

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:	20 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:	5,212,061	1.07%	5,624,114	1.15%
(2) Cash-settled derivatives:	5,136,718	1.05%	4,787,593	0.97%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	10,348,779	2.11%	10,411,707	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	99,616	5.7450 GBP
25p ordinary	Purchase	97,581	5.7250 GBP
25p ordinary	Purchase	57,742	5.7244 GBP
25p ordinary	Purchase	55,285	5.7243 GBP
25p ordinary	Purchase	27,373	5.7216 GBP
25p ordinary	Purchase	15,656	5.7152 GBP
25p ordinary	Purchase	14,045	5.7251 GBP
25p ordinary	Purchase	10,095	5.7252 GBP
25p ordinary	Purchase	5,490	5.7182 GBP
25p ordinary	Purchase	4,744	5.7266 GBP
25p ordinary	Purchase	4,483	5.7123 GBP
25p ordinary	Purchase	3,882	5.7421 GBP
25p ordinary	Purchase	3,825	5.7162 GBP
25p ordinary	Purchase	1,064	5.7000 GBP

25p ordinary	Purchase	1,904	5,7200 GBP
25p ordinary	Purchase	1,814	5.7521 GBP
25p ordinary	Purchase	1,678	5.7300 GBP
25p ordinary	Purchase	1,501	5.7100 GBP
25p ordinary	Purchase	1,270	5.7246 GBP
25p ordinary	Purchase	1,014	5.7400 GBP
25p ordinary	Purchase	964	5.7178 GBP
25p ordinary	Purchase	865	5.7150 GBP
25p ordinary	Purchase	790	5.7254 GBP
25p ordinary	Purchase	717	5.7350 GBP
25p ordinary	Purchase	658	5.7050 GBP
25p ordinary	Purchase	596	5.7180 GBP
25p ordinary	Purchase	479	5.7105 GBP
25p ordinary	Purchase	450	5.7285 GBP
25p ordinary	Purchase	432	5.8025 GBP
25p ordinary	Purchase	298	5.7475 GBP
25p ordinary	Purchase	184	5.8402 GBP
25p ordinary	Purchase	125	5.6950 GBP
25p ordinary	Purchase	74	5.7654 GBP
25p ordinary	Purchase	1	5.6900 GBP
25p ordinary	Sale	139,252	5.7257 GBP
25p ordinary	Sale	126,644	5.7250 GBP
25p ordinary	Sale	67,016	5.7177 GBP
25p ordinary	Sale	51,000	5.6994 GBP
25p ordinary	Sale	50,040	5.7201 GBP
25p ordinary	Sale	28,121	5.7229 GBP
25p ordinary	Sale	26,941	5.7247 GBP
25p ordinary	Sale	24,848	5.7242 GBP
25p ordinary	Sale	24,725	5.7248 GBP
25p ordinary	Sale	15,914	5.7293 GBP
25p ordinary	Sale	12,100	5.7606 GBP
25p ordinary	Sale	11,404	5.7085 GBP
25p ordinary	Sale	11,320	5.7255 GBP
25p ordinary	Sale	10,708	5.7195 GBP
25p ordinary	Sale	9,230	5.7132 GBP
25p ordinary	Sale	7,186	5.7299 GBP
25p ordinary	Sale	6,369	5.7245 GBP
25p ordinary	Sale	5,404	5.7197 GBP
25p ordinary	Sale	5,031	5.7185 GBP
25p ordinary	Sale	5,006	5.7157 GBP
25p ordinary	Sale	3,769	5.7225 GBP
25p ordinary	Sale	2,673	5.7156 GBP
25p ordinary	Sale	2,333	5.7018 GBP
25p ordinary	Sale	2,093	5.7100 GBP
25p ordinary	Sale	1,964	5.7200 GBP
25p ordinary	Sale	1,954	5.7300 GBP
25p ordinary	Sale	1,904	5.7251 GBP
25p ordinary	Sale	1,870	5.7075 GBP
25p ordinary	Sale	1,808	5.7078 GBP
25p ordinary	Sale	1,754	5.7144 GBP
25p ordinary	Sale	1,535	5.7243 GBP
25p ordinary	Sale	1,517	5.7203 GBP
25p ordinary	Sale	1,361	5.7219 GBP
25p ordinary	Sale	1,309	5.7334 GBP
25p ordinary	Sale	1,092	5.7244 GBP
25p ordinary	Sale	1,065	5.7105 GBP
25p ordinary	Sale	1,044	5.7083 GBP
25p ordinary	Sale	865	5.7150 GBP
25p ordinary	Sale	846	5.7273 GBP
25p ordinary	Sale	717	5.7350 GBP
25p ordinary	Sale	658	5.7050 GBP
25p ordinary	Sale	363	5.6993 GBP
25p ordinary	Sale	242	5.7400 GBP
25p ordinary	Sale	125	5.6950 GBP
25p ordinary	Sale	58	5.7650 GBP
25p ordinary	Sale	11	5.7636 GBP
25p ordinary	Sale	7	5.7600 GBP
25p ordinary	Sale	1	5.6900 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	51,000	5.6994 GBP
25p ordinary	SWAP	Increasing Long	49,428	5.7201 GBP
25p ordinary	SWAP	Decreasing Short	1	5.6923 GBP
25p ordinary	SWAP	Decreasing Short	363	5.6993 GBP
25p ordinary	SWAP	Decreasing Short	1,870	5.7075 GBP
25p ordinary	SWAP	Decreasing Short	11,404	5.7085 GBP
25p ordinary	SWAP	Decreasing Short	3,670	5.7147

25p ordinary	SWAP	Decreasing Short	0,000	0.0000 GBP
25p ordinary	SWAP	Decreasing Short	1,680	5.7156 GBP
25p ordinary	SWAP	Decreasing Short	5,006	5.7157 GBP
25p ordinary	SWAP	Decreasing Short	5,053	5.7158 GBP
25p ordinary	SWAP	Decreasing Short	51,820	5.7177 GBP
25p ordinary	SWAP	Decreasing Short	12,754	5.7190 GBP
25p ordinary	SWAP	Decreasing Short	10,708	5.7195 GBP
25p ordinary	SWAP	Decreasing Short	1,517	5.7203 GBP
25p ordinary	SWAP	Decreasing Short	1,361	5.7219 GBP
25p ordinary	SWAP	Decreasing Short	28,121	5.7229 GBP
25p ordinary	SWAP	Decreasing Short	6,369	5.7245 GBP
25p ordinary	SWAP	Decreasing Short	26,941	5.7247 GBP
25p ordinary	SWAP	Decreasing Short	366	5.7249 GBP
25p ordinary	SWAP	Decreasing Short	116,539	5.7250 GBP
25p ordinary	SWAP	Decreasing Short	1,904	5.7251 GBP
25p ordinary	SWAP	Decreasing Short	48,775	5.7253 GBP
25p ordinary	SWAP	Decreasing Short	11,320	5.7255 GBP
25p ordinary	SWAP	Decreasing Short	994	5.7261 GBP
25p ordinary	SWAP	Decreasing Short	373	5.7262 GBP
25p ordinary	SWAP	Decreasing Short	846	5.7273 GBP
25p ordinary	SWAP	Decreasing Short	2,893	5.7358 GBP
25p ordinary	SWAP	Decreasing Short	12,100	5.7606 GBP
25p ordinary	SWAP	Decreasing Short	11	5.7636 GBP
25p ordinary	SWAP	Decreasing Short	58	5.7650 GBP
25p ordinary	SWAP	Increasing Short	1	5.6926 GBP
25p ordinary	SWAP	Increasing Short	7,582	5.7152 GBP
25p ordinary	SWAP	Increasing Short	4,457	5.7177 GBP
25p ordinary	SWAP	Increasing Short	964	5.7178 GBP
25p ordinary	SWAP	Increasing Short	596	5.7180 GBP
25p ordinary	SWAP	Increasing Short	449	5.7211 GBP
25p ordinary	SWAP	Increasing Short	27,373	5.7216 GBP
25p ordinary	SWAP	Increasing Short	20	5.7237 GBP
25p ordinary	SWAP	Increasing Short	469	5.7242 GBP
25p ordinary	SWAP	Increasing Short	53,919	5.7243 GBP
25p ordinary	SWAP	Increasing Short	57,742	5.7244 GBP
25p ordinary	SWAP	Increasing Short	1,270	5.7246 GBP
25p ordinary	SWAP	Increasing Short	26,476	5.7250 GBP
25p ordinary	SWAP	Increasing Short	14,942	5.7251 GBP
25p ordinary	SWAP	Increasing Short	10,095	5.7252 GBP
25p ordinary	SWAP	Increasing Short	790	5.7254 GBP
25p ordinary	SWAP	Increasing Short	4,744	5.7266 GBP
25p ordinary	SWAP	Increasing Short	430	5.7287 GBP
25p ordinary	SWAP	Increasing Short	156	5.7300 GBP
25p ordinary	SWAP	Increasing Short	3,882	5.7421 GBP
25p ordinary	SWAP	Increasing Short	99,616	5.7450 GBP
25p ordinary	SWAP	Increasing Short	1,502	5.7594

Class of security	Product description	Increasing Short	Decreasing Short	GBP
25p ordinary	SWAP	Increasing Short	74	5.7654 GBP
25p ordinary	SWAP	Increasing Short	184	5.8402 GBP
25p ordinary	SWAP	Decreasing Long	200	5.7125 GBP
25p ordinary	CFD	Decreasing Short	47,055	5.7189 GBP
25p ordinary	CFD	Decreasing Short	108	5.7246 GBP
25p ordinary	CFD	Decreasing Short	50,196	5.7250 GBP
25p ordinary	CFD	Decreasing Short	4,871	5.7280 GBP
25p ordinary	CFD	Decreasing Short	15,914	5.7293 GBP
25p ordinary	CFD	Decreasing Short	14,771	5.7369 GBP
25p ordinary	CFD	Increasing Short	4,778	5.7142 GBP
25p ordinary	CFD	Increasing Short	12,442	5.7250 GBP
25p ordinary	CFD	Increasing Short	1,814	5.7522 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:	21 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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