

**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:	14 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:	6,503,103	1.33%	5,839,621	1.19%
(2) Cash-settled derivatives:	5,316,147	1.09%	6,062,439	1.23%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	11,819,250	2.41%	11,902,060	2.42%

- (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	121,288	5.6900 GBP
25p ordinary	Purchase	91,799	5.6688 GBP
25p ordinary	Purchase	44,947	5.6798 GBP
25p ordinary	Purchase	40,612	5.6817 GBP
25p ordinary	Purchase	35,832	5.6751 GBP
25p ordinary	Purchase	32,748	5.6839 GBP
25p ordinary	Purchase	28,911	5.6600 GBP
25p ordinary	Purchase	28,029	5.6575 GBP
25p ordinary	Purchase	17,638	5.6737 GBP
25p ordinary	Purchase	15,373	5.6750 GBP
25p ordinary	Purchase	10,206	5.6765 GBP
25p ordinary	Purchase	9,429	5.6692 GBP
25p ordinary	Purchase	9,010	5.6574 GBP
25p ordinary	Purchase	7,066	5.6650 GBP

25p ordinary	Purchase	7,000	5.6009 GBP
25p ordinary	Purchase	6,312	5.6902 GBP
25p ordinary	Purchase	6,025	5.6551 GBP
25p ordinary	Purchase	5,388	5.6912 GBP
25p ordinary	Purchase	5,007	5.6782 GBP
25p ordinary	Purchase	4,071	5.6716 GBP
25p ordinary	Purchase	3,808	5.6638 GBP
25p ordinary	Purchase	3,579	5.6550 GBP
25p ordinary	Purchase	2,257	5.6582 GBP
25p ordinary	Purchase	1,803	5.6776 GBP
25p ordinary	Purchase	1,468	5.6545 GBP
25p ordinary	Purchase	1,392	5.6828 GBP
25p ordinary	Purchase	1,280	5.6558 GBP
25p ordinary	Purchase	1,248	5.6650 GBP
25p ordinary	Purchase	1,105	5.6875 GBP
25p ordinary	Purchase	1,020	5.6387 GBP
25p ordinary	Purchase	961	5.6924 GBP
25p ordinary	Purchase	947	5.6625 GBP
25p ordinary	Purchase	902	5.6910 GBP
25p ordinary	Purchase	821	5.6469 GBP
25p ordinary	Purchase	745	5.6748 GBP
25p ordinary	Purchase	715	5.6576 GBP
25p ordinary	Purchase	652	5.6800 GBP
25p ordinary	Purchase	613	5.6850 GBP
25p ordinary	Purchase	351	5.7000 GBP
25p ordinary	Purchase	336	5.6500 GBP
25p ordinary	Purchase	213	5.6700 GBP
25p ordinary	Purchase	130	5.6950 GBP
25p ordinary	Purchase	128	5.6350 GBP
25p ordinary	Purchase	126	5.6250 GBP
25p ordinary	Purchase	123	5.6450 GBP
25p ordinary	Purchase	119	5.6725 GBP
25p ordinary	Purchase	23	5.6844 GBP
25p ordinary	Sale	140,762	5.6692 GBP
25p ordinary	Sale	88,121	5.6852 GBP
25p ordinary	Sale	80,660	5.6900 GBP
25p ordinary	Sale	65,496	5.6839 GBP
25p ordinary	Sale	44,808	5.6725 GBP
25p ordinary	Sale	41,456	5.6657 GBP
25p ordinary	Sale	24,073	5.6651 GBP
25p ordinary	Sale	21,477	5.6690 GBP
25p ordinary	Sale	19,674	5.6709 GBP
25p ordinary	Sale	14,172	5.6659 GBP
25p ordinary	Sale	12,925	5.6540 GBP
25p ordinary	Sale	11,050	5.6676 GBP
25p ordinary	Sale	9,973	5.6704 GBP
25p ordinary	Sale	8,248	5.6574 GBP
25p ordinary	Sale	6,782	5.6888 GBP
25p ordinary	Sale	5,600	5.6494 GBP
25p ordinary	Sale	5,432	5.6746 GBP
25p ordinary	Sale	4,107	5.6750 GBP
25p ordinary	Sale	2,760	5.6902 GBP
25p ordinary	Sale	2,407	5.6595 GBP
25p ordinary	Sale	2,406	5.6637 GBP
25p ordinary	Sale	2,368	5.6669 GBP
25p ordinary	Sale	2,345	5.6400 GBP
25p ordinary	Sale	2,181	5.6691 GBP
25p ordinary	Sale	2,046	5.6536 GBP
25p ordinary	Sale	1,861	5.6650 GBP
25p ordinary	Sale	1,818	5.6500 GBP
25p ordinary	Sale	1,711	5.6555 GBP
25p ordinary	Sale	1,576	5.6800 GBP
25p ordinary	Sale	1,510	5.6950 GBP
25p ordinary	Sale	976	5.6705 GBP
25p ordinary	Sale	961	5.6925 GBP
25p ordinary	Sale	828	5.6696 GBP
25p ordinary	Sale	743	5.6901 GBP
25p ordinary	Sale	697	5.6873 GBP
25p ordinary	Sale	636	5.6850 GBP
25p ordinary	Sale	570	5.6560 GBP
25p ordinary	Sale	560	5.6600 GBP
25p ordinary	Sale	463	5.6550 GBP
25p ordinary	Sale	453	5.6392 GBP
25p ordinary	Sale	444	5.6450 GBP
25p ordinary	Sale	351	5.7000 GBP
25p ordinary	Sale	232	5.6877 GBP
25p ordinary	Sale	145	5.6628 GBP
25p ordinary	Sale	138	5.6700 GBP
25p ordinary	Sale	128	5.6350 GBP
25p ordinary	Sale	126	5.6250 GBP
25p ordinary	Sale	35	5.6707 GBP
25p ordinary	Sale	15	5.6468 GBP
25p ordinary	Sale	8	5.6498 GBP

(b) Cash-settled derivative transactions

Class of instrument	Product description	Nature of dealing	Number of transactions	Price per unit
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relevant security	description		reference securities	unit
25p ordinary	SWAP	Increasing Long	6,472	5.6615 GBP
25p ordinary	SWAP	Increasing Long	11,050	5.6676 GBP
25p ordinary	SWAP	Decreasing Short	453	5.6392 GBP
25p ordinary	SWAP	Decreasing Short	321	5.6450 GBP
25p ordinary	SWAP	Decreasing Short	15	5.6468 GBP
25p ordinary	SWAP	Decreasing Short	5,600	5.6494 GBP
25p ordinary	SWAP	Decreasing Short	1,514	5.6500 GBP
25p ordinary	SWAP	Decreasing Short	2,046	5.6536 GBP
25p ordinary	SWAP	Decreasing Short	12,925	5.6540 GBP
25p ordinary	SWAP	Decreasing Short	513	5.6553 GBP
25p ordinary	SWAP	Decreasing Short	570	5.6560 GBP
25p ordinary	SWAP	Decreasing Short	145	5.6629 GBP
25p ordinary	SWAP	Decreasing Short	1,459	5.6645 GBP
25p ordinary	SWAP	Decreasing Short	24,073	5.6651 GBP
25p ordinary	SWAP	Decreasing Short	38,746	5.6657 GBP
25p ordinary	SWAP	Decreasing Short	6,553	5.6690 GBP
25p ordinary	SWAP	Decreasing Short	4,876	5.6704 GBP
25p ordinary	SWAP	Decreasing Short	2,257	5.6750 GBP
25p ordinary	SWAP	Decreasing Short	978	5.6800 GBP
25p ordinary	SWAP	Decreasing Short	22	5.6827 GBP
25p ordinary	SWAP	Decreasing Short	88,121	5.6852 GBP
25p ordinary	SWAP	Decreasing Short	697	5.6873 GBP
25p ordinary	SWAP	Decreasing Short	2,691	5.6875 GBP
25p ordinary	SWAP	Decreasing Short	232	5.6877 GBP
25p ordinary	SWAP	Decreasing Short	6,782	5.6888 GBP
25p ordinary	SWAP	Decreasing Short	3,046	5.6897 GBP
25p ordinary	SWAP	Decreasing Short	1,110	5.6899 GBP
25p ordinary	SWAP	Decreasing Short	124,439	5.6900 GBP
25p ordinary	SWAP	Decreasing Short	2,760	5.6902 GBP
25p ordinary	SWAP	Increasing Short	821	5.6469 GBP
25p ordinary	SWAP	Increasing Short	32	5.6500 GBP
25p ordinary	SWAP	Increasing Short	1,468	5.6545 GBP
25p ordinary	SWAP	Increasing Short	92	5.6550 GBP
25p ordinary	SWAP	Increasing Short	6,025	5.6551 GBP
25p ordinary	SWAP	Increasing Short	4,886	5.6574 GBP
25p ordinary	SWAP	Increasing Short	23,618	5.6575 GBP
25p ordinary	SWAP	Increasing Short	715	5.6576 GBP
25p ordinary	SWAP	Increasing Short	7,248	5.6692 GBP
25p ordinary	SWAP	Increasing Short	17,638	5.6737 GBP
25p ordinary	SWAP	Increasing Short	2,339	5.6746 GBP
25p ordinary	SWAP	Increasing Short	14,268	5.6750 GBP
25p ordinary	SWAP	Increasing Short	35,832	5.6751 GBP
25p ordinary	SWAP	Increasing Short	10,206	5.6765 GBP
25p ordinary	SWAP	Increasing Short	1,803	5.6776 GBP

				GBP
25p ordinary	SWAP	Increasing Short	24,381	5.6782 GBP
25p ordinary	SWAP	Increasing Short	4,717	5.6860 GBP
25p ordinary	SWAP	Increasing Short	3,796	5.6875 GBP
25p ordinary	SWAP	Increasing Short	15,758	5.6899 GBP
25p ordinary	SWAP	Increasing Short	92,489	5.6900 GBP
25p ordinary	SWAP	Increasing Short	13,197	5.6902 GBP
25p ordinary	SWAP	Increasing Short	902	5.6910 GBP
25p ordinary	SWAP	Increasing Long	422	5.6775 GBP
25p ordinary	CFD	Decreasing Short	8	5.6500 GBP
25p ordinary	CFD	Decreasing Short	22,027	5.6507 GBP
25p ordinary	CFD	Decreasing Short	51,020	5.6762 GBP
25p ordinary	CFD	Decreasing Short	3,448	5.6898 GBP
25p ordinary	CFD	Increasing Short	1,020	5.6387 GBP
25p ordinary	CFD	Increasing Short	5,510	5.6709 GBP
25p ordinary	CFD	Increasing Short	42,190	5.6900 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:	15 Jan 2026

Date of disclosure:	19 Jan 2020
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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