

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.	Full name of discloser:	Barclays PLC.
(a)	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:	07 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:	6,991,481	1.43%	6,580,321	1.34%
(2) Cash-settled derivatives:	6,108,347	1.24%	6,656,606	1.36%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	13,099,828	2.67%	13,236,927	2.70%

(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	336,706	5.7000 GBP
25p ordinary	Purchase	154,205	5.6919 GBP
25p ordinary	Purchase	95,294	5.6972 GBP
25p ordinary	Purchase	62,667	5.6946 GBP
25p ordinary	Purchase	44,202	5.6990 GBP
25p ordinary	Purchase	22,164	5.6632 GBP
25p ordinary	Purchase	18,099	5.6641 GBP
25p ordinary	Purchase	15,246	5.7002 GBP
25p ordinary	Purchase	12,804	5.6609 GBP
25p ordinary	Purchase	10,263	5.6999 GBP
25p ordinary	Purchase	10,000	5.6900 GBP
25p ordinary	Purchase	8,052	5.6924 GBP
25p ordinary	Purchase	7,397	5.6250 GBP
25p ordinary	Purchase	7,210	5.6710 GBP

25p ordinary	Purchase	1,240	5.6719 GBP
25p ordinary	Purchase	7,230	5.6746 GBP
25p ordinary	Purchase	6,401	5.6635 GBP
25p ordinary	Purchase	6,298	5.6619 GBP
25p ordinary	Purchase	6,190	5.6731 GBP
25p ordinary	Purchase	3,387	5.6300 GBP
25p ordinary	Purchase	3,088	5.6736 GBP
25p ordinary	Purchase	2,980	5.6550 GBP
25p ordinary	Purchase	2,932	5.6578 GBP
25p ordinary	Purchase	2,713	5.6476 GBP
25p ordinary	Purchase	2,541	5.6720 GBP
25p ordinary	Purchase	2,244	5.6574 GBP
25p ordinary	Purchase	2,234	5.6767 GBP
25p ordinary	Purchase	2,219	5.7001 GBP
25p ordinary	Purchase	1,949	5.6800 GBP
25p ordinary	Purchase	1,602	5.6612 GBP
25p ordinary	Purchase	1,574	5.6450 GBP
25p ordinary	Purchase	1,540	5.6666 GBP
25p ordinary	Purchase	1,281	5.6700 GBP
25p ordinary	Purchase	1,072	5.6696 GBP
25p ordinary	Purchase	903	5.6854 GBP
25p ordinary	Purchase	812	5.6658 GBP
25p ordinary	Purchase	789	5.6980 GBP
25p ordinary	Purchase	777	5.6500 GBP
25p ordinary	Purchase	753	5.6521 GBP
25p ordinary	Purchase	556	5.6605 GBP
25p ordinary	Purchase	509	5.6748 GBP
25p ordinary	Purchase	492	5.6607 GBP
25p ordinary	Purchase	413	5.6000 GBP
25p ordinary	Purchase	307	5.5745 GBP
25p ordinary	Purchase	273	5.6950 GBP
25p ordinary	Purchase	272	5.7050 GBP
25p ordinary	Purchase	174	5.6750 GBP
25p ordinary	Purchase	160	5.6850 GBP
25p ordinary	Purchase	142	5.5800 GBP
25p ordinary	Purchase	134	5.6749 GBP
25p ordinary	Purchase	130	5.5900 GBP
25p ordinary	Purchase	125	5.6150 GBP
25p ordinary	Purchase	123	5.6201 GBP
25p ordinary	Purchase	16	5.6725 GBP
25p ordinary	Purchase	4	5.6537 GBP
25p ordinary	Purchase	4	5.6600 GBP
25p ordinary	Purchase	1	5.6650 GBP
25p ordinary	Purchase	1	5.6200 GBP
25p ordinary	Sale	232,006	5.6998 GBP
25p ordinary	Sale	174,175	5.6990 GBP
25p ordinary	Sale	156,659	5.7000 GBP
25p ordinary	Sale	118,951	5.6918 GBP
25p ordinary	Sale	47,647	5.6972 GBP
25p ordinary	Sale	28,848	5.6828 GBP
25p ordinary	Sale	28,463	5.6649 GBP
25p ordinary	Sale	25,000	5.6529 GBP
25p ordinary	Sale	24,900	5.6553 GBP
25p ordinary	Sale	18,470	5.6965 GBP
25p ordinary	Sale	16,591	5.6789 GBP
25p ordinary	Sale	16,104	5.6924 GBP
25p ordinary	Sale	13,441	5.6826 GBP
25p ordinary	Sale	13,138	5.6491 GBP
25p ordinary	Sale	12,232	5.6655 GBP
25p ordinary	Sale	10,130	5.6554 GBP
25p ordinary	Sale	7,524	5.6604 GBP
25p ordinary	Sale	7,237	5.6890 GBP
25p ordinary	Sale	6,773	5.6672 GBP
25p ordinary	Sale	6,755	5.6659 GBP
25p ordinary	Sale	6,343	5.6546 GBP
25p ordinary	Sale	5,243	5.6982 GBP
25p ordinary	Sale	4,292	5.6749 GBP
25p ordinary	Sale	3,897	5.6800 GBP
25p ordinary	Sale	3,384	5.6725 GBP
25p ordinary	Sale	2,581	5.6534 GBP
25p ordinary	Sale	2,557	5.5928 GBP
25p ordinary	Sale	2,515	5.6630 GBP
25p ordinary	Sale	2,353	5.6028 GBP
25p ordinary	Sale	2,307	5.6750 GBP
25p ordinary	Sale	2,239	5.6499 GBP
25p ordinary	Sale	2,199	5.6645 GBP
25p ordinary	Sale	1,764	5.6587 GBP
25p ordinary	Sale	1,654	5.6550 GBP
25p ordinary	Sale	1,466	5.6578 GBP
25p ordinary	Sale	1,320	5.6526 GBP
25p ordinary	Sale	1,272	5.6017 GBP
25p ordinary	Sale	1,134	5.6450 GBP
25p ordinary	Sale	1,072	5.6700 GBP
25p ordinary	Sale	953	5.6447 GBP
25p ordinary	Sale	919	5.6852 GBP
25p ordinary	Sale	800	5.6420 GBP
25p ordinary	Sale	683	5.6000 GBP
25p ordinary	Sale	669	5.6103 GBP

25p ordinary	Sale	601	5.6100	GBP
25p ordinary	Sale	458	5.6145	GBP
25p ordinary	Sale	304	5.6995	GBP
25p ordinary	Sale	273	5.6950	GBP
25p ordinary	Sale	272	5.7050	GBP
25p ordinary	Sale	142	5.5800	GBP
25p ordinary	Sale	130	5.5900	GBP
25p ordinary	Sale	126	5.6150	GBP
25p ordinary	Sale	41	5.6900	GBP
25p ordinary	Sale	24	5.6814	GBP
25p ordinary	Sale	22	5.6945	GBP
25p ordinary	Sale	4	5.6050	GBP
25p ordinary	Sale	2	5.6600	GBP
25p ordinary	Sale	2	5.6500	GBP
25p ordinary	Sale	1	5.6250	GBP
25p ordinary	Sale	1	5.6850	GBP
25p ordinary	Sale	1	5.6200	GBP
25p ordinary	Sale	1	5.6650	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	Decreasing Short	1	5.5998 GBP
25p ordinary	SWAP	Decreasing Short	458	5.6145 GBP
25p ordinary	SWAP	Decreasing Short	1	5.6223 GBP
25p ordinary	SWAP	Decreasing Short	800	5.6420 GBP
25p ordinary	SWAP	Decreasing Short	953	5.6447 GBP
25p ordinary	SWAP	Decreasing Short	805	5.6482 GBP
25p ordinary	SWAP	Decreasing Short	610	5.6500 GBP
25p ordinary	SWAP	Decreasing Short	25,000	5.6529 GBP
25p ordinary	SWAP	Decreasing Short	2,581	5.6534 GBP
25p ordinary	SWAP	Decreasing Short	6,343	5.6546 GBP
25p ordinary	SWAP	Decreasing Short	712	5.6550 GBP
25p ordinary	SWAP	Decreasing Short	10,130	5.6554 GBP
25p ordinary	SWAP	Decreasing Short	3,733	5.6580 GBP
25p ordinary	SWAP	Decreasing Short	2,199	5.6645 GBP
25p ordinary	SWAP	Decreasing Short	28,463	5.6649 GBP
25p ordinary	SWAP	Decreasing Short	12,232	5.6655 GBP
25p ordinary	SWAP	Decreasing Short	6,755	5.6659 GBP
25p ordinary	SWAP	Decreasing Short	7	5.6700 GBP
25p ordinary	SWAP	Decreasing Short	4,292	5.6748 GBP
25p ordinary	SWAP	Decreasing Short	3,392	5.6796 GBP
25p ordinary	SWAP	Decreasing Short	46,509	5.6826 GBP
25p ordinary	SWAP	Decreasing Short	28,680	5.6827 GBP
25p ordinary	SWAP	Decreasing Short	4,649	5.6843 GBP
25p ordinary	SWAP	Decreasing Short	31,518	5.6888 GBP
25p ordinary	SWAP	Decreasing Short	7,237	5.6889 GBP
25p ordinary	SWAP	Decreasing Short	168	5.6919 GBP
25p ordinary	SWAP	Decreasing Short	22	5.6947 GBP
25p ordinary	SWAP	Decreasing Short	40,599	5.6992 GBP
25p ordinary	SWAP	Decreasing Short	14,070	5.6995 GBP
25p ordinary	SWAP	Decreasing Short	2,100	5.6996 GBP
25p ordinary	SWAP	Decreasing Short	13,498	5.6997 GBP
25p ordinary	SWAP	Decreasing Short	87,539	5.6998 GBP

				Value GBP
25p ordinary	SWAP	Decreasing Short	179,358	5.7000 GBP
25p ordinary	SWAP	Increasing Short	1	5.6001 GBP
25p ordinary	SWAP	Increasing Short	123	5.6201 GBP
25p ordinary	SWAP	Increasing Short	1	5.6226 GBP
25p ordinary	SWAP	Increasing Short	7,396	5.6250 GBP
25p ordinary	SWAP	Increasing Short	3,387	5.6300 GBP
25p ordinary	SWAP	Increasing Short	2,713	5.6476 GBP
25p ordinary	SWAP	Increasing Short	285	5.6500 GBP
25p ordinary	SWAP	Increasing Short	1,326	5.6550 GBP
25p ordinary	SWAP	Increasing Short	1	5.6600 GBP
25p ordinary	SWAP	Increasing Short	556	5.6605 GBP
25p ordinary	SWAP	Increasing Short	492	5.6607 GBP
25p ordinary	SWAP	Increasing Short	1,602	5.6612 GBP
25p ordinary	SWAP	Increasing Short	43	5.6631 GBP
25p ordinary	SWAP	Increasing Short	6,401	5.6635 GBP
25p ordinary	SWAP	Increasing Short	18,099	5.6641 GBP
25p ordinary	SWAP	Increasing Short	362	5.6650 GBP
25p ordinary	SWAP	Increasing Short	1,120	5.6683 GBP
25p ordinary	SWAP	Increasing Short	2,541	5.6719 GBP
25p ordinary	SWAP	Increasing Short	6,190	5.6731 GBP
25p ordinary	SWAP	Increasing Short	7,230	5.6746 GBP
25p ordinary	SWAP	Increasing Short	2,234	5.6767 GBP
25p ordinary	SWAP	Increasing Short	154,205	5.6919 GBP
25p ordinary	SWAP	Increasing Short	15,772	5.6977 GBP
25p ordinary	SWAP	Increasing Short	42,207	5.6980 GBP
25p ordinary	SWAP	Increasing Short	44,202	5.6990 GBP
25p ordinary	SWAP	Increasing Short	78,727	5.7000 GBP
25p ordinary	SWAP	Increasing Short	2,219	5.7001 GBP
25p ordinary	SWAP	Increasing Short	25,504	5.7002 GBP
25p ordinary	SWAP	Increasing Long	987	5.6728 GBP
25p ordinary	CFD	Decreasing Short	13,138	5.6491 GBP
25p ordinary	CFD	Decreasing Short	347	5.6546 GBP
25p ordinary	CFD	Decreasing Short	24,900	5.6553 GBP
25p ordinary	CFD	Decreasing Short	270,221	5.6977 GBP
25p ordinary	CFD	Increasing Short	1,856	5.6465 GBP
25p ordinary	CFD	Increasing Short	3,778	5.6582 GBP
25p ordinary	CFD	Increasing Short	22,121	5.6632 GBP
25p ordinary	CFD	Increasing Short	4,431	5.6672 GBP
25p ordinary	CFD	Increasing Short	66,406	5.6883 GBP
25p ordinary	CFD	Increasing Short	206,604	5.7000 GBP

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

Class of relevant	Product description	Writing, purchasing, selling,	Number of securities	Exercise price per unit	Type	Expiry date	Option money paid/

security	varying etc	to which option relates				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:	08 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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