

**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:	13 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:	6,660,456	1.36%	5,905,236	1.21%
(2) Cash-settled derivatives:	5,438,379	1.10%	6,281,111	1.28%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>12,098,835</b>	<b>2.46%</b>	<b>12,186,347</b>	<b>2.49%</b>

- (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	310,007	5.6500 GBP
25p ordinary	Purchase	58,906	5.6504 GBP
25p ordinary	Purchase	46,000	5.6501 GBP
25p ordinary	Purchase	41,823	5.6502 GBP
25p ordinary	Purchase	41,057	5.6555 GBP
25p ordinary	Purchase	35,700	5.6521 GBP
25p ordinary	Purchase	32,146	5.6700 GBP
25p ordinary	Purchase	21,591	5.6508 GBP
25p ordinary	Purchase	16,545	5.6610 GBP
25p ordinary	Purchase	15,201	5.6612 GBP
25p ordinary	Purchase	11,916	5.6511 GBP
25p ordinary	Purchase	11,003	5.6527 GBP
25p ordinary	Purchase	10,883	5.6560 GBP
25p ordinary	Purchase	8,000	5.6561 GBP

25p ordinary	Purchase	8,000	5.6301 GBP
25p ordinary	Purchase	7,890	5.6463 GBP
25p ordinary	Purchase	5,585	5.6553 GBP
25p ordinary	Purchase	5,486	5.6559 GBP
25p ordinary	Purchase	5,412	5.6557 GBP
25p ordinary	Purchase	4,826	5.6514 GBP
25p ordinary	Purchase	4,658	5.6550 GBP
25p ordinary	Purchase	4,620	5.6506 GBP
25p ordinary	Purchase	2,763	5.6465 GBP
25p ordinary	Purchase	2,597	5.6584 GBP
25p ordinary	Purchase	2,560	5.6308 GBP
25p ordinary	Purchase	2,213	5.6539 GBP
25p ordinary	Purchase	2,187	5.6627 GBP
25p ordinary	Purchase	2,011	5.6551 GBP
25p ordinary	Purchase	1,868	5.6650 GBP
25p ordinary	Purchase	1,585	5.6600 GBP
25p ordinary	Purchase	1,490	5.6570 GBP
25p ordinary	Purchase	1,443	5.6580 GBP
25p ordinary	Purchase	1,333	5.6634 GBP
25p ordinary	Purchase	1,268	5.6525 GBP
25p ordinary	Purchase	1,263	5.6618 GBP
25p ordinary	Purchase	1,198	5.6575 GBP
25p ordinary	Purchase	687	5.6499 GBP
25p ordinary	Purchase	663	5.6640 GBP
25p ordinary	Purchase	637	5.6400 GBP
25p ordinary	Purchase	448	5.6450 GBP
25p ordinary	Purchase	284	5.6475 GBP
25p ordinary	Purchase	108	5.6800 GBP
25p ordinary	Purchase	105	5.6150 GBP
25p ordinary	Purchase	12	5.6750 GBP
25p ordinary	Sale	117,559	5.6508 GBP
25p ordinary	Sale	113,041	5.6200 GBP
25p ordinary	Sale	83,558	5.6501 GBP
25p ordinary	Sale	69,784	5.6500 GBP
25p ordinary	Sale	40,375	5.6412 GBP
25p ordinary	Sale	21,827	5.6513 GBP
25p ordinary	Sale	15,056	5.6559 GBP
25p ordinary	Sale	12,763	5.6418 GBP
25p ordinary	Sale	8,930	5.6596 GBP
25p ordinary	Sale	8,758	5.6587 GBP
25p ordinary	Sale	5,575	5.6505 GBP
25p ordinary	Sale	5,194	5.6584 GBP
25p ordinary	Sale	3,876	5.6502 GBP
25p ordinary	Sale	3,629	5.6550 GBP
25p ordinary	Sale	3,334	5.6674 GBP
25p ordinary	Sale	2,955	5.6529 GBP
25p ordinary	Sale	2,214	5.6452 GBP
25p ordinary	Sale	1,940	5.6600 GBP
25p ordinary	Sale	1,900	5.6156 GBP
25p ordinary	Sale	1,372	5.6498 GBP
25p ordinary	Sale	1,268	5.6525 GBP
25p ordinary	Sale	1,193	5.6450 GBP
25p ordinary	Sale	1,034	5.6700 GBP
25p ordinary	Sale	976	5.6555 GBP
25p ordinary	Sale	920	5.6650 GBP
25p ordinary	Sale	779	5.6519 GBP
25p ordinary	Sale	731	5.6594 GBP
25p ordinary	Sale	637	5.6400 GBP
25p ordinary	Sale	609	5.6497 GBP
25p ordinary	Sale	333	5.6425 GBP
25p ordinary	Sale	284	5.6475 GBP
25p ordinary	Sale	248	5.6575 GBP
25p ordinary	Sale	205	5.6662 GBP
25p ordinary	Sale	108	5.6800 GBP
25p ordinary	Sale	105	5.6150 GBP
25p ordinary	Sale	39	5.6151 GBP
25p ordinary	Sale	30	5.6496 GBP
25p ordinary	Sale	22	5.6422 GBP
25p ordinary	Sale	12	5.6750 GBP
25p ordinary	Sale	9	5.6547 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	40,375	5.6412 GBP
25p ordinary	SWAP	Increasing Long	7,176	5.6506 GBP
25p ordinary	SWAP	Decreasing Short	1,900	5.6156 GBP
25p ordinary	SWAP	Decreasing Short	1	5.6200 GBP
25p ordinary	SWAP	Decreasing Short	106	5.6398 GBP
25p ordinary	SWAP	Decreasing Short	12,763	5.6418 GBP

25p ordinary	SWAP	Decreasing Short	12,705	5.6410 GBP
25p ordinary	SWAP	Decreasing Short	2,705	5.6445 GBP
25p ordinary	SWAP	Decreasing Short	39	5.6446 GBP
25p ordinary	SWAP	Decreasing Short	30	5.6495 GBP
25p ordinary	SWAP	Decreasing Short	18,934	5.6497 GBP
25p ordinary	SWAP	Decreasing Short	1,372	5.6498 GBP
25p ordinary	SWAP	Decreasing Short	129,692	5.6500 GBP
25p ordinary	SWAP	Decreasing Short	21,827	5.6513 GBP
25p ordinary	SWAP	Decreasing Short	1,158	5.6550 GBP
25p ordinary	SWAP	Decreasing Short	976	5.6554 GBP
25p ordinary	SWAP	Decreasing Short	38	5.6560 GBP
25p ordinary	SWAP	Decreasing Short	5,412	5.6562 GBP
25p ordinary	SWAP	Decreasing Short	32	5.6573 GBP
25p ordinary	SWAP	Decreasing Short	34	5.6575 GBP
25p ordinary	SWAP	Decreasing Short	731	5.6594 GBP
25p ordinary	SWAP	Decreasing Short	8,930	5.6596 GBP
25p ordinary	SWAP	Decreasing Short	6	5.6600 GBP
25p ordinary	SWAP	Decreasing Short	73	5.6605 GBP
25p ordinary	SWAP	Decreasing Short	205	5.6662 GBP
25p ordinary	SWAP	Decreasing Short	3,334	5.6674 GBP
25p ordinary	SWAP	Decreasing Short	5,474	5.6750 GBP
25p ordinary	SWAP	Increasing Short	7,890	5.6463 GBP
25p ordinary	SWAP	Increasing Short	2,763	5.6465 GBP
25p ordinary	SWAP	Increasing Short	687	5.6499 GBP
25p ordinary	SWAP	Increasing Short	83,528	5.6500 GBP
25p ordinary	SWAP	Increasing Short	4,221	5.6501 GBP
25p ordinary	SWAP	Increasing Short	10,402	5.6502 GBP
25p ordinary	SWAP	Increasing Short	25,426	5.6506 GBP
25p ordinary	SWAP	Increasing Short	20,331	5.6507 GBP
25p ordinary	SWAP	Increasing Short	11,916	5.6511 GBP
25p ordinary	SWAP	Increasing Short	4,826	5.6514 GBP
25p ordinary	SWAP	Increasing Short	55,184	5.6515 GBP
25p ordinary	SWAP	Increasing Short	58,003	5.6517 GBP
25p ordinary	SWAP	Increasing Short	1,755	5.6527 GBP
25p ordinary	SWAP	Increasing Short	9,248	5.6530 GBP
25p ordinary	SWAP	Increasing Short	2,213	5.6539 GBP
25p ordinary	SWAP	Increasing Short	2,169	5.6541 GBP
25p ordinary	SWAP	Increasing Short	8,117	5.6548 GBP
25p ordinary	SWAP	Increasing Short	5,585	5.6553 GBP
25p ordinary	SWAP	Increasing Short	40,345	5.6555 GBP
25p ordinary	SWAP	Increasing Short	6,089	5.6557 GBP
25p ordinary	SWAP	Increasing Short	8,530	5.6561 GBP
25p ordinary	SWAP	Increasing Short	34	5.6575 GBP
25p ordinary	SWAP	Increasing Short	1,443	5.6580 GBP
25p ordinary	SWAP	Increasing Short	445	5.6600 GBP
25p ordinary	SWAP	Increasing Short	16,545	5.6610 GBP

Top ordinary	SWAP	Increasing Short	15,201	5.6612 GBP
25p ordinary	SWAP	Increasing Short	2,187	5.6627 GBP
25p ordinary	SWAP	Increasing Short	31,112	5.6700 GBP
25p ordinary	SWAP	Increasing Short	5,474	5.6750 GBP
25p ordinary	SWAP	Increasing Long	100	5.6799 GBP
25p ordinary	CFD	Decreasing Short	113,004	5.6200 GBP
25p ordinary	CFD	Decreasing Short	554	5.6500 GBP
25p ordinary	CFD	Decreasing Short	62,657	5.6512 GBP
25p ordinary	CFD	Decreasing Short	13,618	5.6538 GBP
25p ordinary	CFD	Decreasing Short	9	5.6544 GBP
25p ordinary	CFD	Decreasing Short	3,432	5.6567 GBP
25p ordinary	CFD	Increasing Short	2,560	5.6308 GBP
25p ordinary	CFD	Increasing Short	4,672	5.6494 GBP
25p ordinary	CFD	Increasing Short	212,277	5.6500 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:	14 Jan 2026
Contact name:	Large Holdings Regulatory Operations

Telephone number:	020 3134 7213
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