

**THE UNITE GROUP PLC (the "Company")**

14 March 2025

**Notification of transactions by persons discharging managerial responsibilities ("PDMR") and persons closely associated with them ("PCA")**

Joe Lister (Chief Executive Officer) was awarded shares, deferred for 2 years, in respect of a portion of his bonus for the 2022 Financial Year. This 2-year deferral period has now passed and, after deducting for income tax and national insurance, 5,772 shares have vested.

The notification below is made in accordance with the requirements of the Market Abuse Regulation.

1	<b>Details of the person discharging managerial responsibilities / person closely associated</b>			
a)	Name	Joe Lister		
2	<b>Reason for the notification</b>			
a)	Position/status	Chief Executive Officer		
b)	Initial notification /Amendment	Initial notification		
3	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>			
a)	Name	The Unite Group plc		
b)	LEI	213800BBUWVVDH9Y1827		
4	<b>Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted</b>			
a)	Description of the financial instrument, type of instrument  Identification code	Ordinary shares of 25p each  GB0006928617		
b)	Nature of the transaction	Vesting of deferred share bonus award.		
c)	Price(s) and volume(s)	<table border="1"> <tr> <td>Price(s)</td> <td>Volume(s)</td> </tr> </table>	Price(s)	Volume(s)
Price(s)	Volume(s)			

		<table><tr><td>Price (p)</td><td>Volume (q)</td></tr><tr><td>£8.355</td><td>5,772</td></tr></table>	Price (p)	Volume (q)	£8.355	5,772
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£8.355	5,772					
d)	Aggregated information  - Aggregated volume  - Price	  5,772  £48,225.06 (£8.355 per share)				
e)	Date of the transaction	14 March 2025				
f)	Place of the transaction	London Stock Exchange				

For further information, please contact:

Unite Students

Christopher Szpojnarowicz, Company Secretary

Tel: +44 117 302 7120

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