

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:	19 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:	5,343,184	1.09%	5,497,731	1.12%
(2) Cash-settled derivatives:	5,003,669	1.02%	4,915,746	1.00%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	10,346,853	2.11%	10,413,477	2.12%

(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	156,448	5.8300 GBP
25p ordinary	Purchase	70,071	5.8172 GBP
25p ordinary	Purchase	31,462	5.8242 GBP
25p ordinary	Purchase	26,017	5.8302 GBP
25p ordinary	Purchase	15,713	5.8050 GBP
25p ordinary	Purchase	8,735	5.7981 GBP
25p ordinary	Purchase	8,681	5.8194 GBP
25p ordinary	Purchase	5,352	5.8178 GBP
25p ordinary	Purchase	5,233	5.8090 GBP
25p ordinary	Purchase	3,003	5.8144 GBP
25p ordinary	Purchase	2,330	5.8076 GBP
25p ordinary	Purchase	1,660	5.7947 GBP
25p ordinary	Purchase	1,579	5.7985 GBP
25p ordinary	Purchase	1,406	5.7950 GBP

25p ordinary	Purchase	1,400	5,7950 GBP
25p ordinary	Purchase	793	5.7955 GBP
25p ordinary	Purchase	717	5.8032 GBP
25p ordinary	Purchase	535	5.8100 GBP
25p ordinary	Purchase	497	5.7925 GBP
25p ordinary	Purchase	363	5.8150 GBP
25p ordinary	Purchase	218	5.8443 GBP
25p ordinary	Purchase	212	5.8000 GBP
25p ordinary	Purchase	185	5.7848 GBP
25p ordinary	Purchase	145	5.8063 GBP
25p ordinary	Purchase	101	5.8200 GBP
25p ordinary	Purchase	51	5.8350 GBP
25p ordinary	Sale	186,667	5.8282 GBP
25p ordinary	Sale	171,122	5.8300 GBP
25p ordinary	Sale	65,333	5.8074 GBP
25p ordinary	Sale	62,924	5.8242 GBP
25p ordinary	Sale	36,083	5.8167 GBP
25p ordinary	Sale	23,997	5.8018 GBP
25p ordinary	Sale	22,600	5.8124 GBP
25p ordinary	Sale	22,493	5.7981 GBP
25p ordinary	Sale	21,250	5.7985 GBP
25p ordinary	Sale	20,920	5.8077 GBP
25p ordinary	Sale	19,966	5.8209 GBP
25p ordinary	Sale	15,746	5.8016 GBP
25p ordinary	Sale	13,775	5.8182 GBP
25p ordinary	Sale	10,466	5.8090 GBP
25p ordinary	Sale	6,793	5.7956 GBP
25p ordinary	Sale	6,262	5.8136 GBP
25p ordinary	Sale	5,354	5.7996 GBP
25p ordinary	Sale	4,778	5.8079 GBP
25p ordinary	Sale	4,441	5.7949 GBP
25p ordinary	Sale	3,808	5.7898 GBP
25p ordinary	Sale	3,204	5.8112 GBP
25p ordinary	Sale	2,823	5.7958 GBP
25p ordinary	Sale	2,807	5.8083 GBP
25p ordinary	Sale	2,737	5.8088 GBP
25p ordinary	Sale	2,496	5.7969 GBP
25p ordinary	Sale	1,978	5.7964 GBP
25p ordinary	Sale	1,816	5.8084 GBP
25p ordinary	Sale	1,573	5.8031 GBP
25p ordinary	Sale	1,500	5.7950 GBP
25p ordinary	Sale	1,419	5.8201 GBP
25p ordinary	Sale	1,416	5.8029 GBP
25p ordinary	Sale	1,376	5.7998 GBP
25p ordinary	Sale	1,193	5.8100 GBP
25p ordinary	Sale	1,101	5.8027 GBP
25p ordinary	Sale	967	5.8104 GBP
25p ordinary	Sale	956	5.7968 GBP
25p ordinary	Sale	776	5.8235 GBP
25p ordinary	Sale	774	5.8150 GBP
25p ordinary	Sale	577	5.7850 GBP
25p ordinary	Sale	564	5.8366 GBP
25p ordinary	Sale	561	5.8014 GBP
25p ordinary	Sale	547	5.7900 GBP
25p ordinary	Sale	490	5.7750 GBP
25p ordinary	Sale	429	5.8400 GBP
25p ordinary	Sale	408	5.8357 GBP
25p ordinary	Sale	396	5.7884 GBP
25p ordinary	Sale	307	5.7800 GBP
25p ordinary	Sale	263	5.8184 GBP
25p ordinary	Sale	212	5.8000 GBP
25p ordinary	Sale	105	5.7848 GBP
25p ordinary	Sale	101	5.8200 GBP
25p ordinary	Sale	82	5.8156 GBP
25p ordinary	Sale	80	5.7843 GBP
25p ordinary	Sale	52	5.8350 GBP
25p ordinary	Sale	2	5.8050 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	21,250	5.7985 GBP
25p ordinary	SWAP	Increasing Long	3,366	5.8027 GBP
25p ordinary	SWAP	Decreasing Short	80	5.7843 GBP
25p ordinary	SWAP	Decreasing Short	105	5.7848 GBP
25p ordinary	SWAP	Decreasing Short	4,204	5.7897 GBP
25p ordinary	SWAP	Decreasing Short	3,489	5.7925 GBP
25p ordinary	SWAP	Decreasing Short	21,695	5.7952 GBP

25p ordinary	SWAP	Decreasing Short	1,141	5.7967 GBP
25p ordinary	SWAP	Decreasing Short	2,496	5.7969 GBP
25p ordinary	SWAP	Decreasing Short	5,123	5.7981 GBP
25p ordinary	SWAP	Decreasing Short	15,746	5.8016 GBP
25p ordinary	SWAP	Decreasing Short	23,997	5.8018 GBP
25p ordinary	SWAP	Decreasing Short	208	5.8025 GBP
25p ordinary	SWAP	Decreasing Short	65,333	5.8074 GBP
25p ordinary	SWAP	Decreasing Short	20,920	5.8077 GBP
25p ordinary	SWAP	Decreasing Short	4,778	5.8079 GBP
25p ordinary	SWAP	Decreasing Short	2,807	5.8083 GBP
25p ordinary	SWAP	Decreasing Short	1,816	5.8084 GBP
25p ordinary	SWAP	Decreasing Short	5,044	5.8119 GBP
25p ordinary	SWAP	Decreasing Short	26,946	5.8124 GBP
25p ordinary	SWAP	Decreasing Short	658	5.8125 GBP
25p ordinary	SWAP	Decreasing Short	493	5.8150 GBP
25p ordinary	SWAP	Decreasing Short	82	5.8156 GBP
25p ordinary	SWAP	Decreasing Short	36,083	5.8167 GBP
25p ordinary	SWAP	Decreasing Short	13,711	5.8180 GBP
25p ordinary	SWAP	Decreasing Short	13,775	5.8182 GBP
25p ordinary	SWAP	Decreasing Short	263	5.8184 GBP
25p ordinary	SWAP	Decreasing Short	1,419	5.8201 GBP
25p ordinary	SWAP	Decreasing Short	729	5.8228 GBP
25p ordinary	SWAP	Decreasing Short	2,689	5.8235 GBP
25p ordinary	SWAP	Decreasing Short	14,312	5.8243 GBP
25p ordinary	SWAP	Decreasing Short	14,895	5.8297 GBP
25p ordinary	SWAP	Decreasing Short	239,068	5.8300 GBP
25p ordinary	SWAP	Decreasing Short	564	5.8366 GBP
25p ordinary	SWAP	Increasing Short	185	5.7848 GBP
25p ordinary	SWAP	Increasing Short	1,527	5.7903 GBP
25p ordinary	SWAP	Increasing Short	3,489	5.7925 GBP
25p ordinary	SWAP	Increasing Short	1,660	5.7947 GBP
25p ordinary	SWAP	Increasing Short	769	5.7950 GBP
25p ordinary	SWAP	Increasing Short	793	5.7955 GBP
25p ordinary	SWAP	Increasing Short	1,579	5.7985 GBP
25p ordinary	SWAP	Increasing Short	717	5.8032 GBP
25p ordinary	SWAP	Increasing Short	15,711	5.8050 GBP
25p ordinary	SWAP	Increasing Short	145	5.8063 GBP
25p ordinary	SWAP	Increasing Short	658	5.8125 GBP
25p ordinary	SWAP	Increasing Short	2,212	5.8133 GBP
25p ordinary	SWAP	Increasing Short	6	5.8154 GBP
25p ordinary	SWAP	Increasing Short	70,071	5.8172 GBP
25p ordinary	SWAP	Increasing Short	787	5.8175 GBP
25p ordinary	SWAP	Increasing Short	4,036	5.8253 GBP
25p ordinary	SWAP	Increasing Short	47,371	5.8300 GBP
25p ordinary	SWAP	Increasing Short	26,017	5.8302 GBP

25p ordinary	CFD	Decreasing Short	4,441	5.7948 GBP
25p ordinary	CFD	Decreasing Short	7,271	5.8115 GBP
25p ordinary	CFD	Decreasing Short	48,711	5.8161 GBP
25p ordinary	CFD	Decreasing Short	5,837	5.8166 GBP
25p ordinary	CFD	Decreasing Short	5,410	5.8298 GBP
25p ordinary	CFD	Decreasing Short	22,106	5.8300 GBP
25p ordinary	CFD	Increasing Short	84	5.8103 GBP
25p ordinary	CFD	Increasing Short	202	5.8151 GBP
25p ordinary	CFD	Increasing Short	8,681	5.8194 GBP
25p ordinary	CFD	Increasing Short	50,196	5.8300 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:	20 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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