

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:	09 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:	6,730,126	1.37%	6,333,906	1.29%
(2) Cash-settled derivatives:	5,858,667	1.20%	6,399,084	1.30%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,588,793	2.57%	12,732,990	2.59%

(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	206,071	5.7511 GBP
25p ordinary	Purchase	205,461	5.7450 GBP
25p ordinary	Purchase	67,890	5.7675 GBP
25p ordinary	Purchase	54,659	5.7566 GBP
25p ordinary	Purchase	53,199	5.7540 GBP
25p ordinary	Purchase	50,000	5.7627 GBP
25p ordinary	Purchase	50,000	5.7826 GBP
25p ordinary	Purchase	50,000	5.7615 GBP
25p ordinary	Purchase	42,985	5.7575 GBP
25p ordinary	Purchase	36,125	5.7253 GBP
25p ordinary	Purchase	19,794	5.7391 GBP
25p ordinary	Purchase	18,747	5.7617 GBP
25p ordinary	Purchase	16,012	5.7353 GBP
25p ordinary	Purchase	15,507	5.7451 GBP

25p ordinary	Purchase	15,501	5,7451 GBP
25p ordinary	Purchase	12,845	5,7477 GBP
25p ordinary	Purchase	12,339	5,7457 GBP
25p ordinary	Purchase	8,882	5,7281 GBP
25p ordinary	Purchase	8,787	5,7189 GBP
25p ordinary	Purchase	6,898	5,7545 GBP
25p ordinary	Purchase	4,953	5,7863 GBP
25p ordinary	Purchase	4,673	5,7502 GBP
25p ordinary	Purchase	4,287	5,7497 GBP
25p ordinary	Purchase	3,540	5,7670 GBP
25p ordinary	Purchase	3,035	5,7286 GBP
25p ordinary	Purchase	2,833	5,7475 GBP
25p ordinary	Purchase	2,099	5,7907 GBP
25p ordinary	Purchase	2,001	5,7522 GBP
25p ordinary	Purchase	1,686	5,7464 GBP
25p ordinary	Purchase	1,601	5,7285 GBP
25p ordinary	Purchase	1,373	5,7300 GBP
25p ordinary	Purchase	1,228	5,7408 GBP
25p ordinary	Purchase	1,067	5,7378 GBP
25p ordinary	Purchase	730	5,7600 GBP
25p ordinary	Purchase	623	5,7250 GBP
25p ordinary	Purchase	548	5,7400 GBP
25p ordinary	Purchase	500	5,7800 GBP
25p ordinary	Purchase	113	5,7700 GBP
25p ordinary	Purchase	90	5,7550 GBP
25p ordinary	Purchase	79	5,7850 GBP
25p ordinary	Purchase	77	5,7538 GBP
25p ordinary	Purchase	70	5,7499 GBP
25p ordinary	Purchase	40	5,7491 GBP
25p ordinary	Purchase	30	5,7611 GBP
25p ordinary	Purchase	29	5,7650 GBP
25p ordinary	Purchase	26	5,8000 GBP
25p ordinary	Purchase	26	5,7510 GBP
25p ordinary	Purchase	19	5,7551 GBP
25p ordinary	Purchase	18	5,7500 GBP
25p ordinary	Purchase	14	5,7425 GBP
25p ordinary	Purchase	7	5,7350 GBP
25p ordinary	Purchase	4	5,7880 GBP
25p ordinary	Sale	140,681	5,7462 GBP
25p ordinary	Sale	80,000	5,7110 GBP
25p ordinary	Sale	56,510	5,7558 GBP
25p ordinary	Sale	51,000	5,7377 GBP
25p ordinary	Sale	47,341	5,7523 GBP
25p ordinary	Sale	41,166	5,7452 GBP
25p ordinary	Sale	35,082	5,7450 GBP
25p ordinary	Sale	34,957	5,7683 GBP
25p ordinary	Sale	34,256	5,7457 GBP
25p ordinary	Sale	33,667	5,7538 GBP
25p ordinary	Sale	27,664	5,7542 GBP
25p ordinary	Sale	25,097	5,7501 GBP
25p ordinary	Sale	23,612	5,7482 GBP
25p ordinary	Sale	20,966	5,7559 GBP
25p ordinary	Sale	17,000	5,7283 GBP
25p ordinary	Sale	15,355	5,7555 GBP
25p ordinary	Sale	12,551	5,7567 GBP
25p ordinary	Sale	12,467	5,7435 GBP
25p ordinary	Sale	10,371	5,7458 GBP
25p ordinary	Sale	10,000	5,7875 GBP
25p ordinary	Sale	9,714	5,7531 GBP
25p ordinary	Sale	9,009	5,7571 GBP
25p ordinary	Sale	6,405	5,7680 GBP
25p ordinary	Sale	6,358	5,7281 GBP
25p ordinary	Sale	5,899	5,7447 GBP
25p ordinary	Sale	4,904	5,7400 GBP
25p ordinary	Sale	4,569	5,7642 GBP
25p ordinary	Sale	4,283	5,7445 GBP
25p ordinary	Sale	4,127	5,7467 GBP
25p ordinary	Sale	2,656	5,7481 GBP
25p ordinary	Sale	2,473	5,7635 GBP
25p ordinary	Sale	2,425	5,7519 GBP
25p ordinary	Sale	1,775	5,7581 GBP
25p ordinary	Sale	1,678	5,7517 GBP
25p ordinary	Sale	1,452	5,7488 GBP
25p ordinary	Sale	942	5,8000 GBP
25p ordinary	Sale	861	5,7752 GBP
25p ordinary	Sale	819	5,7850 GBP
25p ordinary	Sale	730	5,7773 GBP
25p ordinary	Sale	332	5,7843 GBP
25p ordinary	Sale	176	5,7802 GBP
25p ordinary	Sale	113	5,7700 GBP
25p ordinary	Sale	88	5,7540 GBP
25p ordinary	Sale	71	5,7300 GBP
25p ordinary	Sale	46	5,7900 GBP
25p ordinary	Sale	36	5,7550 GBP
25p ordinary	Sale	29	5,7650 GBP
25p ordinary	Sale	15	5,7500 GBP
25p ordinary	Sale	5	5,7800 GBP
25p ordinary	Sale	4	5,7600 GBP

25p ordinary	Sale	1	5.7851	GBP
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(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	5.6038 GBP
25p ordinary	SWAP	Increasing Long	85,000	5.6115 GBP
25p ordinary	SWAP	Increasing Long	51,000	5.7377 GBP
25p ordinary	SWAP	Decreasing Long	23,483	5.6021 GBP
25p ordinary	SWAP	Decreasing Long	85,000	5.6106 GBP
25p ordinary	SWAP	Decreasing Short	80,000	5.7109 GBP
25p ordinary	SWAP	Decreasing Short	9	5.7300 GBP
25p ordinary	SWAP	Decreasing Short	4,790	5.7330 GBP
25p ordinary	SWAP	Decreasing Short	8,204	5.7395 GBP
25p ordinary	SWAP	Decreasing Short	740	5.7445 GBP
25p ordinary	SWAP	Decreasing Short	3,543	5.7446 GBP
25p ordinary	SWAP	Decreasing Short	24,240	5.7447 GBP
25p ordinary	SWAP	Decreasing Short	12,774	5.7450 GBP
25p ordinary	SWAP	Decreasing Short	34,256	5.7457 GBP
25p ordinary	SWAP	Decreasing Short	12,627	5.7466 GBP
25p ordinary	SWAP	Decreasing Short	8,508	5.7477 GBP
25p ordinary	SWAP	Decreasing Short	10,111	5.7481 GBP
25p ordinary	SWAP	Decreasing Short	23,612	5.7482 GBP
25p ordinary	SWAP	Decreasing Short	18,990	5.7487 GBP
25p ordinary	SWAP	Decreasing Short	2,425	5.7519 GBP
25p ordinary	SWAP	Decreasing Short	47,341	5.7523 GBP
25p ordinary	SWAP	Decreasing Short	33,667	5.7538 GBP
25p ordinary	SWAP	Decreasing Short	88	5.7540 GBP
25p ordinary	SWAP	Decreasing Short	27,664	5.7542 GBP
25p ordinary	SWAP	Decreasing Short	11,182	5.7548 GBP
25p ordinary	SWAP	Decreasing Short	9,130	5.7555 GBP
25p ordinary	SWAP	Decreasing Short	123	5.7567 GBP
25p ordinary	SWAP	Decreasing Short	4,173	5.7574 GBP
25p ordinary	SWAP	Decreasing Short	50	5.7585 GBP
25p ordinary	SWAP	Decreasing Short	4,569	5.7642 GBP
25p ordinary	SWAP	Decreasing Short	34,957	5.7683 GBP
25p ordinary	SWAP	Decreasing Short	5,392	5.7690 GBP
25p ordinary	SWAP	Decreasing Short	730	5.7773 GBP
25p ordinary	SWAP	Decreasing Short	176	5.7802 GBP
25p ordinary	SWAP	Decreasing Short	332	5.7843 GBP
25p ordinary	SWAP	Decreasing Short	548	5.7850 GBP
25p ordinary	SWAP	Increasing Short	6,686	5.7274 GBP
25p ordinary	SWAP	Increasing Short	57,251	5.7287 GBP
25p ordinary	SWAP	Increasing Short	16,012	5.7353 GBP
25p ordinary	SWAP	Increasing Short	154,532	5.7450 GBP
25p ordinary	SWAP	Increasing Short	15,464	5.7451

25p ordinary	SWAP	Increasing Short	1,686	GBP 5.7464 GBP
25p ordinary	SWAP	Increasing Short	4,287	GBP 5.7497 GBP
25p ordinary	SWAP	Increasing Short	4,673	GBP 5.7502 GBP
25p ordinary	SWAP	Increasing Short	18,892	GBP 5.7511 GBP
25p ordinary	SWAP	Increasing Short	6,898	GBP 5.7545 GBP
25p ordinary	SWAP	Increasing Short	54	GBP 5.7550 GBP
25p ordinary	SWAP	Increasing Short	43,112	GBP 5.7566 GBP
25p ordinary	SWAP	Increasing Short	103,199	GBP 5.7576 GBP
25p ordinary	SWAP	Increasing Short	18,747	GBP 5.7617 GBP
25p ordinary	SWAP	Increasing Short	50,000	GBP 5.7627 GBP
25p ordinary	SWAP	Increasing Short	67,890	GBP 5.7675 GBP
25p ordinary	SWAP	Increasing Short	241	GBP 5.7775 GBP
25p ordinary	SWAP	Increasing Short	50,000	GBP 5.7826 GBP
25p ordinary	SWAP	Increasing Short	4,953	GBP 5.7863 GBP
25p ordinary	SWAP	Increasing Short	2,099	GBP 5.7907 GBP
25p ordinary	CFD	Decreasing Short	6,929	GBP 5.7413 GBP
25p ordinary	CFD	Decreasing Short	12,467	GBP 5.7435 GBP
25p ordinary	CFD	Decreasing Short	5,500	GBP 5.7445 GBP
25p ordinary	CFD	Decreasing Short	24,887	GBP 5.7478 GBP
25p ordinary	CFD	Decreasing Short	740	GBP 5.7850 GBP
25p ordinary	CFD	Increasing Short	775	GBP 5.7226 GBP
25p ordinary	CFD	Increasing Short	48,066	GBP 5.7450 GBP
25p ordinary	CFD	Increasing Short	4,130	GBP 5.7497 GBP
25p ordinary	CFD	Increasing Short	2,001	GBP 5.7521 GBP
25p ordinary	CFD	Increasing Short	19,314	GBP 5.7557 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:	12 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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