5098 GBP
25p ordinary	Purchase	62	5.5275 GBP
25p ordinary	Purchase	33	5.5350 GBP
25p ordinary	Purchase	9	5.4800 GBP
25p ordinary	Purchase	8	5.4825 GBP
25p ordinary	Purchase	6	5.5250 GBP
25p ordinary	Purchase	2	5.4850 GBP
25p ordinary	Sale	625,480	5.5500 GBP
25p ordinary	Sale	139,884	5.5437 GBP
25p ordinary	Sale	129,715	5.5365 GBP
25p ordinary	Sale	96,374	5.5445 GBP
25p ordinary	Sale	68,000	5.5060 GBP
25p ordinary	Sale	42,568	5.5441 GBP
25p ordinary	Sale	21,702	5.5331 GBP
25p ordinary	Sale	15,445	5.5499 GBP
25p ordinary	Sale	14,567	5.5482 GBP
25p ordinary	Sale	10,395	5.4981 GBP
25p ordinary	Sale	4,794	5.5223 GBP
25p ordinary	Sale	4,565	5.4955 GBP
25p ordinary	Sale	4,274	5.5222 GBP
25p ordinary	Sale	3,647	5.5487 GBP
25p ordinary	Sale	3,015	5.5497 GBP
25p ordinary	Sale	2,469	5.5100 GBP
25p ordinary	Sale	2,200	5.5204 GBP
25p ordinary	Sale	2,010	5.5400 GBP
25p ordinary	Sale	1,936	5.5488 GBP
25p ordinary	Sale	1,788	5.5252 GBP
25p ordinary	Sale	1,753	5.5212 GBP
25p ordinary	Sale	1,421	5.5050 GBP
25p ordinary	Sale	1,419	5.5196 GBP
25p ordinary	Sale	1,148	5.5075 GBP
25p ordinary	Sale	1,107	5.5098 GBP
25p ordinary	Sale	715	5.5139 GBP
25p ordinary	Sale	557	5.4949 GBP
25p ordinary	Sale	335	5.5300 GBP
25p ordinary	Sale	272	5.4950 GBP
25p ordinary	Sale	205	5.5496 GBP
25p ordinary	Sale	176	5.5200 GBP
25p ordinary	Sale	64	5.5298 GBP
25p ordinary	Sale	43	5.5000 GBP
25p ordinary	Sale	42	5.5150 GBP
25p ordinary	Sale	9	5.4800 GBP
25p ordinary	Sale	6	5.5250 GBP
25p ordinary	Sale	4	5.5450 GBP
25p ordinary	Sale	4	5.4850 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	68,000	5.5060 GBP
25p ordinary	SWAP	Decreasing Long	264,219	5.5949 GBP
25p ordinary	SWAP	Decreasing Short	505	5.4912 GBP

				GBP
25p ordinary	SWAP	Decreasing Short	10,395	5.4981 GBP
25p ordinary	SWAP	Decreasing Short	22	5.4986 GBP
25p ordinary	SWAP	Decreasing Short	3	5.5100 GBP
25p ordinary	SWAP	Decreasing Short	715	5.5139 GBP
25p ordinary	SWAP	Decreasing Short	32	5.5168 GBP
25p ordinary	SWAP	Decreasing Short	55	5.5263 GBP
25p ordinary	SWAP	Decreasing Short	43	5.5298 GBP
25p ordinary	SWAP	Decreasing Short	21,702	5.5331 GBP
25p ordinary	SWAP	Decreasing Short	43,557	5.5351 GBP
25p ordinary	SWAP	Decreasing Short	30,514	5.5352 GBP
25p ordinary	SWAP	Decreasing Short	33,500	5.5353 GBP
25p ordinary	SWAP	Decreasing Short	9,325	5.5408 GBP
25p ordinary	SWAP	Decreasing Short	65	5.5412 GBP
25p ordinary	SWAP	Decreasing Short	7,386	5.5414 GBP
25p ordinary	SWAP	Decreasing Short	9,015	5.5487 GBP
25p ordinary	SWAP	Decreasing Short	1,936	5.5488 GBP
25p ordinary	SWAP	Decreasing Short	205	5.5496 GBP
25p ordinary	SWAP	Decreasing Short	3,015	5.5497 GBP
25p ordinary	SWAP	Decreasing Short	15,445	5.5499 GBP
25p ordinary	SWAP	Decreasing Short	124,542	5.5500 GBP
25p ordinary	SWAP	Increasing Short	247	5.4717 GBP
25p ordinary	SWAP	Increasing Short	8	5.4829 GBP
25p ordinary	SWAP	Increasing Short	4,794	5.4872 GBP
25p ordinary	SWAP	Increasing Short	1,607	5.5000 GBP
25p ordinary	SWAP	Increasing Short	1	5.5050 GBP
25p ordinary	SWAP	Increasing Short	37,445	5.5080 GBP
25p ordinary	SWAP	Increasing Short	83,760	5.5100 GBP
25p ordinary	SWAP	Increasing Short	492	5.5130 GBP
25p ordinary	SWAP	Increasing Short	3,127	5.5190 GBP
25p ordinary	SWAP	Increasing Short	34	5.5201 GBP
25p ordinary	SWAP	Increasing Short	10,860	5.5215 GBP
25p ordinary	SWAP	Increasing Short	6,841	5.5244 GBP
25p ordinary	SWAP	Increasing Short	62	5.5275 GBP
25p ordinary	SWAP	Increasing Short	14,732	5.5500 GBP
25p ordinary	SWAP	Increasing Short	10,550	5.5502 GBP
25p ordinary	SWAP	Decreasing Long	696	5.4978 GBP
25p ordinary	CFD	Decreasing Short	1,107	5.5098 GBP
25p ordinary	CFD	Decreasing Short	1	5.5100 GBP
25p ordinary	CFD	Decreasing Short	1,046	5.5103 GBP
25p ordinary	CFD	Decreasing Short	7,133	5.5124 GBP
25p ordinary	CFD	Decreasing Short	354,212	5.5500 GBP
25p ordinary	CFD	Increasing Short	2,833	5.5064 GBP
25p ordinary	CFD	Increasing Short	2,368	5.5134 GBP
25p ordinary	CFD	Increasing Short	399	5.5401 GBP
25p ordinary	CFD	Increasing Short	49,942	5.5413 GBP

				GDR

(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:
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:	06 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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