

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:	28 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:	5,055,459	1.04%	3,460,212	0.71%
(2) Cash-settled derivatives:	4,234,237	0.87%	4,673,665	0.96%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	9,289,696	1.90%	8,133,877	1.67%

- (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	516,249	null
25p ordinary	Purchase	276,173	5.6600 GBP
25p ordinary	Purchase	190,812	5.7428 GBP
25p ordinary	Purchase	179,683	5.7500 GBP
25p ordinary	Purchase	165,998	5.7485 GBP
25p ordinary	Purchase	74,385	5.7525 GBP
25p ordinary	Purchase	58,645	5.7447 GBP

25p ordinary	Purchase	37,361	5.7360 GBP
25p ordinary	Purchase	19,168	5.7470 GBP
25p ordinary	Purchase	18,334	5.7437 GBP
25p ordinary	Purchase	13,796	5.7385 GBP
25p ordinary	Purchase	11,386	5.7457 GBP
25p ordinary	Purchase	9,381	5.7399 GBP
25p ordinary	Purchase	9,267	5.7523 GBP
25p ordinary	Purchase	8,941	5.7502 GBP
25p ordinary	Purchase	7,874	5.7351 GBP
25p ordinary	Purchase	6,626	5.7450 GBP
25p ordinary	Purchase	6,017	5.7550 GBP
25p ordinary	Purchase	5,004	5.7519 GBP
25p ordinary	Purchase	4,070	5.7400 GBP
25p ordinary	Purchase	2,943	5.7409 GBP
25p ordinary	Purchase	2,728	5.7600 GBP
25p ordinary	Purchase	2,586	5.7404 GBP
25p ordinary	Purchase	2,236	5.7350 GBP
25p ordinary	Purchase	1,961	5.7462 GBP
25p ordinary	Purchase	1,512	5.7650 GBP
25p ordinary	Purchase	1,433	5.7390 GBP
25p ordinary	Purchase	1,326	5.6649 GBP
25p ordinary	Purchase	1,245	5.7300 GBP
25p ordinary	Purchase	1,111	5.7250 GBP
25p ordinary	Purchase	851	5.7419 GBP
25p ordinary	Purchase	750	5.7403 GBP
25p ordinary	Purchase	548	5.7200 GBP
25p ordinary	Purchase	492	5.7050 GBP
25p ordinary	Purchase	55	5.7372 GBP
25p ordinary	Sale	380,667	null
25p ordinary	Sale	139,051	5.7427 GBP
25p ordinary	Sale	115,932	5.7500 GBP
25p ordinary	Sale	74,997	5.7334 GBP
25p ordinary	Sale	70,876	5.7406 GBP
25p ordinary	Sale	60,858	5.7469 GBP
25p ordinary	Sale	38,346	5.7450 GBP
25p ordinary	Sale	25,170	5.7497 GBP
25p ordinary	Sale	20,199	5.7372 GBP
25p ordinary	Sale	20,168	5.7461 GBP
25p ordinary	Sale	16,457	5.7366 GBP
25p ordinary	Sale	15,216	5.7462 GBP
25p ordinary	Sale	10,066	5.7425 GBP
25p ordinary	Sale	9,966	5.7400 GBP
25p ordinary	Sale	9,963	5.7397 GBP
25p ordinary	Sale	9,309	5.7402 GBP
25p ordinary	Sale	8,298	5.7479 GBP
25p ordinary	Sale	7,161	5.7518 GBP
25p ordinary	Sale	4,720	5.7550 GBP
25p ordinary	Sale	4,692	5.7394 GBP
25p ordinary	Sale	4,568	5.7389 GBP
25p ordinary	Sale	4,101	5.7350 GBP
25p ordinary	Sale	3,148	5.7421 GBP
25p ordinary	Sale	2,728	5.7600 GBP
25p ordinary	Sale	1,847	5.7447 GBP
25p ordinary	Sale	1,635	5.7508 GBP
25p ordinary	Sale	1,512	5.7650 GBP
25p ordinary	Sale	1,443	5.7391 GBP
25p ordinary	Sale	1,376	5.7353 GBP
25p ordinary	Sale	1,326	5.6650 GBP
25p ordinary	Sale	1,245	5.7300 GBP
25p ordinary	Sale	1,210	5.7213 GBP
25p ordinary	Sale	1,150	5.7575 GBP
25p ordinary	Sale	1,111	5.7250 GBP
25p ordinary	Sale	569	5.7475 GBP
25p ordinary	Sale	548	5.7200 GBP
25p ordinary	Sale	504	5.7355 GBP
25p ordinary	Sale	338	5.6968 GBP
25p ordinary	Sale	19	5.7552 GBP
25p ordinary	Sale	16	5.7512 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 Long	276,173	5.6600 GBP
25p ordinary	SWAP	Opening Long	328,733	0.0000 GBP
25p ordinary	SWAP	Increasing Long	199	5.6650 GBP
25p ordinary	SWAP	Increasing Long	1,210	5.7213 GBP
25p ordinary	SWAP	Increasing Long	8,487	5.7278 GBP
25p ordinary	SWAP	Increasing Long	67,637	5.7334 GBP

				GBP
25p ordinary	SWAP	Increasing Long	2,369	5.7350 GBP
25p ordinary	SWAP	Increasing Long	16,457	5.7366 GBP
25p ordinary	SWAP	Increasing Long	32,838	5.7372 GBP
25p ordinary	SWAP	Increasing Long	1,443	5.7391 GBP
25p ordinary	SWAP	Increasing Long	4,692	5.7394 GBP
25p ordinary	SWAP	Increasing Long	9,963	5.7397 GBP
25p ordinary	SWAP	Increasing Long	594	5.7400 GBP
25p ordinary	SWAP	Increasing Long	9,118	5.7425 GBP
25p ordinary	SWAP	Increasing Long	1,847	5.7447 GBP
25p ordinary	SWAP	Increasing Long	17,824	5.7448 GBP
25p ordinary	SWAP	Increasing Long	8,298	5.7479 GBP
25p ordinary	SWAP	Increasing Long	8,037	5.7487 GBP
25p ordinary	SWAP	Increasing Long	17,678	5.7489 GBP
25p ordinary	SWAP	Increasing Long	8	5.7495 GBP
25p ordinary	SWAP	Increasing Long	25,170	5.7497 GBP
25p ordinary	SWAP	Increasing Long	43,081	5.7498 GBP
25p ordinary	SWAP	Increasing Long	58,172	5.7500 GBP
25p ordinary	SWAP	Increasing Long	1,635	5.7508 GBP
25p ordinary	SWAP	Increasing Long	16	5.7514 GBP
25p ordinary	SWAP	Increasing Long	19	5.7551 GBP
25p ordinary	SWAP	Opening Short	1,270,671	0.0000 GBP
25p ordinary	SWAP	Increasing Short	753	5.7348 GBP
25p ordinary	SWAP	Increasing Short	24,900	5.7360 GBP
25p ordinary	SWAP	Increasing Short	2,824	5.7390 GBP
25p ordinary	SWAP	Increasing Short	118	5.7394 GBP
25p ordinary	SWAP	Increasing Short	851	5.7419 GBP
25p ordinary	SWAP	Increasing Short	18,334	5.7437 GBP
25p ordinary	SWAP	Increasing Short	90,046	5.7446 GBP
25p ordinary	SWAP	Increasing Short	58,645	5.7447 GBP
25p ordinary	SWAP	Increasing Short	16,230	5.7455 GBP
25p ordinary	SWAP	Increasing Short	401	5.7457 GBP
25p ordinary	SWAP	Increasing Short	36,443	5.7458 GBP
25p ordinary	SWAP	Increasing Short	1,961	5.7462 GBP
25p ordinary	SWAP	Increasing Short	9,696	5.7473 GBP
25p ordinary	SWAP	Increasing Short	1,289	5.7475 USD
25p ordinary	SWAP	Increasing Short	63	5.7479 GBP
25p ordinary	SWAP	Increasing Short	106	5.7480 GBP
25p ordinary	SWAP	Increasing Short	21,647	5.7485 GBP
25p ordinary	SWAP	Increasing Short	114,314	5.7500 GBP
25p ordinary	SWAP	Increasing Short	12,227	5.7502 GBP
25p ordinary	SWAP	Increasing Short	9,267	5.7523 GBP
25p ordinary	SWAP	Increasing Short	74,385	5.7525 GBP
25p ordinary	CFD	Decreasing Short	404	5.6971 GBP
25p ordinary	CFD	Decreasing Short	1,464	5.7432 GBP
25p ordinary	CFD	Decreasing Short	93,956	5.7461 GBP

25p ordinary	CFD	Increasing Short	1,291	0.0000 GBP
25p ordinary	CFD	Increasing Short	55	5.7372 GBP
25p ordinary	CFD	Increasing Short	21,532	5.7404 GBP
25p ordinary	CFD	Increasing Short	5,578	5.7464 GBP
25p ordinary	CFD	Increasing Short	79,757	5.7500 GBP
25p ordinary	CFD	Increasing Short	94	5.7504 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:	29 Jan 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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