

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:	06 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:	7,018,380	1.43%	6,457,847	1.32%
(2) Cash-settled derivatives:	6,017,208	1.23%	6,710,339	1.37%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	13,035,588	2.66%	13,168,186	2.69%

- (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	54,396	5.5964 GBP
25p ordinary	Purchase	46,759	5.5935 GBP
25p ordinary	Purchase	43,190	5.5350 GBP
25p ordinary	Purchase	43,149	5.5950 GBP
25p ordinary	Purchase	41,535	5.5925 GBP
25p ordinary	Purchase	30,968	5.6006 GBP
25p ordinary	Purchase	23,957	5.5735 GBP
25p ordinary	Purchase	14,225	5.6071 GBP
25p ordinary	Purchase	13,577	5.5866 GBP
25p ordinary	Purchase	11,210	5.6500 GBP
25p ordinary	Purchase	10,500	5.5941 GBP
25p ordinary	Purchase	9,087	5.6000 GBP
25p ordinary	Purchase	8,924	5.5965 GBP
25p ordinary	Purchase	4,896	5.5900 GBP

25p ordinary	Purchase	4,630	5.3800 GBP
25p ordinary	Purchase	4,422	5.5872 GBP
25p ordinary	Purchase	3,700	5.5989 GBP
25p ordinary	Purchase	3,609	5.6086 GBP
25p ordinary	Purchase	2,972	5.5666 GBP
25p ordinary	Purchase	2,347	5.6014 GBP
25p ordinary	Purchase	2,218	5.5850 GBP
25p ordinary	Purchase	2,080	5.6261 GBP
25p ordinary	Purchase	1,870	5.5300 GBP
25p ordinary	Purchase	1,345	5.5911 GBP
25p ordinary	Purchase	1,226	5.6600 GBP
25p ordinary	Purchase	1,150	5.5700 GBP
25p ordinary	Purchase	1,070	5.5550 GBP
25p ordinary	Purchase	1,044	5.6525 GBP
25p ordinary	Purchase	1,038	5.5786 GBP
25p ordinary	Purchase	1,018	5.6200 GBP
25p ordinary	Purchase	989	5.6115 GBP
25p ordinary	Purchase	905	5.5987 GBP
25p ordinary	Purchase	781	5.6100 GBP
25p ordinary	Purchase	749	5.6026 GBP
25p ordinary	Purchase	734	5.5500 GBP
25p ordinary	Purchase	696	5.5855 GBP
25p ordinary	Purchase	522	5.5478 GBP
25p ordinary	Purchase	514	5.5960 GBP
25p ordinary	Purchase	487	5.5650 GBP
25p ordinary	Purchase	451	5.5522 GBP
25p ordinary	Purchase	356	5.5436 GBP
25p ordinary	Purchase	344	5.5922 GBP
25p ordinary	Purchase	298	5.5972 GBP
25p ordinary	Purchase	288	5.5900 GBP
25p ordinary	Purchase	251	5.5591 GBP
25p ordinary	Purchase	127	5.6050 GBP
25p ordinary	Purchase	100	5.5250 GBP
25p ordinary	Purchase	77	5.6550 GBP
25p ordinary	Purchase	70	5.6018 GBP
25p ordinary	Purchase	9	5.6450 GBP
25p ordinary	Purchase	9	5.6400 GBP
25p ordinary	Purchase	3	5.6300 GBP
25p ordinary	Sale	85,000	5.6106 GBP
25p ordinary	Sale	81,420	5.5950 GBP
25p ordinary	Sale	37,469	5.5897 GBP
25p ordinary	Sale	34,770	5.5936 GBP
25p ordinary	Sale	27,198	5.5964 GBP
25p ordinary	Sale	26,883	5.5906 GBP
25p ordinary	Sale	26,861	5.5885 GBP
25p ordinary	Sale	24,437	5.5947 GBP
25p ordinary	Sale	23,658	5.5764 GBP
25p ordinary	Sale	23,483	5.6021 GBP
25p ordinary	Sale	19,864	5.5873 GBP
25p ordinary	Sale	10,506	5.5747 GBP
25p ordinary	Sale	10,000	5.6500 GBP
25p ordinary	Sale	7,998	5.6045 GBP
25p ordinary	Sale	7,247	5.5975 GBP
25p ordinary	Sale	6,528	5.5878 GBP
25p ordinary	Sale	5,912	5.6192 GBP
25p ordinary	Sale	5,481	5.5908 GBP
25p ordinary	Sale	4,375	5.6141 GBP
25p ordinary	Sale	4,370	5.6062 GBP
25p ordinary	Sale	3,972	5.5870 GBP
25p ordinary	Sale	3,910	5.5970 GBP
25p ordinary	Sale	3,905	5.5949 GBP
25p ordinary	Sale	3,714	5.5833 GBP
25p ordinary	Sale	3,594	5.6254 GBP
25p ordinary	Sale	3,287	5.5943 GBP
25p ordinary	Sale	3,199	5.6054 GBP
25p ordinary	Sale	2,390	5.6052 GBP
25p ordinary	Sale	2,211	5.5872 GBP
25p ordinary	Sale	2,189	5.5946 GBP
25p ordinary	Sale	2,104	5.5945 GBP
25p ordinary	Sale	1,772	5.6093 GBP
25p ordinary	Sale	1,583	5.5952 GBP
25p ordinary	Sale	1,220	5.5697 GBP
25p ordinary	Sale	1,150	5.5700 GBP
25p ordinary	Sale	1,097	5.6186 GBP
25p ordinary	Sale	1,040	5.6261 GBP
25p ordinary	Sale	1,018	5.6200 GBP
25p ordinary	Sale	1,002	5.5650 GBP
25p ordinary	Sale	954	5.6000 GBP
25p ordinary	Sale	910	5.5800 GBP
25p ordinary	Sale	882	5.5225 GBP
25p ordinary	Sale	865	5.5997 GBP
25p ordinary	Sale	734	5.5500 GBP
25p ordinary	Sale	727	5.6132 GBP
25p ordinary	Sale	673	5.6600 GBP
25p ordinary	Sale	670	5.5850 GBP
25p ordinary	Sale	662	5.6050 GBP
25p ordinary	Sale	604	5.6008 GBP
25p ordinary	Sale	587	5.5941 GBP

25p ordinary	Sale	506	5.5300 GBP
25p ordinary	Sale	456	5.6075 GBP
25p ordinary	Sale	373	5.5880 GBP
25p ordinary	Sale	288	5.5900 GBP
25p ordinary	Sale	261	5.6100 GBP
25p ordinary	Sale	116	5.6096 GBP
25p ordinary	Sale	100	5.5250 GBP
25p ordinary	Sale	77	5.6550 GBP
25p ordinary	Sale	59	5.6150 GBP
25p ordinary	Sale	41	5.6448 GBP
25p ordinary	Sale	31	5.5546 GBP
25p ordinary	Sale	9	5.6450 GBP
25p ordinary	Sale	9	5.6400 GBP
25p ordinary	Sale	7	5.5600 GBP
25p ordinary	Sale	3	5.6300 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	23,483	5.6021 GBP
25p ordinary	SWAP	Increasing Long	85,000	5.6106 GBP
25p ordinary	SWAP	Decreasing Short	557	5.4949 GBP
25p ordinary	SWAP	Decreasing Short	4,565	5.4955 GBP
25p ordinary	SWAP	Decreasing Short	1,419	5.5196 GBP
25p ordinary	SWAP	Decreasing Short	64	5.5298 GBP
25p ordinary	SWAP	Decreasing Short	69,566	5.5500 GBP
25p ordinary	SWAP	Decreasing Short	31	5.5545 GBP
25p ordinary	SWAP	Decreasing Short	10,506	5.5747 GBP
25p ordinary	SWAP	Decreasing Short	23,011	5.5810 GBP
25p ordinary	SWAP	Decreasing Short	8,107	5.5830 GBP
25p ordinary	SWAP	Decreasing Short	9,757	5.5871 GBP
25p ordinary	SWAP	Decreasing Short	373	5.5880 GBP
25p ordinary	SWAP	Decreasing Short	10,303	5.5897 GBP
25p ordinary	SWAP	Decreasing Short	11,484	5.5898 GBP
25p ordinary	SWAP	Decreasing Short	26,883	5.5906 GBP
25p ordinary	SWAP	Decreasing Short	2,149	5.5924 GBP
25p ordinary	SWAP	Decreasing Short	15,943	5.5926 GBP
25p ordinary	SWAP	Decreasing Short	34,770	5.5936 GBP
25p ordinary	SWAP	Decreasing Short	5,925	5.5938 GBP
25p ordinary	SWAP	Decreasing Short	587	5.5941 GBP
25p ordinary	SWAP	Decreasing Short	2,189	5.5946 GBP
25p ordinary	SWAP	Decreasing Short	24,437	5.5947 GBP
25p ordinary	SWAP	Decreasing Short	3,905	5.5949 GBP
25p ordinary	SWAP	Decreasing Short	7,838	5.5950 GBP
25p ordinary	SWAP	Decreasing Short	1,583	5.5952 GBP
25p ordinary	SWAP	Decreasing Short	3,910	5.5969 GBP
25p ordinary	SWAP	Decreasing Short	7,247	5.5975 GBP
25p ordinary	SWAP	Decreasing Short	1,970	5.5999 GBP
25p ordinary	SWAP	Decreasing Short	7,998	5.6045 GBP
25p ordinary	SWAP	Decreasing Short	19	5.6050 GBP
25p ordinary	SWAP	Decreasing Short	2,059	5.6054 GBP
25p ordinary	SWAP	Decreasing Short	116	5.6096 GBP
25p ordinary	SWAP	Decreasing Short	3,174	5.6110 GBP

25p ordinary	SWAP	Decreasing Short	5,117	5.6115 GBP
25p ordinary	SWAP	Decreasing Short	727	5.6132 GBP
25p ordinary	SWAP	Decreasing Short	4,375	5.6141 GBP
25p ordinary	SWAP	Decreasing Short	27	5.6150 GBP
25p ordinary	SWAP	Decreasing Short	5,912	5.6192 GBP
25p ordinary	SWAP	Decreasing Short	41	5.6446 GBP
25p ordinary	SWAP	Increasing Short	3,815	5.5073 GBP
25p ordinary	SWAP	Increasing Short	1,162	5.5100 GBP
25p ordinary	SWAP	Increasing Short	2,524	5.5194 GBP
25p ordinary	SWAP	Increasing Short	5,333	5.5195 GBP
25p ordinary	SWAP	Increasing Short	10,805	5.5245 GBP
25p ordinary	SWAP	Increasing Short	1,870	5.5300 GBP
25p ordinary	SWAP	Increasing Short	107	5.5301 GBP
25p ordinary	SWAP	Increasing Short	10,900	5.5318 GBP
25p ordinary	SWAP	Increasing Short	43,190	5.5350 GBP
25p ordinary	SWAP	Increasing Short	3,052	5.5383 GBP
25p ordinary	SWAP	Increasing Short	10,500	5.5413 GBP
25p ordinary	SWAP	Increasing Short	356	5.5436 GBP
25p ordinary	SWAP	Increasing Short	1,618	5.5447 GBP
25p ordinary	SWAP	Increasing Short	522	5.5478 GBP
25p ordinary	SWAP	Increasing Short	23,742	5.5493 GBP
25p ordinary	SWAP	Increasing Short	820	5.5500 GBP
25p ordinary	SWAP	Increasing Short	6,718	5.5501 GBP
25p ordinary	SWAP	Increasing Short	451	5.5522 GBP
25p ordinary	SWAP	Increasing Short	1,238	5.5749 USD
25p ordinary	SWAP	Increasing Short	1,174	5.5800 GBP
25p ordinary	SWAP	Increasing Short	30	5.5835 GBP
25p ordinary	SWAP	Increasing Short	2,864	5.5864 GBP
25p ordinary	SWAP	Increasing Short	81	5.5894 GBP
25p ordinary	SWAP	Increasing Short	344	5.5922 GBP
25p ordinary	SWAP	Increasing Short	41,535	5.5925 GBP
25p ordinary	SWAP	Increasing Short	465	5.5934 GBP
25p ordinary	SWAP	Increasing Short	48,027	5.5935 GBP
25p ordinary	SWAP	Increasing Short	10,500	5.5941 GBP
25p ordinary	SWAP	Increasing Short	26,107	5.5950 GBP
25p ordinary	SWAP	Increasing Short	8,924	5.5965 GBP
25p ordinary	SWAP	Increasing Short	30,968	5.6006 GBP
25p ordinary	SWAP	Increasing Short	1,685	5.6008 GBP
25p ordinary	SWAP	Increasing Short	70	5.6017 GBP
25p ordinary	SWAP	Increasing Short	749	5.6026 GBP
25p ordinary	SWAP	Increasing Short	14,225	5.6071 GBP
25p ordinary	SWAP	Increasing Long	1,770	5.6145 GBP
25p ordinary	SWAP	Decreasing Long	100	5.5250 GBP
25p ordinary	CFD	Decreasing Short	9,632	5.5616 GBP
25p ordinary	CFD	Decreasing Short	20,535	5.5950 GBP
25p ordinary	CFD	Decreasing Short	3,594	5.6254

Top ordinary	CFD	Increasing Short	2,752	5.5800 GBP
25p ordinary	CFD	Increasing Short	2,965	5.5809 GBP
25p ordinary	CFD	Increasing Short	9,024	5.5822 GBP
25p ordinary	CFD	Increasing Short	37,032	5.5997 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**

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

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