

15 April 2024

THE UNITE GROUP PLC

EMTN Programme: publication of Base Listing Particulars

The Unite Group plc (the "Company") today announces that the base listing particulars regarding the £2,000,000,000 Guaranteed Euro Medium Term Note ("EMTN") Programme, guaranteed by certain subsidiaries of the Company, has been published (the "Base Listing Particulars"). The EMTN Programme provides flexibility in raising future funding for general corporate purposes.

A copy of the Base Listing Particulars has been submitted to the National Storage Mechanism and will shortly be available for inspection at and can be downloaded from:

<https://data.fca.org.uk/#/nsm/nationalstoragemechanism>

and

<https://www.unitegroup.com/investors>

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About Unite Students:

Unite Students is the UK's largest owner, manager and developer of purpose-built student accommodation (PBSA) serving the country's world-leading higher education sector. We provide homes to 70,000 students across 157 properties in 23 leading university towns and cities. We currently partner with over 60 universities across the UK.

Our people are driven by a common purpose: to provide a 'Home for Success' for the students who live with us. Unite Students' accommodation is safe and secure, high quality, and affordable. Students live predominantly in en-suite study bedrooms with rents covering all bills, insurance, 24-hour security and high-speed Wi-Fi. We also achieved a five-star British Safety Council rating in our last audit.

We are committed to raising standards in the student accommodation sector for our customers, investors and employees. This is why our Sustainability Strategy, launched in 2021, includes a commitment to become net zero carbon across our operations and developments by 2030.

Founded in 1991 in Bristol, the Unite Group is an award-winning Real Estate Investment Trust (REIT), listed on the London Stock Exchange. For more information, visit Unite Group's corporate website www.unitegroup.com or the Unite Students' site www.unitestudents.com

The Unite Group plc's LEI code is 213800BBUUVVDH9YI827

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The securities described in the Base Listing Particulars have not been and will not be registered under the United States Securities Act of 1933, as amended (the "Securities Act"), or with any securities regulatory authority of any state or other jurisdiction of the United States and may include notes in bearer form that are subject to U.S. tax law requirements. Subject to certain exceptions, such securities may not be offered, sold or delivered within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act ("Regulation S")). The securities described in the Base Listing Particulars will only be offered in offshore transactions to non-U.S. persons in reliance upon Regulation S.

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