

TR-1: Standard form for notification of major holdings

1. Issuer Details

ISIN

GB0006928617

Issuer Name

THE UNITE GROUP PLC

UK or Non-UK Issuer

UK

2. Reason for Notification

An event changing the breakdown of voting rights

3. Details of person subject to the notification obligation

Name

Canada Pension Plan Investment Board

City of registered office (if applicable)

Country of registered office (if applicable)

CA

4. Details of the shareholder

Name	City of registered office	Country of registered office
CPPIB European Student RE Holdings Inc.	Toronto	CA

5. Date on which the threshold was crossed or reached

26-Jul-2024

6. Date on which Issuer notified

29-Jul-2024

7. Total positions of person(s) subject to the notification obligation

	% of voting rights attached to shares (total of 8.A)	% of voting rights through financial instruments (total of 8.B 1 + 8.B 2)	Total of both in % (8.A + 8.B)	Total number of voting rights held in issuer
Resulting situation on the date on which threshold was crossed or reached	14.850000	0.000000	14.850000	72582286
Position of previous notification (if applicable)	16.660000	0.000000	16.660000	

8. Notified details of the resulting situation on the date on which the threshold was crossed or reached**8A. Voting rights attached to shares**

Class/Type of shares ISIN code(if possible)	Number of direct voting rights (DTR5.1)	Number of indirect voting rights (DTR5.2.1)	% of direct voting rights (DTR5.1)	% of indirect voting rights (DTR5.2.1)
GB0006928617	72582286		14.850000	
Sub Total 8.A	72582286		14.850000%	

8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))

Type of financial instrument	Expiration date	Exercise/conversion period	Number of voting rights that may be acquired if the instrument is exercised/converted	% of voting rights
Sub Total 8.B1				

8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))

Type of financial instrument	Expiration date	Exercise/conversion period	Physical or cash settlement	Number of voting rights	% of voting rights
Sub Total 8.B2					

9. Information in relation to the person subject to the notification obligation

2. Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entities (please add additional rows as necessary)

Ultimate controlling person	Name of controlled undertaking	% of voting rights if it equals or is higher than the notifiable threshold	% of voting rights through financial instruments if it equals or is higher than the notifiable threshold	Total of both if it equals or is higher than the notifiable threshold
Canada Pension Plan Investment Board	CPPIB European Student RE Holdings Inc.	14.850000	0.000000	14.850000%

10. In case of proxy voting

Name of the proxy holder

The number and % of voting rights held

The date until which the voting rights will be held

11. Additional Information

Canada Pension Plan Investment Board holds its interest in The Unite Group plc through its direct 100% ownership of CPPIB European Student RE Holdings Inc

12. Date of Completion

29-Jul-2024

13. Place Of Completion

Toronto, Canada

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