

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:	15 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:	6,390,961	1.31%	5,768,574	1.18%
(2) Cash-settled derivatives:	5,256,042	1.07%	5,956,931	1.22%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	11,647,003	2.38%	11,725,505	2.39%

(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	107,320	5.7614 GBP
25p ordinary	Purchase	63,734	5.7757 GBP
25p ordinary	Purchase	57,190	5.7761 GBP
25p ordinary	Purchase	35,979	5.7900 GBP
25p ordinary	Purchase	27,858	5.7774 GBP
25p ordinary	Purchase	27,267	5.7902 GBP
25p ordinary	Purchase	26,175	5.7871 GBP
25p ordinary	Purchase	20,764	5.7704 GBP
25p ordinary	Purchase	17,570	5.7830 GBP
25p ordinary	Purchase	16,836	5.7812 GBP
25p ordinary	Purchase	14,718	5.7854 GBP
25p ordinary	Purchase	11,017	5.7784 GBP
25p ordinary	Purchase	6,984	5.7901 GBP
25p ordinary	Purchase	6,705	5.7725 GBP

25p ordinary	Purchase	0,100	0.1100 GBP
25p ordinary	Purchase	6,749	5.7632 GBP
25p ordinary	Purchase	5,545	5.7885 GBP
25p ordinary	Purchase	4,851	5.7773 GBP
25p ordinary	Purchase	3,227	5.7705 GBP
25p ordinary	Purchase	2,121	5.7892 GBP
25p ordinary	Purchase	1,580	5.7650 GBP
25p ordinary	Purchase	1,356	5.7725 GBP
25p ordinary	Purchase	1,252	5.7832 GBP
25p ordinary	Purchase	998	5.7800 GBP
25p ordinary	Purchase	914	5.7591 GBP
25p ordinary	Purchase	753	5.7138 GBP
25p ordinary	Purchase	689	5.7801 GBP
25p ordinary	Purchase	659	5.7700 GBP
25p ordinary	Purchase	542	5.7695 GBP
25p ordinary	Purchase	500	5.7740 GBP
25p ordinary	Purchase	430	5.7605 GBP
25p ordinary	Purchase	423	5.7850 GBP
25p ordinary	Purchase	101	5.7797 GBP
25p ordinary	Purchase	66	5.7746 GBP
25p ordinary	Sale	157,543	5.7900 GBP
25p ordinary	Sale	79,621	5.7875 GBP
25p ordinary	Sale	52,350	5.7871 GBP
25p ordinary	Sale	43,229	5.7897 GBP
25p ordinary	Sale	27,007	5.7631 GBP
25p ordinary	Sale	21,991	5.7733 GBP
25p ordinary	Sale	16,954	5.7817 GBP
25p ordinary	Sale	15,938	5.7772 GBP
25p ordinary	Sale	10,748	5.7716 GBP
25p ordinary	Sale	9,154	5.7884 GBP
25p ordinary	Sale	8,796	5.7666 GBP
25p ordinary	Sale	6,454	5.7705 GBP
25p ordinary	Sale	6,117	5.7879 GBP
25p ordinary	Sale	6,080	5.7698 GBP
25p ordinary	Sale	5,080	5.7673 GBP
25p ordinary	Sale	5,000	5.7804 GBP
25p ordinary	Sale	4,746	5.7846 GBP
25p ordinary	Sale	4,028	5.7541 GBP
25p ordinary	Sale	3,160	5.7650 GBP
25p ordinary	Sale	3,113	5.7950 GBP
25p ordinary	Sale	3,097	5.7400 GBP
25p ordinary	Sale	2,822	5.7808 GBP
25p ordinary	Sale	2,777	5.7820 GBP
25p ordinary	Sale	2,549	5.7794 GBP
25p ordinary	Sale	2,222	5.7707 GBP
25p ordinary	Sale	1,461	5.7710 GBP
25p ordinary	Sale	1,101	5.7720 GBP
25p ordinary	Sale	1,039	5.7738 GBP
25p ordinary	Sale	1,034	5.7926 GBP
25p ordinary	Sale	959	5.7676 GBP
25p ordinary	Sale	948	5.7576 GBP
25p ordinary	Sale	888	5.7672 GBP
25p ordinary	Sale	817	5.7593 GBP
25p ordinary	Sale	809	5.7700 GBP
25p ordinary	Sale	757	5.7798 GBP
25p ordinary	Sale	637	5.7732 GBP
25p ordinary	Sale	602	5.7895 GBP
25p ordinary	Sale	568	5.7655 GBP
25p ordinary	Sale	556	5.7230 GBP
25p ordinary	Sale	479	5.7775 GBP
25p ordinary	Sale	412	5.7850 GBP
25p ordinary	Sale	136	5.7160 GBP
25p ordinary	Sale	94	5.7494 GBP
25p ordinary	Sale	72	5.7000 GBP
25p ordinary	Sale	63	5.7818 GBP
25p ordinary	Sale	39	5.7800 GBP
25p ordinary	Sale	1	5.7150 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	7,732	5.7716 GBP
25p ordinary	SWAP	Increasing Long	15,938	5.7772 GBP
25p ordinary	SWAP	Decreasing Short	378	5.7150 GBP
25p ordinary	SWAP	Decreasing Short	136	5.7160 GBP
25p ordinary	SWAP	Decreasing Short	512	5.7199 GBP
25p ordinary	SWAP	Decreasing Short	94	5.7494 GBP
25p ordinary	SWAP	Decreasing Short	4,028	5.7541 GBP

25p ordinary	SWAP	Decreasing Short	27,007	5.7631 GBP
25p ordinary	SWAP	Decreasing Short	6,080	5.7698 GBP
25p ordinary	SWAP	Decreasing Short	20,117	5.7731 GBP
25p ordinary	SWAP	Decreasing Short	637	5.7732 GBP
25p ordinary	SWAP	Decreasing Short	21,991	5.7733 GBP
25p ordinary	SWAP	Decreasing Short	4,808	5.7769 GBP
25p ordinary	SWAP	Decreasing Short	14,552	5.7770 GBP
25p ordinary	SWAP	Decreasing Short	8	5.7772 GBP
25p ordinary	SWAP	Decreasing Short	790	5.7798 GBP
25p ordinary	SWAP	Decreasing Short	5,000	5.7804 GBP
25p ordinary	SWAP	Decreasing Short	63	5.7818 GBP
25p ordinary	SWAP	Decreasing Short	4,746	5.7846 GBP
25p ordinary	SWAP	Decreasing Short	602	5.7895 GBP
25p ordinary	SWAP	Decreasing Short	45,396	5.7897 GBP
25p ordinary	SWAP	Decreasing Short	29,459	5.7898 GBP
25p ordinary	SWAP	Decreasing Short	1,376	5.7899 GBP
25p ordinary	SWAP	Decreasing Short	70,013	5.7900 GBP
25p ordinary	SWAP	Increasing Short	753	5.7138 GBP
25p ordinary	SWAP	Increasing Short	914	5.7591 GBP
25p ordinary	SWAP	Increasing Short	2,467	5.7598 GBP
25p ordinary	SWAP	Increasing Short	542	5.7695 GBP
25p ordinary	SWAP	Increasing Short	20,764	5.7704 GBP
25p ordinary	SWAP	Increasing Short	1,356	5.7725 GBP
25p ordinary	SWAP	Increasing Short	57,508	5.7757 GBP
25p ordinary	SWAP	Increasing Short	4,851	5.7773 GBP
25p ordinary	SWAP	Increasing Short	27,858	5.7774 GBP
25p ordinary	SWAP	Increasing Short	101	5.7796 GBP
25p ordinary	SWAP	Increasing Short	213	5.7800 GBP
25p ordinary	SWAP	Increasing Short	689	5.7801 GBP
25p ordinary	SWAP	Increasing Short	16,141	5.7807 GBP
25p ordinary	SWAP	Increasing Short	5,509	5.7820 GBP
25p ordinary	SWAP	Increasing Short	2,336	5.7826 GBP
25p ordinary	SWAP	Increasing Short	17,570	5.7830 GBP
25p ordinary	SWAP	Increasing Short	3,385	5.7848 GBP
25p ordinary	SWAP	Increasing Short	6,936	5.7854 GBP
25p ordinary	SWAP	Increasing Short	3,759	5.7861 GBP
25p ordinary	SWAP	Increasing Short	1,572	5.7866 GBP
25p ordinary	SWAP	Increasing Short	25,804	5.7879 GBP
25p ordinary	SWAP	Increasing Short	6,094	5.7892 GBP
25p ordinary	SWAP	Increasing Short	15,285	5.7900 GBP
25p ordinary	SWAP	Increasing Short	6,984	5.7901 GBP
25p ordinary	SWAP	Increasing Short	27,267	5.7902 GBP
25p ordinary	SWAP	Increasing Long	2,633	5.7622 GBP
25p ordinary	CFD	Decreasing Short	1,519	5.7796 GBP
25p ordinary	CFD	Decreasing Short	51,333	5.7809 GBP

25p ordinary	CFD	Decreasing Short	3,472	5.7898 GBP
25p ordinary	CFD	Increasing Short	33,646	5.7664 GBP
25p ordinary	CFD	Increasing Short	4,626	5.7671 GBP
25p ordinary	CFD	Increasing Short	87	5.7904 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:	16 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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