

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:	21 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:	5,116,152	1.05%	5,448,962	1.11%
(2) Cash-settled derivatives:	4,965,437	1.01%	4,695,277	0.96%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	10,081,589	2.06%	10,144,239	2.07%

(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	162,350	5.7500 GBP
25p ordinary	Purchase	88,015	5.7139 GBP
25p ordinary	Purchase	80,793	5.7100 GBP
25p ordinary	Purchase	68,957	5.7107 GBP
25p ordinary	Purchase	48,800	5.7235 GBP
25p ordinary	Purchase	43,202	5.7176 GBP
25p ordinary	Purchase	24,000	5.7237 GBP
25p ordinary	Purchase	19,865	5.7207 GBP
25p ordinary	Purchase	17,000	5.7451 GBP
25p ordinary	Purchase	16,488	5.7252 GBP
25p ordinary	Purchase	12,672	5.7247 GBP
25p ordinary	Purchase	9,112	5.7322 GBP
25p ordinary	Purchase	7,878	5.7294 GBP
25p ordinary	Purchase	7,707	5.7105 GBP

25p ordinary	Purchase	1,191	5.7195 GBP
25p ordinary	Purchase	4,890	5.7199 GBP
25p ordinary	Purchase	4,700	5.7109 GBP
25p ordinary	Purchase	3,240	5.7339 GBP
25p ordinary	Purchase	3,206	5.7270 GBP
25p ordinary	Purchase	2,217	5.7266 GBP
25p ordinary	Purchase	1,700	5.7154 GBP
25p ordinary	Purchase	1,355	5.7254 GBP
25p ordinary	Purchase	1,156	5.7215 GBP
25p ordinary	Purchase	1,028	5.7300 GBP
25p ordinary	Purchase	982	5.7250 GBP
25p ordinary	Purchase	956	5.7211 GBP
25p ordinary	Purchase	909	5.7226 GBP
25p ordinary	Purchase	634	5.7450 GBP
25p ordinary	Purchase	457	5.7200 GBP
25p ordinary	Purchase	376	5.7303 GBP
25p ordinary	Purchase	289	5.7285 GBP
25p ordinary	Purchase	193	5.7150 GBP
25p ordinary	Purchase	185	5.7104 GBP
25p ordinary	Purchase	165	5.7246 GBP
25p ordinary	Purchase	81	5.7312 GBP
25p ordinary	Purchase	60	5.7350 GBP
25p ordinary	Purchase	60	5.7400 GBP
25p ordinary	Sale	127,510	5.7100 GBP
25p ordinary	Sale	55,230	5.7115 GBP
25p ordinary	Sale	53,301	5.7142 GBP
25p ordinary	Sale	44,750	5.7187 GBP
25p ordinary	Sale	33,464	5.7235 GBP
25p ordinary	Sale	33,144	5.7143 GBP
25p ordinary	Sale	30,752	5.7097 GBP
25p ordinary	Sale	30,568	5.7128 GBP
25p ordinary	Sale	19,125	5.7120 GBP
25p ordinary	Sale	18,969	5.7186 GBP
25p ordinary	Sale	16,861	5.7226 GBP
25p ordinary	Sale	15,212	5.7450 GBP
25p ordinary	Sale	9,903	5.7098 GBP
25p ordinary	Sale	9,552	5.7176 GBP
25p ordinary	Sale	7,688	5.7284 GBP
25p ordinary	Sale	6,564	5.7324 GBP
25p ordinary	Sale	6,071	5.7240 GBP
25p ordinary	Sale	4,532	5.7193 GBP
25p ordinary	Sale	4,132	5.7268 GBP
25p ordinary	Sale	3,839	5.7231 GBP
25p ordinary	Sale	3,631	5.7151 GBP
25p ordinary	Sale	2,484	5.7274 GBP
25p ordinary	Sale	2,165	5.7200 GBP
25p ordinary	Sale	1,700	5.7205 GBP
25p ordinary	Sale	1,562	5.7191 GBP
25p ordinary	Sale	1,217	5.7351 GBP
25p ordinary	Sale	1,212	5.7316 GBP
25p ordinary	Sale	1,210	5.7400 GBP
25p ordinary	Sale	1,168	5.7104 GBP
25p ordinary	Sale	1,152	5.7297 GBP
25p ordinary	Sale	984	5.7475 GBP
25p ordinary	Sale	981	5.7175 GBP
25p ordinary	Sale	954	5.7228 GBP
25p ordinary	Sale	914	5.7252 GBP
25p ordinary	Sale	902	5.7221 GBP
25p ordinary	Sale	774	5.7394 GBP
25p ordinary	Sale	493	5.7150 GBP
25p ordinary	Sale	402	5.7255 GBP
25p ordinary	Sale	384	5.7374 GBP
25p ordinary	Sale	355	5.7342 GBP
25p ordinary	Sale	345	5.7451 GBP
25p ordinary	Sale	157	5.7300 GBP
25p ordinary	Sale	76	5.7247 GBP
25p ordinary	Sale	60	5.7350 GBP
25p ordinary	Sale	43	5.7494 GBP
25p ordinary	Sale	31	5.7500 GBP
25p ordinary	Sale	2	5.7250 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	19,125	5.7128 GBP
25p ordinary	SWAP	Decreasing Short	30,752	5.7097 GBP
25p ordinary	SWAP	Decreasing Short	9,903	5.7098 GBP
25p ordinary	SWAP	Decreasing Short	61,325	5.7100 GBP
25p ordinary	SWAP	Decreasing Short	9,036	5.7135 GBP
25p ordinary	SWAP	Decreasing Short	53,301	5.7142

25p ordinary	SWAP	Decreasing Short	33,301	5.7142 GBP
25p ordinary	SWAP	Decreasing Short	33,144	5.7143 GBP
25p ordinary	SWAP	Decreasing Short	12,455	5.7161 GBP
25p ordinary	SWAP	Decreasing Short	9,552	5.7176 GBP
25p ordinary	SWAP	Decreasing Short	2,165	5.7182 GBP
25p ordinary	SWAP	Decreasing Short	18,969	5.7186 GBP
25p ordinary	SWAP	Decreasing Short	44,750	5.7187 GBP
25p ordinary	SWAP	Decreasing Short	1,128	5.7200 GBP
25p ordinary	SWAP	Decreasing Short	334	5.7203 GBP
25p ordinary	SWAP	Decreasing Short	1,700	5.7205 GBP
25p ordinary	SWAP	Decreasing Short	3,952	5.7211 GBP
25p ordinary	SWAP	Decreasing Short	2	5.7225 GBP
25p ordinary	SWAP	Decreasing Short	16,861	5.7226 GBP
25p ordinary	SWAP	Decreasing Short	33,464	5.7235 GBP
25p ordinary	SWAP	Decreasing Short	76	5.7247 GBP
25p ordinary	SWAP	Decreasing Short	914	5.7252 GBP
25p ordinary	SWAP	Decreasing Short	573	5.7254 GBP
25p ordinary	SWAP	Decreasing Short	1,517	5.7311 GBP
25p ordinary	SWAP	Decreasing Short	355	5.7342 GBP
25p ordinary	SWAP	Decreasing Short	774	5.7394 GBP
25p ordinary	SWAP	Decreasing Short	43	5.7494 GBP
25p ordinary	SWAP	Increasing Short	29,222	5.7100 GBP
25p ordinary	SWAP	Increasing Short	130	5.7103 GBP
25p ordinary	SWAP	Increasing Short	185	5.7104 GBP
25p ordinary	SWAP	Increasing Short	63,290	5.7107 GBP
25p ordinary	SWAP	Increasing Short	5,660	5.7108 GBP
25p ordinary	SWAP	Increasing Short	4,700	5.7109 GBP
25p ordinary	SWAP	Increasing Short	6	5.7112 GBP
25p ordinary	SWAP	Increasing Short	529	5.7118 GBP
25p ordinary	SWAP	Increasing Short	1,423	5.7125 GBP
25p ordinary	SWAP	Increasing Short	9,268	5.7149 GBP
25p ordinary	SWAP	Increasing Short	4	5.7150 GBP
25p ordinary	SWAP	Increasing Short	1,700	5.7154 GBP
25p ordinary	SWAP	Increasing Short	43,202	5.7176 GBP
25p ordinary	SWAP	Increasing Short	127	5.7189 GBP
25p ordinary	SWAP	Increasing Short	2,484	5.7194 GBP
25p ordinary	SWAP	Increasing Short	7	5.7202 GBP
25p ordinary	SWAP	Increasing Short	19,865	5.7207 GBP
25p ordinary	SWAP	Increasing Short	956	5.7211 GBP
25p ordinary	SWAP	Increasing Short	240	5.7220 GBP
25p ordinary	SWAP	Increasing Short	3,761	5.7222 GBP
25p ordinary	SWAP	Increasing Short	31,797	5.7227 GBP
25p ordinary	SWAP	Increasing Short	595	5.7232 GBP
25p ordinary	SWAP	Increasing Short	48,800	5.7235 GBP
25p ordinary	SWAP	Increasing Short	165	5.7246 GBP
25p ordinary	SWAP	Increasing Short	12,672	5.7247 GBP

Class of security	Product description	Increasing Short	Value	Value GBP
25p ordinary	SWAP	Increasing Short	16,488	5.7252 GBP
25p ordinary	SWAP	Increasing Short	55	5.7264 GBP
25p ordinary	SWAP	Increasing Short	2,217	5.7266 GBP
25p ordinary	SWAP	Increasing Short	3,206	5.7270 GBP
25p ordinary	SWAP	Increasing Short	7,878	5.7294 GBP
25p ordinary	SWAP	Increasing Short	81	5.7312 GBP
25p ordinary	SWAP	Increasing Short	9,112	5.7322 GBP
25p ordinary	SWAP	Increasing Short	3,240	5.7339 GBP
25p ordinary	SWAP	Increasing Short	101	5.7429 GBP
25p ordinary	SWAP	Increasing Short	162,175	5.7500 GBP
25p ordinary	SWAP	Decreasing Long	100	5.7300 GBP
25p ordinary	CFD	Decreasing Short	35,255	5.7100 GBP
25p ordinary	CFD	Decreasing Short	2,587	5.7131 GBP
25p ordinary	CFD	Decreasing Short	13,398	5.7148 GBP
25p ordinary	CFD	Decreasing Short	63,172	5.7181 GBP
25p ordinary	CFD	Decreasing Short	2,484	5.7273 GBP
25p ordinary	CFD	Decreasing Short	1,715	5.7373 GBP
25p ordinary	CFD	Increasing Short	8,741	5.7100 GBP
25p ordinary	CFD	Increasing Short	62,697	5.7104 GBP
25p ordinary	CFD	Increasing Short	909	5.7226 GBP
25p ordinary	CFD	Increasing Short	5,958	5.7411 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
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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:	22 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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