

**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:	08 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:	6,794,242	1.39%	6,569,904	1.34%
(2) Cash-settled derivatives:	6,097,237	1.24%	6,463,166	1.31%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,891,479	2.63%	13,033,070	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	155,291	5.7200 GBP
25p ordinary	Purchase	89,967	5.7201 GBP
25p ordinary	Purchase	83,440	5.6600 GBP
25p ordinary	Purchase	70,390	5.7298 GBP
25p ordinary	Purchase	57,610	5.7282 GBP
25p ordinary	Purchase	34,120	5.7271 GBP
25p ordinary	Purchase	33,720	5.7332 GBP
25p ordinary	Purchase	26,447	5.7547 GBP
25p ordinary	Purchase	25,353	5.7346 GBP
25p ordinary	Purchase	14,869	5.7302 GBP
25p ordinary	Purchase	10,024	5.7398 GBP
25p ordinary	Purchase	9,598	5.6996 GBP
25p ordinary	Purchase	9,165	5.7571 GBP
25p ordinary	Purchase	8,788	5.7366 GBP

25p ordinary	Purchase	0,100	5,1300 GBP
25p ordinary	Purchase	8,481	5.7338 GBP
25p ordinary	Purchase	8,366	5.7622 GBP
25p ordinary	Purchase	7,449	5.7150 GBP
25p ordinary	Purchase	6,497	5.7712 GBP
25p ordinary	Purchase	5,446	5.7685 GBP
25p ordinary	Purchase	3,073	5.7126 GBP
25p ordinary	Purchase	2,928	5.7325 GBP
25p ordinary	Purchase	2,853	5.6908 GBP
25p ordinary	Purchase	2,724	5.7800 GBP
25p ordinary	Purchase	2,407	5.7820 GBP
25p ordinary	Purchase	2,206	5.6970 GBP
25p ordinary	Purchase	2,040	5.7829 GBP
25p ordinary	Purchase	1,842	5.7675 GBP
25p ordinary	Purchase	1,363	5.6920 GBP
25p ordinary	Purchase	1,336	5.7950 GBP
25p ordinary	Purchase	1,222	5.7939 GBP
25p ordinary	Purchase	1,145	5.7144 GBP
25p ordinary	Purchase	1,097	5.7902 GBP
25p ordinary	Purchase	926	5.7022 GBP
25p ordinary	Purchase	896	5.7716 GBP
25p ordinary	Purchase	718	5.7400 GBP
25p ordinary	Purchase	576	5.6900 GBP
25p ordinary	Purchase	535	5.6620 GBP
25p ordinary	Purchase	465	5.7519 GBP
25p ordinary	Purchase	446	5.8350 GBP
25p ordinary	Purchase	429	5.7650 GBP
25p ordinary	Purchase	333	5.7093 GBP
25p ordinary	Purchase	312	5.8400 GBP
25p ordinary	Purchase	307	5.7702 GBP
25p ordinary	Purchase	240	5.7900 GBP
25p ordinary	Purchase	237	5.7300 GBP
25p ordinary	Purchase	237	5.7750 GBP
25p ordinary	Purchase	224	5.7450 GBP
25p ordinary	Purchase	221	5.7600 GBP
25p ordinary	Purchase	219	5.7250 GBP
25p ordinary	Purchase	175	5.6400 GBP
25p ordinary	Purchase	121	5.7000 GBP
25p ordinary	Purchase	120	5.7550 GBP
25p ordinary	Purchase	118	5.8150 GBP
25p ordinary	Purchase	115	5.8250 GBP
25p ordinary	Purchase	112	5.8300 GBP
25p ordinary	Purchase	110	5.7100 GBP
25p ordinary	Purchase	110	5.7500 GBP
25p ordinary	Purchase	95	5.8100 GBP
25p ordinary	Purchase	95	5.6950 GBP
25p ordinary	Purchase	95	5.7050 GBP
25p ordinary	Purchase	30	5.7700 GBP
25p ordinary	Purchase	25	5.7084 GBP
25p ordinary	Purchase	14	5.7125 GBP
25p ordinary	Purchase	4	5.6800 GBP
25p ordinary	Purchase	2	5.7117 GBP
25p ordinary	Purchase	1	5.7850 GBP
25p ordinary	Purchase	1	5.8000 GBP
25p ordinary	Sale	202,399	5.7205 GBP
25p ordinary	Sale	93,519	5.7200 GBP
25p ordinary	Sale	78,152	5.7159 GBP
25p ordinary	Sale	67,098	5.7199 GBP
25p ordinary	Sale	50,365	5.7209 GBP
25p ordinary	Sale	42,178	5.7505 GBP
25p ordinary	Sale	35,195	5.7298 GBP
25p ordinary	Sale	31,023	5.7238 GBP
25p ordinary	Sale	28,100	5.7020 GBP
25p ordinary	Sale	20,839	5.7602 GBP
25p ordinary	Sale	20,406	5.7253 GBP
25p ordinary	Sale	18,895	5.7384 GBP
25p ordinary	Sale	18,885	5.7150 GBP
25p ordinary	Sale	18,330	5.7571 GBP
25p ordinary	Sale	15,781	5.7507 GBP
25p ordinary	Sale	12,688	5.7195 GBP
25p ordinary	Sale	12,373	5.8085 GBP
25p ordinary	Sale	12,157	5.7117 GBP
25p ordinary	Sale	10,996	5.7197 GBP
25p ordinary	Sale	10,892	5.7685 GBP
25p ordinary	Sale	10,570	5.7017 GBP
25p ordinary	Sale	9,130	5.7188 GBP
25p ordinary	Sale	5,971	5.7452 GBP
25p ordinary	Sale	5,900	5.7594 GBP
25p ordinary	Sale	5,798	5.7162 GBP
25p ordinary	Sale	5,315	5.7420 GBP
25p ordinary	Sale	4,832	5.7277 GBP
25p ordinary	Sale	4,814	5.7820 GBP
25p ordinary	Sale	4,500	5.7391 GBP
25p ordinary	Sale	4,197	5.7622 GBP
25p ordinary	Sale	4,079	5.7880 GBP
25p ordinary	Sale	3,881	5.7800 GBP
25p ordinary	Sale	2,654	5.7838 GBP
25p ordinary	Sale	2,444	5.7939 GBP

25p ordinary	Sale	1,685	5.7471 GBP
25p ordinary	Sale	1,120	5.7233 GBP
25p ordinary	Sale	1,103	5.6970 GBP
25p ordinary	Sale	885	5.7950 GBP
25p ordinary	Sale	830	5.7112 GBP
25p ordinary	Sale	693	5.6695 GBP
25p ordinary	Sale	576	5.6900 GBP
25p ordinary	Sale	514	5.6650 GBP
25p ordinary	Sale	483	5.6433 GBP
25p ordinary	Sale	446	5.8350 GBP
25p ordinary	Sale	435	5.6566 GBP
25p ordinary	Sale	325	5.7650 GBP
25p ordinary	Sale	312	5.8400 GBP
25p ordinary	Sale	240	5.7900 GBP
25p ordinary	Sale	237	5.7750 GBP
25p ordinary	Sale	237	5.7300 GBP
25p ordinary	Sale	224	5.7450 GBP
25p ordinary	Sale	221	5.7600 GBP
25p ordinary	Sale	219	5.7250 GBP
25p ordinary	Sale	199	5.7234 GBP
25p ordinary	Sale	158	5.7100 GBP
25p ordinary	Sale	152	5.7400 GBP
25p ordinary	Sale	121	5.7000 GBP
25p ordinary	Sale	120	5.7550 GBP
25p ordinary	Sale	118	5.8150 GBP
25p ordinary	Sale	115	5.8250 GBP
25p ordinary	Sale	112	5.8300 GBP
25p ordinary	Sale	110	5.7500 GBP
25p ordinary	Sale	95	5.7050 GBP
25p ordinary	Sale	95	5.8100 GBP
25p ordinary	Sale	95	5.6950 GBP
25p ordinary	Sale	89	5.7152 GBP
25p ordinary	Sale	15	5.6500 GBP
25p ordinary	Sale	4	5.6800 GBP
25p ordinary	Sale	2	5.6600 GBP
25p ordinary	Sale	1	5.8000 GBP
25p ordinary	Sale	1	5.7850 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	1,272	5.6620 GBP
25p ordinary	SWAP	Decreasing Short	3,560	5.6956 GBP
25p ordinary	SWAP	Decreasing Short	10,570	5.7017 GBP
25p ordinary	SWAP	Decreasing Short	28,100	5.7020 GBP
25p ordinary	SWAP	Decreasing Short	1,872	5.7057 GBP
25p ordinary	SWAP	Decreasing Short	5,120	5.7073 GBP
25p ordinary	SWAP	Decreasing Short	6,010	5.7096 GBP
25p ordinary	SWAP	Decreasing Short	89	5.7152 GBP
25p ordinary	SWAP	Decreasing Short	78,152	5.7159 GBP
25p ordinary	SWAP	Decreasing Short	9,130	5.7188 GBP
25p ordinary	SWAP	Decreasing Short	12,688	5.7195 GBP
25p ordinary	SWAP	Decreasing Short	65	5.7196 GBP
25p ordinary	SWAP	Decreasing Short	23,547	5.7197 GBP
25p ordinary	SWAP	Decreasing Short	86,902	5.7199 GBP
25p ordinary	SWAP	Decreasing Short	117,513	5.7200 GBP
25p ordinary	SWAP	Decreasing Short	50,365	5.7209 GBP
25p ordinary	SWAP	Decreasing Short	1,120	5.7233 GBP
25p ordinary	SWAP	Decreasing Short	31,023	5.7238 GBP
25p ordinary	SWAP	Decreasing Short	826	5.7325 GBP
25p ordinary	SWAP	Decreasing Short	7,200	5.7384 GBP
25p ordinary	SWAP	Decreasing Short	4,500	5.7391 GBP
25p ordinary	SWAP	Decreasing Short	1,822	5.7489 GBP

25p ordinary	SWAP	Decreasing Short	42,178	5.7505 GBP
25p ordinary	SWAP	Decreasing Short	15,781	5.7507 GBP
25p ordinary	SWAP	Decreasing Short	10,998	5.7508 GBP
25p ordinary	SWAP	Decreasing Short	5,604	5.7560 GBP
25p ordinary	SWAP	Decreasing Short	5,900	5.7594 GBP
25p ordinary	SWAP	Decreasing Short	20,839	5.7602 GBP
25p ordinary	SWAP	Decreasing Short	325	5.7650 GBP
25p ordinary	SWAP	Decreasing Short	2,654	5.7838 GBP
25p ordinary	SWAP	Decreasing Short	4,079	5.7880 GBP
25p ordinary	SWAP	Increasing Short	175	5.6400 GBP
25p ordinary	SWAP	Increasing Short	83,438	5.6600 GBP
25p ordinary	SWAP	Increasing Short	535	5.6620 GBP
25p ordinary	SWAP	Increasing Short	2,853	5.6908 GBP
25p ordinary	SWAP	Increasing Short	1,363	5.6920 GBP
25p ordinary	SWAP	Increasing Short	9,598	5.6996 GBP
25p ordinary	SWAP	Increasing Short	333	5.7093 GBP
25p ordinary	SWAP	Increasing Short	3,073	5.7126 GBP
25p ordinary	SWAP	Increasing Short	49,736	5.7200 GBP
25p ordinary	SWAP	Increasing Short	89,967	5.7201 GBP
25p ordinary	SWAP	Increasing Short	21,255	5.7202 GBP
25p ordinary	SWAP	Increasing Short	2,807	5.7209 GBP
25p ordinary	SWAP	Increasing Short	34,120	5.7271 GBP
25p ordinary	SWAP	Increasing Short	57,610	5.7282 GBP
25p ordinary	SWAP	Increasing Short	8,481	5.7338 GBP
25p ordinary	SWAP	Increasing Short	23,664	5.7346 GBP
25p ordinary	SWAP	Increasing Short	33,137	5.7545 GBP
25p ordinary	SWAP	Increasing Short	307	5.7702 GBP
25p ordinary	SWAP	Increasing Short	896	5.7716 GBP
25p ordinary	SWAP	Increasing Long	3,461	5.7754 GBP
25p ordinary	CFD	Decreasing Short	22,457	5.7159 GBP
25p ordinary	CFD	Decreasing Short	88,569	5.7182 GBP
25p ordinary	CFD	Decreasing Short	20,406	5.7253 GBP
25p ordinary	CFD	Decreasing Short	152	5.7400 GBP
25p ordinary	CFD	Decreasing Short	12,373	5.8085 GBP
25p ordinary	CFD	Increasing Short	2,234	5.7152 GBP
25p ordinary	CFD	Increasing Short	62,728	5.7200 GBP
25p ordinary	CFD	Increasing Short	46,700	5.7343 GBP
25p ordinary	CFD	Increasing Short	9,858	5.7368 GBP
25p ordinary	CFD	Increasing Short	10,024	5.7398 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	Exercise price per unit	Type	Expiry date	Option money paid/ received per unit
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			relates				

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

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