

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")

1. KEY INFORMATION

(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:	23 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		Short Positions		
	Interests	Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:		5,214,126	1.07%	5,278,751	1.08%
(2) Cash-settled derivatives:		4,820,394	0.99%	4,801,533	0.98%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:		0	0.00%	0	0.00%
TOTAL:		10,034,520	2.05%	10,080,284	2.06%

(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	209,345	5.7100 GBP
25p ordinary	Purchase	61,356	5.7160 GBP
25p ordinary	Purchase	46,138	5.7336 GBP
25p ordinary	Purchase	44,145	5.7105 GBP
25p ordinary	Purchase	41,980	5.7288 GBP
25p ordinary	Purchase	27,659	5.7101 GBP
25p ordinary	Purchase	22,559	5.7191 GBP

25p ordinary	Purchase	22,078	5.7276 GBP
25p ordinary	Purchase	20,297	5.7187 GBP
25p ordinary	Purchase	13,384	5.7198 GBP
25p ordinary	Purchase	8,156	5.7274 GBP
25p ordinary	Purchase	7,700	5.7396 GBP
25p ordinary	Purchase	7,400	5.7106 GBP
25p ordinary	Purchase	5,566	5.7304 GBP
25p ordinary	Purchase	4,017	5.7236 GBP
25p ordinary	Purchase	3,511	5.7254 GBP
25p ordinary	Purchase	1,538	5.7138 GBP
25p ordinary	Purchase	1,481	5.7092 GBP
25p ordinary	Purchase	1,371	5.7333 GBP
25p ordinary	Purchase	756	5.7050 GBP
25p ordinary	Purchase	735	5.7097 GBP
25p ordinary	Purchase	696	5.7349 GBP
25p ordinary	Purchase	595	5.7255 GBP
25p ordinary	Purchase	565	5.7222 GBP
25p ordinary	Purchase	504	5.7450 GBP
25p ordinary	Purchase	450	5.7102 GBP
25p ordinary	Purchase	406	5.7300 GBP
25p ordinary	Purchase	263	5.7350 GBP
25p ordinary	Purchase	179	5.6950 GBP
25p ordinary	Purchase	88	5.6900 GBP
25p ordinary	Purchase	88	5.7075 GBP
25p ordinary	Purchase	71	5.7454 GBP
25p ordinary	Purchase	63	5.7116 GBP
25p ordinary	Purchase	62	5.7382 GBP
25p ordinary	Purchase	45	5.6850 GBP
25p ordinary	Purchase	45	5.7093 GBP
25p ordinary	Purchase	43	5.7446 GBP
25p ordinary	Purchase	23	5.7375 GBP
25p ordinary	Purchase	21	5.7325 GBP
25p ordinary	Purchase	21	5.7348 GBP
25p ordinary	Purchase	13	5.7425 GBP
25p ordinary	Purchase	10	5.7410 GBP
25p ordinary	Sale	135,222	5.7099 GBP
25p ordinary	Sale	69,560	5.7100 GBP
25p ordinary	Sale	61,450	5.7246 GBP
25p ordinary	Sale	33,584	5.7355 GBP
25p ordinary	Sale	30,950	5.7004 GBP
25p ordinary	Sale	18,154	5.7098 GBP
25p ordinary	Sale	13,200	5.7088 GBP
25p ordinary	Sale	10,430	5.7089 GBP
25p ordinary	Sale	10,425	5.7276 GBP
25p ordinary	Sale	6,998	5.7185 GBP
25p ordinary	Sale	6,767	5.7278 GBP
25p ordinary	Sale	6,147	5.7306 GBP
25p ordinary	Sale	5,896	5.7277 GBP
25p ordinary	Sale	4,788	5.7080 GBP
25p ordinary	Sale	3,982	5.7250 GBP
25p ordinary	Sale	3,100	5.7069 GBP
25p ordinary	Sale	2,951	5.7316 GBP
25p ordinary	Sale	2,502	5.7095 GBP
25p ordinary	Sale	2,417	5.7164 GBP
25p ordinary	Sale	2,177	5.7263 GBP
25p ordinary	Sale	1,650	5.7230 GBP
25p ordinary	Sale	1,593	5.7025 GBP
25p ordinary	Sale	1,584	5.7166 GBP
25p ordinary	Sale	1,495	5.7273 GBP
25p ordinary	Sale	1,467	5.7508 GBP
25p ordinary	Sale	1,347	5.7394 GBP
25p ordinary	Sale	1,299	5.7373 GBP
25p ordinary	Sale	1,274	5.7325 GBP
25p ordinary	Sale	1,049	5.7450 GBP
25p ordinary	Sale	1,012	5.7210 GBP
25p ordinary	Sale	949	5.7300 GBP
25p ordinary	Sale	919	5.7137 GBP
25p ordinary	Sale	912	5.7260 GBP
25p ordinary	Sale	877	5.7297 GBP
25p ordinary	Sale	859	5.6938 GBP
25p ordinary	Sale	732	5.7050 GBP
25p ordinary	Sale	717	5.7001 GBP
25p ordinary	Sale	539	5.7500 GBP
25p ordinary	Sale	428	5.7072 GBP
25p ordinary	Sale	355	5.7529 GBP
25p ordinary	Sale	345	5.7504 GBP
25p ordinary	Sale	247	5.7113 GBP
25p ordinary	Sale	247	5.7380 GBP
25p ordinary	Sale	222	5.7075 GBP
25p ordinary	Sale	179	5.6950 GBP
25p ordinary	Sale	157	5.7550 GBP
25p ordinary	Sale	88	5.6900 GBP
25p ordinary	Sale	76	5.7478 GBP
25p ordinary	Sale	66	5.7307 GBP
25p ordinary	Sale	54	5.7148 GBP
25p ordinary	Sale	45	5.6850 GBP
25p ordinary	Sale	19	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	677	5.6991 GBP
25p ordinary	SWAP	Decreasing Short	435	5.7052 GBP
25p ordinary	SWAP	Decreasing Short	1	5.7073 GBP
25p ordinary	SWAP	Decreasing Short	4,788	5.7080 GBP
25p ordinary	SWAP	Decreasing Short	13,200	5.7087 GBP
25p ordinary	SWAP	Decreasing Short	9,673	5.7093 GBP
25p ordinary	SWAP	Decreasing Short	2,502	5.7095 GBP
25p ordinary	SWAP	Decreasing Short	8,575	5.7098 GBP
25p ordinary	SWAP	Decreasing Short	37,947	5.7100 GBP
25p ordinary	SWAP	Decreasing Short	2,319	5.7104 GBP
25p ordinary	SWAP	Decreasing Short	247	5.7113 GBP
25p ordinary	SWAP	Decreasing Short	54	5.7148 GBP
25p ordinary	SWAP	Decreasing Short	7,898	5.7152 GBP
25p ordinary	SWAP	Decreasing Short	2,417	5.7164 GBP
25p ordinary	SWAP	Decreasing Short	6,998	5.7185 GBP
25p ordinary	SWAP	Decreasing Short	3,982	5.7250 GBP
25p ordinary	SWAP	Decreasing Short	912	5.7260 GBP
25p ordinary	SWAP	Decreasing Short	877	5.7297 GBP
25p ordinary	SWAP	Decreasing Short	9,124	5.7302 GBP
25p ordinary	SWAP	Decreasing Short	6,147	5.7306 GBP
25p ordinary	SWAP	Decreasing Short	66	5.7307 GBP
25p ordinary	SWAP	Decreasing Short	33,584	5.7355 GBP
25p ordinary	SWAP	Decreasing Short	247	5.7380 GBP
25p ordinary	SWAP	Decreasing Short	1,347	5.7394 GBP
25p ordinary	SWAP	Decreasing Short	20,169	5.7397 GBP
25p ordinary	SWAP	Decreasing Short	1,049	5.7450 GBP
25p ordinary	SWAP	Decreasing Short	76	5.7478 GBP
25p ordinary	SWAP	Decreasing Short	345	5.7504 GBP
25p ordinary	SWAP	Decreasing Short	1,467	5.7508 GBP
25p ordinary	SWAP	Increasing Short	24	5.7052 GBP
25p ordinary	SWAP	Increasing Short	1,481	5.7092 GBP
25p ordinary	SWAP	Increasing Short	45	5.7094 GBP
25p ordinary	SWAP	Increasing Short	24,201	5.7096 GBP
25p ordinary	SWAP	Increasing Short	735	5.7097 GBP
25p ordinary	SWAP	Increasing Short	81,185	5.7100 GBP
25p ordinary	SWAP	Increasing Short	27,659	5.7101 GBP
25p ordinary	SWAP	Increasing Short	450	5.7102 GBP
25p ordinary	SWAP	Increasing Short	7,400	5.7106 GBP
25p ordinary	SWAP	Increasing Short	19,944	5.7117 GBP
25p ordinary	SWAP	Increasing Short	1,538	5.7138 GBP
25p ordinary	SWAP	Increasing Short	3,240	5.7150 GBP

25p ordinary	SWAP	Increasing Short	61,356	5.7160 GBP
25p ordinary	SWAP	Increasing Short	13,384	5.7198 GBP
25p ordinary	SWAP	Increasing Short	6	5.7200 GBP
25p ordinary	SWAP	Increasing Short	565	5.7222 GBP
25p ordinary	SWAP	Increasing Short	8,156	5.7274 GBP
25p ordinary	SWAP	Increasing Short	22,078	5.7276 GBP
25p ordinary	SWAP	Increasing Short	406	5.7300 GBP
25p ordinary	SWAP	Increasing Short	5,566	5.7304 GBP
25p ordinary	SWAP	Increasing Short	1,966	5.7310 GBP
25p ordinary	SWAP	Increasing Short	3,766	5.7324 GBP
25p ordinary	SWAP	Increasing Short	46,138	5.7336 GBP
25p ordinary	SWAP	Increasing Short	62	5.7382 GBP
25p ordinary	SWAP	Increasing Short	7,700	5.7396 GBP
25p ordinary	SWAP	Increasing Short	10	5.7410 GBP
25p ordinary	SWAP	Increasing Short	590	5.7411 GBP
25p ordinary	SWAP	Increasing Short	43	5.7448 GBP
25p ordinary	SWAP	Increasing Short	71	5.7454 GBP
25p ordinary	SWAP	Decreasing Long	100	5.7150 GBP
25p ordinary	CFD	Decreasing Short	30,950	5.7004 GBP
25p ordinary	CFD	Decreasing Short	1,317	5.7095 GBP
25p ordinary	CFD	Decreasing Short	31,850	5.7100 GBP
25p ordinary	CFD	Decreasing Short	46,382	5.7182 GBP
25p ordinary	CFD	Decreasing Short	765	5.7585 GBP
25p ordinary	CFD	Increasing Short	22,559	5.7191 GBP
25p ordinary	CFD	Increasing Short	29,343	5.7357 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:	26 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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