

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:	22 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:	5,208,312	1.07%	5,374,858	1.10%
(2) Cash-settled derivatives:	4,912,545	1.01%	4,790,304	0.98%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	10,120,857	2.07%	10,165,162	2.08%

(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	171,394	5.7668 GBP
25p ordinary	Purchase	154,437	5.7300 GBP
25p ordinary	Purchase	45,417	5.7608 GBP
25p ordinary	Purchase	45,066	5.7559 GBP
25p ordinary	Purchase	38,262	5.7391 GBP
25p ordinary	Purchase	28,454	5.7298 GBP
25p ordinary	Purchase	17,514	5.7381 GBP
25p ordinary	Purchase	15,604	5.7361 GBP
25p ordinary	Purchase	15,287	5.7587 GBP
25p ordinary	Purchase	14,578	5.7353 GBP
25p ordinary	Purchase	12,584	5.7434 GBP
25p ordinary	Purchase	11,296	5.7513 GBP
25p ordinary	Purchase	8,705	5.7392 GBP
25p ordinary	Purchase	7,745	5.7500 GBP

25p ordinary	Purchase	1,145	5,7350 GBP
25p ordinary	Purchase	7,659	5,7496 GBP
25p ordinary	Purchase	7,278	5,7406 GBP
25p ordinary	Purchase	5,772	5,7215 GBP
25p ordinary	Purchase	4,552	5,7309 GBP
25p ordinary	Purchase	3,547	5,7613 GBP
25p ordinary	Purchase	3,037	5,7611 GBP
25p ordinary	Purchase	2,374	5,7695 GBP
25p ordinary	Purchase	1,749	5,7302 GBP
25p ordinary	Purchase	1,472	5,7339 GBP
25p ordinary	Purchase	1,327	5,7435 GBP
25p ordinary	Purchase	1,318	5,7350 GBP
25p ordinary	Purchase	910	5,7517 GBP
25p ordinary	Purchase	792	5,7451 GBP
25p ordinary	Purchase	546	5,7750 GBP
25p ordinary	Purchase	441	5,7287 GBP
25p ordinary	Purchase	433	5,7749 GBP
25p ordinary	Purchase	417	5,7610 GBP
25p ordinary	Purchase	382	5,7725 GBP
25p ordinary	Purchase	248	5,7304 GBP
25p ordinary	Purchase	224	5,7700 GBP
25p ordinary	Purchase	132	5,7500 GBP
25p ordinary	Purchase	123	5,7504 GBP
25p ordinary	Purchase	74	5,7483 GBP
25p ordinary	Purchase	11	5,7600 GBP
25p ordinary	Purchase	5	5,7550 GBP
25p ordinary	Purchase	4	5,7225 GBP
25p ordinary	Sale	56,958	5,7298 GBP
25p ordinary	Sale	52,113	5,7300 GBP
25p ordinary	Sale	48,732	5,7325 GBP
25p ordinary	Sale	46,219	5,7149 GBP
25p ordinary	Sale	35,581	5,7332 GBP
25p ordinary	Sale	33,144	5,7389 GBP
25p ordinary	Sale	28,792	5,7419 GBP
25p ordinary	Sale	21,208	5,7442 GBP
25p ordinary	Sale	18,590	5,7322 GBP
25p ordinary	Sale	15,296	5,7342 GBP
25p ordinary	Sale	8,904	5,7360 GBP
25p ordinary	Sale	8,667	5,7283 GBP
25p ordinary	Sale	8,506	5,7426 GBP
25p ordinary	Sale	7,679	5,7347 GBP
25p ordinary	Sale	7,037	5,7482 GBP
25p ordinary	Sale	6,974	5,7411 GBP
25p ordinary	Sale	6,769	5,7665 GBP
25p ordinary	Sale	5,407	5,7576 GBP
25p ordinary	Sale	5,283	5,7297 GBP
25p ordinary	Sale	5,186	5,7639 GBP
25p ordinary	Sale	5,108	5,7645 GBP
25p ordinary	Sale	5,030	5,7327 GBP
25p ordinary	Sale	4,822	5,7321 GBP
25p ordinary	Sale	3,794	5,7546 GBP
25p ordinary	Sale	3,376	5,7353 GBP
25p ordinary	Sale	3,000	5,7469 GBP
25p ordinary	Sale	2,002	5,7390 GBP
25p ordinary	Sale	1,908	5,7543 GBP
25p ordinary	Sale	1,884	5,7234 GBP
25p ordinary	Sale	1,204	5,7497 GBP
25p ordinary	Sale	1,092	5,7621 GBP
25p ordinary	Sale	720	5,7187 GBP
25p ordinary	Sale	674	5,7550 GBP
25p ordinary	Sale	621	5,7374 GBP
25p ordinary	Sale	613	5,7534 GBP
25p ordinary	Sale	462	5,7400 GBP
25p ordinary	Sale	453	5,7450 GBP
25p ordinary	Sale	295	5,7301 GBP
25p ordinary	Sale	254	5,7500 GBP
25p ordinary	Sale	165	5,7716 GBP
25p ordinary	Sale	123	5,7752 GBP
25p ordinary	Sale	112	5,7700 GBP
25p ordinary	Sale	53	5,7750 GBP
25p ordinary	Sale	40	5,7312 GBP
25p ordinary	Sale	15	5,7293 GBP
25p ordinary	Sale	10	5,7600 GBP
25p ordinary	Sale	10	5,7601 GBP
25p ordinary	Sale	8	5,7755 GBP
25p ordinary	Sale	5	5,7555 GBP
25p ordinary	Sale	3	5,7100 GBP
25p ordinary	Sale	2	5,7150 GBP
25p ordinary	Sale	2	5,7250 GBP
25p ordinary	Sale	1	5,7350 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	Decreasing Short	2	5.7148 GBP
25p ordinary	SWAP	Decreasing Short	46,219	5.7149 GBP
25p ordinary	SWAP	Decreasing Short	2	5.7225 GBP
25p ordinary	SWAP	Decreasing Short	42,260	5.7250 GBP
25p ordinary	SWAP	Decreasing Short	8,667	5.7283 GBP
25p ordinary	SWAP	Decreasing Short	2	5.7286 GBP
25p ordinary	SWAP	Decreasing Short	15	5.7293 GBP
25p ordinary	SWAP	Decreasing Short	5,283	5.7297 GBP
25p ordinary	SWAP	Decreasing Short	50	5.7298 GBP
25p ordinary	SWAP	Decreasing Short	23,660	5.7300 GBP
25p ordinary	SWAP	Decreasing Short	295	5.7301 GBP
25p ordinary	SWAP	Decreasing Short	40	5.7312 GBP
25p ordinary	SWAP	Decreasing Short	4,822	5.7321 GBP
25p ordinary	SWAP	Decreasing Short	48,732	5.7325 GBP
25p ordinary	SWAP	Decreasing Short	5,030	5.7327 GBP
25p ordinary	SWAP	Decreasing Short	3,373	5.7328 GBP
25p ordinary	SWAP	Decreasing Short	15,296	5.7342 GBP
25p ordinary	SWAP	Decreasing Short	7,679	5.7347 GBP
25p ordinary	SWAP	Decreasing Short	1	5.7350 GBP
25p ordinary	SWAP	Decreasing Short	3,376	5.7353 GBP
25p ordinary	SWAP	Decreasing Short	8,079	5.7357 GBP
25p ordinary	SWAP	Decreasing Short	621	5.7374 GBP
25p ordinary	SWAP	Decreasing Short	28,792	5.7419 GBP
25p ordinary	SWAP	Decreasing Short	21,208	5.7442 GBP
25p ordinary	SWAP	Decreasing Short	6,598	5.7460 GBP
25p ordinary	SWAP	Decreasing Short	2	5.7473 GBP
25p ordinary	SWAP	Decreasing Short	522	5.7475 GBP
25p ordinary	SWAP	Decreasing Short	7,037	5.7482 GBP
25p ordinary	SWAP	Decreasing Short	3,794	5.7546 GBP
25p ordinary	SWAP	Decreasing Short	44	5.7550 GBP
25p ordinary	SWAP	Decreasing Short	5,407	5.7576 GBP
25p ordinary	SWAP	Decreasing Short	1,092	5.7621 GBP
25p ordinary	SWAP	Decreasing Short	5,108	5.7645 GBP
25p ordinary	SWAP	Decreasing Short	1,579	5.7647 GBP
25p ordinary	SWAP	Decreasing Short	123	5.7752 GBP
25p ordinary	SWAP	Increasing Short	4	5.7219 GBP
25p ordinary	SWAP	Increasing Short	42,260	5.7250 GBP
25p ordinary	SWAP	Increasing Short	38,921	5.7300 GBP
25p ordinary	SWAP	Increasing Short	1,749	5.7302 GBP
25p ordinary	SWAP	Increasing Short	248	5.7304 GBP
25p ordinary	SWAP	Increasing Short	4,552	5.7309 GBP
25p ordinary	SWAP	Increasing Short	1,472	5.7339 GBP
25p ordinary	SWAP	Increasing Short	10,841	5.7343 GBP
25p ordinary	SWAP	Increasing Short	454	5.7350 GBP
25p ordinary	SWAP	Increasing Short	14,578	5.7353 GBP

25p ordinary	SWAP	Increasing Short	60	5,7354 GBP
25p ordinary	SWAP	Increasing Short	38,262	5.7391 GBP
25p ordinary	SWAP	Increasing Short	2,790	5.7406 GBP
25p ordinary	SWAP	Increasing Short	41	5.7416 GBP
25p ordinary	SWAP	Increasing Short	12,584	5.7434 GBP
25p ordinary	SWAP	Increasing Short	1,286	5.7436 GBP
25p ordinary	SWAP	Increasing Short	792	5.7451 GBP
25p ordinary	SWAP	Increasing Short	590	5.7475 GBP
25p ordinary	SWAP	Increasing Short	2	5.7476 GBP
25p ordinary	SWAP	Increasing Short	7,659	5.7496 GBP
25p ordinary	SWAP	Increasing Short	4	5.7500 GBP
25p ordinary	SWAP	Increasing Short	123	5.7504 GBP
25p ordinary	SWAP	Increasing Short	13,600	5.7535 GBP
25p ordinary	SWAP	Increasing Short	45	5.7550 GBP
25p ordinary	SWAP	Increasing Short	9,747	5.7573 GBP
25p ordinary	SWAP	Increasing Short	6	5.7575 GBP
25p ordinary	SWAP	Increasing Short	7,048	5.7582 GBP
25p ordinary	SWAP	Increasing Short	45,417	5.7608 GBP
25p ordinary	SWAP	Increasing Short	171,394	5.7668 GBP
25p ordinary	SWAP	Increasing Short	382	5.7725 GBP
25p ordinary	SWAP	Decreasing Long	130	5.6950 GBP
25p ordinary	CFD	Decreasing Short	7,030	5.7095 GBP
25p ordinary	CFD	Decreasing Short	1	5.7300 GBP
25p ordinary	CFD	Decreasing Short	63,841	5.7358 GBP
25p ordinary	CFD	Decreasing Short	200	5.7500 GBP
25p ordinary	CFD	Decreasing Short	6,769	5.7665 GBP
25p ordinary	CFD	Increasing Short	5,772	5.7215 GBP
25p ordinary	CFD	Increasing Short	66,444	5.7300 GBP
25p ordinary	CFD	Increasing Short	31,308	5.7647 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)

(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:	23 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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