

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.

(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:	12 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:	6,789,017	1.39%	6,228,599	1.27%
(2) Cash-settled derivatives:	5,759,872	1.18%	6,398,123	1.30%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,548,889	2.56%	12,626,722	2.57%

(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	272,598	5.6600 GBP
25p ordinary	Purchase	194,424	5.6687 GBP
25p ordinary	Purchase	42,428	5.6611 GBP
25p ordinary	Purchase	20,285	5.6616 GBP
25p ordinary	Purchase	16,144	5.6647 GBP
25p ordinary	Purchase	15,938	5.6633 GBP
25p ordinary	Purchase	13,329	5.6621 GBP
25p ordinary	Purchase	12,069	5.6626 GBP
25p ordinary	Purchase	10,969	5.6602 GBP
25p ordinary	Purchase	9,820	5.6643 GBP
25p ordinary	Purchase	6,419	5.6671 GBP
25p ordinary	Purchase	6,042	5.6613 GBP
25p ordinary	Purchase	5,047	5.6741 GBP
25p ordinary	Purchase	1,052	5.6702 GBP

25p ordinary	Purchase	4,000	5.6795 GBP
25p ordinary	Purchase	4,485	5.6908 GBP
25p ordinary	Purchase	3,737	5.6550 GBP
25p ordinary	Purchase	3,416	5.6568 GBP
25p ordinary	Purchase	2,652	5.6650 GBP
25p ordinary	Purchase	2,121	5.6700 GBP
25p ordinary	Purchase	1,737	5.6608 GBP
25p ordinary	Purchase	1,413	5.6703 GBP
25p ordinary	Purchase	1,261	5.6789 GBP
25p ordinary	Purchase	1,259	5.6622 GBP
25p ordinary	Purchase	1,213	5.6558 GBP
25p ordinary	Purchase	1,166	5.6845 GBP
25p ordinary	Purchase	1,092	5.6630 GBP
25p ordinary	Purchase	768	5.6500 GBP
25p ordinary	Purchase	734	5.6929 GBP
25p ordinary	Purchase	520	5.6604 GBP
25p ordinary	Purchase	317	5.7100 GBP
25p ordinary	Purchase	276	5.6750 GBP
25p ordinary	Purchase	255	5.6450 GBP
25p ordinary	Purchase	200	5.6625 GBP
25p ordinary	Purchase	125	5.6751 GBP
25p ordinary	Purchase	122	5.6850 GBP
25p ordinary	Purchase	102	5.6641 GBP
25p ordinary	Purchase	97	5.6844 GBP
25p ordinary	Purchase	72	5.7144 GBP
25p ordinary	Purchase	20	5.6760 GBP
25p ordinary	Purchase	17	5.6800 GBP
25p ordinary	Sale	117,494	5.6600 GBP
25p ordinary	Sale	101,834	5.6615 GBP
25p ordinary	Sale	41,934	5.6650 GBP
25p ordinary	Sale	40,420	5.6625 GBP
25p ordinary	Sale	28,491	5.6647 GBP
25p ordinary	Sale	23,057	5.6702 GBP
25p ordinary	Sale	19,423	5.6960 GBP
25p ordinary	Sale	17,418	5.6710 GBP
25p ordinary	Sale	15,349	5.7092 GBP
25p ordinary	Sale	12,390	5.6550 GBP
25p ordinary	Sale	12,215	5.6674 GBP
25p ordinary	Sale	9,650	5.6944 GBP
25p ordinary	Sale	6,800	5.6961 GBP
25p ordinary	Sale	6,710	5.6714 GBP
25p ordinary	Sale	4,732	5.6708 GBP
25p ordinary	Sale	3,937	5.6758 GBP
25p ordinary	Sale	3,800	5.6606 GBP
25p ordinary	Sale	3,397	5.6921 GBP
25p ordinary	Sale	2,807	5.6850 GBP
25p ordinary	Sale	2,757	5.7103 GBP
25p ordinary	Sale	2,666	5.6597 GBP
25p ordinary	Sale	2,376	5.6900 GBP
25p ordinary	Sale	1,770	5.6634 GBP
25p ordinary	Sale	1,765	5.6734 GBP
25p ordinary	Sale	1,755	5.6680 GBP
25p ordinary	Sale	1,538	5.6700 GBP
25p ordinary	Sale	1,020	5.6807 GBP
25p ordinary	Sale	1,003	5.7250 GBP
25p ordinary	Sale	965	5.6926 GBP
25p ordinary	Sale	836	5.6912 GBP
25p ordinary	Sale	768	5.6500 GBP
25p ordinary	Sale	723	5.6877 GBP
25p ordinary	Sale	660	5.6516 GBP
25p ordinary	Sale	556	5.7309 GBP
25p ordinary	Sale	482	5.6575 GBP
25p ordinary	Sale	421	5.6778 GBP
25p ordinary	Sale	325	5.7139 GBP
25p ordinary	Sale	317	5.7100 GBP
25p ordinary	Sale	281	5.6750 GBP
25p ordinary	Sale	255	5.6450 GBP
25p ordinary	Sale	125	5.6749 GBP
25p ordinary	Sale	66	5.7350 GBP
25p ordinary	Sale	25	5.7030 GBP
25p ordinary	Sale	17	5.6800 GBP
25p ordinary	Sale	14	5.6928 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	6,580	5.6660 GBP
25p ordinary	SWAP	Increasing Long	22,100	5.6702 GBP
25p ordinary	SWAP	Decreasing Short	8,223	5.6597 GBP
25p ordinary	SWAP	Decreasing Short	46,478	5.6600 GBP
25p ordinary	SWAP	Decreasing Short	160	5.6600

25p ordinary	SWAP	Decreasing Short	400	5.6602 GBP
25p ordinary	SWAP	Decreasing Short	12,882	5.6604 GBP
25p ordinary	SWAP	Decreasing Short	3,800	5.6606 GBP
25p ordinary	SWAP	Decreasing Short	1,266	5.6607 GBP
25p ordinary	SWAP	Decreasing Short	39,914	5.6608 GBP
25p ordinary	SWAP	Decreasing Short	11,995	5.6625 GBP
25p ordinary	SWAP	Decreasing Short	28,491	5.6647 GBP
25p ordinary	SWAP	Decreasing Short	12,215	5.6674 GBP
25p ordinary	SWAP	Decreasing Short	24	5.6687 GBP
25p ordinary	SWAP	Decreasing Short	11	5.6690 GBP
25p ordinary	SWAP	Decreasing Short	267	5.6700 GBP
25p ordinary	SWAP	Decreasing Short	125	5.6748 GBP
25p ordinary	SWAP	Decreasing Short	372	5.6755 GBP
25p ordinary	SWAP	Decreasing Short	3,397	5.6921 GBP
25p ordinary	SWAP	Decreasing Short	14	5.6928 GBP
25p ordinary	SWAP	Decreasing Short	6,800	5.6961 GBP
25p ordinary	SWAP	Decreasing Short	2,456	5.7128 GBP
25p ordinary	SWAP	Decreasing Short	1,003	5.7250 GBP
25p ordinary	SWAP	Decreasing Short	556	5.7309 GBP
25p ordinary	SWAP	Increasing Short	2,056	5.6550 GBP
25p ordinary	SWAP	Increasing Short	1,213	5.6558 GBP
25p ordinary	SWAP	Increasing Short	88,642	5.6600 GBP
25p ordinary	SWAP	Increasing Short	44,941	5.6602 GBP
25p ordinary	SWAP	Increasing Short	520	5.6604 GBP
25p ordinary	SWAP	Increasing Short	33,165	5.6607 GBP
25p ordinary	SWAP	Increasing Short	3,302	5.6608 GBP
25p ordinary	SWAP	Increasing Short	10,284	5.6614 GBP
25p ordinary	SWAP	Increasing Short	20,285	5.6616 GBP
25p ordinary	SWAP	Increasing Short	3,605	5.6625 GBP
25p ordinary	SWAP	Increasing Short	12,069	5.6626 GBP
25p ordinary	SWAP	Increasing Short	15,938	5.6633 GBP
25p ordinary	SWAP	Increasing Short	4,866	5.6640 GBP
25p ordinary	SWAP	Increasing Short	102	5.6641 GBP
25p ordinary	SWAP	Increasing Short	9,820	5.6643 GBP
25p ordinary	SWAP	Increasing Short	16,144	5.6647 GBP
25p ordinary	SWAP	Increasing Short	3,284	5.6684 GBP
25p ordinary	SWAP	Increasing Short	868	5.6700 GBP
25p ordinary	SWAP	Increasing Short	1,413	5.6703 GBP
25p ordinary	SWAP	Increasing Short	5,047	5.6741 GBP
25p ordinary	SWAP	Increasing Short	125	5.6751 GBP
25p ordinary	SWAP	Increasing Short	4,853	5.6793 GBP
25p ordinary	SWAP	Increasing Short	97	5.6844 GBP
25p ordinary	SWAP	Increasing Short	1,166	5.6845 GBP
25p ordinary	SWAP	Increasing Short	6,480	5.6887 GBP
25p ordinary	SWAP	Increasing Short	72	5.7144 GBP
25p ordinary	SWAP	Decreasing Long	4,200	5.6600

Class of security	Product description	Decreasing Long	£,000	Value GBP
25p ordinary	CFD	Decreasing Short	96	5.6595 GBP
25p ordinary	CFD	Decreasing Short	12,702	5.6647 GBP
25p ordinary	CFD	Decreasing Short	43,302	5.6648 GBP
25p ordinary	CFD	Decreasing Short	9,650	5.6944 GBP
25p ordinary	CFD	Increasing Short	75,377	5.6600 GBP
25p ordinary	CFD	Increasing Short	2,944	5.6633 GBP
25p ordinary	CFD	Increasing Short	135	5.7051 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:	13 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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