

**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:	26 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 (%)	Number (%)
(1) Relevant securities owned and/or controlled:	5,330,231	1.09%	5,258,157	1.08%
(2) Cash-settled derivatives:	4,805,153	0.98%	4,924,057	1.01%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>10,135,384</b>	<b>2.07%</b>	<b>10,182,214</b>	<b>2.08%</b>

(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	85,477	5.7044 GBP
25p ordinary	Purchase	67,627	5.7199 GBP
25p ordinary	Purchase	50,055	5.6850 GBP
25p ordinary	Purchase	35,687	5.6949 GBP
25p ordinary	Purchase	28,265	5.7177 GBP
25p ordinary	Purchase	25,321	5.6986 GBP
25p ordinary	Purchase	22,544	5.7089 GBP

25p ordinary	Purchase	19,396	5.7243 GBP
25p ordinary	Purchase	18,763	5.7018 GBP
25p ordinary	Purchase	14,674	5.7060 GBP
25p ordinary	Purchase	12,090	5.7259 GBP
25p ordinary	Purchase	8,392	5.6990 GBP
25p ordinary	Purchase	8,292	5.7359 GBP
25p ordinary	Purchase	7,623	5.7066 GBP
25p ordinary	Purchase	6,693	5.7190 GBP
25p ordinary	Purchase	5,833	5.7290 GBP
25p ordinary	Purchase	5,549	5.7040 GBP
25p ordinary	Purchase	2,713	5.6996 GBP
25p ordinary	Purchase	2,670	5.7268 GBP
25p ordinary	Purchase	2,611	5.7091 GBP
25p ordinary	Purchase	2,553	5.7061 GBP
25p ordinary	Purchase	2,553	5.6851 GBP
25p ordinary	Purchase	2,492	5.6852 GBP
25p ordinary	Purchase	1,217	5.7317 GBP
25p ordinary	Purchase	990	5.7150 GBP
25p ordinary	Purchase	949	5.6890 GBP
25p ordinary	Purchase	925	5.6962 GBP
25p ordinary	Purchase	804	5.7058 GBP
25p ordinary	Purchase	736	5.7276 GBP
25p ordinary	Purchase	596	5.7339 GBP
25p ordinary	Purchase	563	5.7050 GBP
25p ordinary	Purchase	561	5.7400 GBP
25p ordinary	Purchase	446	5.7338 GBP
25p ordinary	Purchase	202	5.7152 GBP
25p ordinary	Purchase	73	5.7300 GBP
25p ordinary	Purchase	18	5.7100 GBP
25p ordinary	Purchase	3	5.7500 GBP
25p ordinary	Purchase	1	5.7600 GBP
25p ordinary	Sale	115,976	5.6850 GBP
25p ordinary	Sale	43,057	5.7028 GBP
25p ordinary	Sale	29,033	5.6925 GBP
25p ordinary	Sale	21,735	5.6896 GBP
25p ordinary	Sale	19,487	5.7141 GBP
25p ordinary	Sale	13,279	5.7244 GBP
25p ordinary	Sale	13,200	5.7087 GBP
25p ordinary	Sale	11,960	5.7140 GBP
25p ordinary	Sale	5,617	5.7069 GBP
25p ordinary	Sale	5,591	5.7197 GBP
25p ordinary	Sale	4,793	5.7226 GBP
25p ordinary	Sale	3,808	5.7092 GBP
25p ordinary	Sale	3,528	5.7209 GBP
25p ordinary	Sale	3,107	5.6847 GBP
25p ordinary	Sale	1,649	5.7267 GBP
25p ordinary	Sale	1,611	5.7187 GBP
25p ordinary	Sale	1,601	5.7262 GBP
25p ordinary	Sale	1,418	5.7268 GBP
25p ordinary	Sale	1,038	5.7200 GBP
25p ordinary	Sale	1,028	5.7217 GBP
25p ordinary	Sale	957	5.7196 GBP
25p ordinary	Sale	883	5.7100 GBP
25p ordinary	Sale	741	5.7400 GBP
25p ordinary	Sale	684	5.7279 GBP
25p ordinary	Sale	537	5.7125 GBP
25p ordinary	Sale	534	5.7500 GBP
25p ordinary	Sale	493	5.7475 GBP
25p ordinary	Sale	442	5.7150 GBP
25p ordinary	Sale	338	5.7325 GBP
25p ordinary	Sale	268	5.7384 GBP
25p ordinary	Sale	257	5.7050 GBP
25p ordinary	Sale	213	5.7468 GBP
25p ordinary	Sale	200	5.7300 GBP
25p ordinary	Sale	87	5.6866 GBP
25p ordinary	Sale	64	5.6908 GBP
25p ordinary	Sale	44	5.7000 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	3,107	5.6847 GBP
25p ordinary	SWAP	Decreasing Short	99,275	5.6850 GBP
25p ordinary	SWAP	Decreasing Short	87	5.6866 GBP
25p ordinary	SWAP	Decreasing Short	17,834	5.6888 GBP
25p ordinary	SWAP	Decreasing Short	64	5.6908 GBP
25p ordinary	SWAP	Decreasing Short	1,022	5.6945 GBP

25p ordinary	SWAP	Decreasing Short	5,731	5.6983 GBP
25p ordinary	SWAP	Decreasing Short	17	5.7050 GBP
25p ordinary	SWAP	Decreasing Short	165	5.7055 GBP
25p ordinary	SWAP	Decreasing Short	13,200	5.7087 GBP
25p ordinary	SWAP	Decreasing Short	173	5.7100 GBP
25p ordinary	SWAP	Decreasing Short	11,960	5.7140 GBP
25p ordinary	SWAP	Decreasing Short	19,487	5.7141 GBP
25p ordinary	SWAP	Decreasing Short	17,564	5.7144 GBP
25p ordinary	SWAP	Decreasing Short	1,027	5.7187 GBP
25p ordinary	SWAP	Decreasing Short	5,410	5.7189 GBP
25p ordinary	SWAP	Decreasing Short	3,528	5.7209 GBP
25p ordinary	SWAP	Decreasing Short	278	5.7225 GBP
25p ordinary	SWAP	Decreasing Short	1,649	5.7267 GBP
25p ordinary	SWAP	Decreasing Short	4,253	5.7313 GBP
25p ordinary	SWAP	Decreasing Short	268	5.7384 GBP
25p ordinary	SWAP	Decreasing Short	213	5.7468 GBP
25p ordinary	SWAP	Decreasing Short	2	5.7473 GBP
25p ordinary	SWAP	Decreasing Short	532	5.7500 GBP
25p ordinary	SWAP	Increasing Short	77,650	5.6850 GBP
25p ordinary	SWAP	Increasing Short	2,553	5.6851 GBP
25p ordinary	SWAP	Increasing Short	2,492	5.6852 GBP
25p ordinary	SWAP	Increasing Short	949	5.6890 GBP
25p ordinary	SWAP	Increasing Short	35,687	5.6949 GBP
25p ordinary	SWAP	Increasing Short	925	5.6962 GBP
25p ordinary	SWAP	Increasing Short	25,321	5.6986 GBP
25p ordinary	SWAP	Increasing Short	8,392	5.6990 GBP
25p ordinary	SWAP	Increasing Short	2,713	5.6996 GBP
25p ordinary	SWAP	Increasing Short	18,763	5.7018 GBP
25p ordinary	SWAP	Increasing Short	5,549	5.7040 GBP
25p ordinary	SWAP	Increasing Short	29	5.7050 GBP
25p ordinary	SWAP	Increasing Short	36	5.7054 GBP
25p ordinary	SWAP	Increasing Short	14,674	5.7060 GBP
25p ordinary	SWAP	Increasing Short	2,553	5.7061 GBP
25p ordinary	SWAP	Increasing Short	7,623	5.7066 GBP
25p ordinary	SWAP	Increasing Short	22,544	5.7089 GBP
25p ordinary	SWAP	Increasing Short	1,738	5.7090 GBP
25p ordinary	SWAP	Increasing Short	295	5.7093 GBP
25p ordinary	SWAP	Increasing Short	2	5.7150 GBP
25p ordinary	SWAP	Increasing Short	719	5.7171 GBP
25p ordinary	SWAP	Increasing Short	28,265	5.7177 GBP
25p ordinary	SWAP	Increasing Short	6,693	5.7190 GBP
25p ordinary	SWAP	Increasing Short	67,627	5.7199 GBP
25p ordinary	SWAP	Increasing Short	1,400	5.7225 GBP
25p ordinary	SWAP	Increasing Short	4,131	5.7228 GBP
25p ordinary	SWAP	Increasing Short	19,396	5.7243 GBP

25p ordinary	SWAP	Increasing Short	12,090	5.7259 GBP
25p ordinary	SWAP	Increasing Short	736	5.7276 GBP
25p ordinary	SWAP	Increasing Short	2,330	5.7315 GBP
25p ordinary	SWAP	Increasing Short	1,217	5.7317 GBP
25p ordinary	SWAP	Increasing Short	8,292	5.7359 GBP
25p ordinary	SWAP	Increasing Short	1	5.7450 GBP
25p ordinary	SWAP	Increasing Short	2	5.7476 GBP
25p ordinary	SWAP	Increasing Short	1	5.7550 GBP
25p ordinary	SWAP	Decreasing Long	100	5.7150 GBP
25p ordinary	CFD	Decreasing Short	44	5.6995 GBP
25p ordinary	CFD	Decreasing Short	638	5.6996 GBP
25p ordinary	CFD	Decreasing Short	59,060	5.7068 GBP
25p ordinary	CFD	Decreasing Short	5,617	5.7069 GBP
25p ordinary	CFD	Decreasing Short	536	5.7146 GBP
25p ordinary	CFD	Decreasing Short	127	5.7248 GBP
25p ordinary	CFD	Increasing Short	26,972	5.7268 GBP
25p ordinary	CFD	Increasing Short	173	5.7352 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:	27 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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