

14 January 2026

THE UNITE GROUP PLC

('Unite' or the 'Company')

Transaction in Own Shares

Unite announces that, in accordance with the terms of the share buyback programme (the 'Buyback Programme') announced on 9 January 2026, the Company has purchased the following number of its ordinary shares of 25 pence each (the 'Ordinary Shares') through Deutsche Bank AG, London branch:

Date of purchase:	13 January 2026
Number of Ordinary Shares purchased:	150,000
Lowest price paid per share (GBp):	562.00
Highest price paid per share (GBp):	567.50
Volume weighted average price paid (GBp):	565.7601

The purchased Ordinary Shares will be cancelled.

Following settlement of the above purchases and cancellation of the purchased Ordinary Shares, the Company's total number of Ordinary Shares in issue shall be 489,618,162 Ordinary Shares. This information may be used by shareholders to determine whether they are required to notify their interest, or a change to their interest, in the Company under the FCA's Disclosure Guidance and Transparency Rules.

Since the announcement of the Buyback Programme on 9 January 2026, Unite has purchased 425,409 Ordinary Shares in aggregate for cancellation.

In accordance with Article 5(1)(b) of Regulation (EU) No 596/2014 as it applies in the UK (the Market Abuse Regulation), the table below contains detailed information of the individual trades made by Deutsche Bank AG, London branch on behalf of Unite on 13 January 2026 as part of the Buyback Programme.

For further information, please contact:

Unite Students

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Aggregated information of Ordinary Shares purchased according to each trading venue:

Trading Venue	Volume Weighted Average Price (pence per share)	Aggregated Volume	Lowest price paid per share (pence)	Highest price paid per share (pence)
London Stock Exchange	565.6128	90,000	562.00	567.50
Chi-X (CXE)	566.1124	25,000	564.50	567.50
BATS (BXE)	565.8873	35,000	564.50	567.00

Individual Transactions:

Number of shares purchased	Transaction price per share (pence)	Time of transaction	Transaction Reference Number	Trading Venue
1959	562.00	08:25:35	00078629218TRLOO	XLON
1662	567.50	09:12:38	00078630993TRLOO	CHIX
150	567.00	09:12:38	00078630994TRLOO	XLON
68	567.00	09:19:15	00078631126TRLOO	XLON
102	567.00	09:39:20	00078632086TRLOO	XLON
1	567.00	09:39:20	00078632087TRLOO	XLON
1791	567.00	09:39:20	00078632084TRLOO	BATE
762	567.00	09:39:20	00078632085TRLOO	BATE
1412	567.00	09:40:26	00078632155TRLOO	XLON
1018	567.00	09:40:26	00078632153TRLOO	BATE
64	567.00	09:40:26	00078632154TRLOO	BATE
2015	567.50	10:06:08	00078633084TRLOO	CHIX
182	567.50	10:06:08	00078633085TRLOO	XLON

1753	567.50	10:06:08	00078633086TRLOO	XLON
1844	567.00	10:15:59	00078633513TRLOO	BATE
1654	566.50	10:25:27	00078633774TRLOO	CHIX
1682	566.50	10:28:23	00078633891TRLOO	XLON
1741	566.50	10:28:23	00078633890TRLOO	BATE
1244	566.50	10:41:14	00078634483TRLOO	XLON
667	566.50	10:41:14	00078634484TRLOO	XLON
1951	566.50	11:15:01	00078635342TRLOO	XLON
604	566.50	11:15:01	00078635339TRLOO	BATE
1345	566.50	11:15:01	00078635340TRLOO	BATE
1801	566.50	11:15:01	00078635341TRLOO	CHIX
1988	565.50	11:27:48	00078635542TRLOO	XLON
2	566.00	11:48:00	00078636058TRLOO	XLON
387	566.00	11:48:00	00078636059TRLOO	XLON
286	566.00	11:48:00	00078636060TRLOO	XLON
754	566.00	11:48:02	00078636061TRLOO	XLON
375	566.00	11:48:02	00078636062TRLOO	XLON
815	565.00	11:49:23	00078636098TRLOO	BATE
1	565.00	11:49:23	00078636099TRLOO	BATE
850	565.00	11:49:23	00078636100TRLOO	BATE
387	564.50	11:49:23	00078636101TRLOO	XLON
243	564.50	11:49:23	00078636102TRLOO	XLON
1321	564.50	11:49:23	00078636103TRLOO	XLON
1212	564.50	11:49:23	00078636104TRLOO	XLON
314	564.50	11:49:23	00078636105TRLOO	XLON
1479	564.50	11:49:23	00078636106TRLOO	XLON
285	564.00	11:49:23	00078636107TRLOO	XLON
314	564.50	11:49:23	00078636108TRLOO	XLON
809	564.50	11:49:23	00078636109TRLOO	XLON
387	564.50	11:49:23	00078636110TRLOO	XLON
1628	564.50	11:50:24	00078636175TRLOO	XLON
1794	564.50	11:50:24	00078636176TRLOO	XLON
150	564.50	11:50:24	00078636177TRLOO	XLON
1723	565.00	11:57:05	00078636310TRLOO	XLON
4	564.50	11:57:05	00078636311TRLOO	CHIX
1704	564.50	11:57:05	00078636312TRLOO	CHIX
1659	564.50	12:00:11	00078636390TRLOO	XLON
837	564.50	12:00:11	00078636388TRLOO	BATE
1117	564.50	12:00:11	00078636389TRLOO	BATE
1057	565.00	12:31:43	00078637471TRLOO	XLON
643	565.00	12:31:43	00078637472TRLOO	XLON
66	566.00	12:50:48	00078637924TRLOO	BATE
1750	566.00	12:50:48	00078637925TRLOO	BATE
1072	566.00	12:50:48	00078637926TRLOO	XLON
682	566.00	12:50:48	00078637927TRLOO	XLON
33	565.50	12:53:48	00078637989TRLOO	XLON
715	565.50	12:53:48	00078637988TRLOO	CHIX
233	565.50	12:53:48	00078637990TRLOO	CHIX
1921	565.50	12:53:48	00078637991TRLOO	XLON
264	565.50	12:53:48	00078637992TRLOO	CHIX
738	565.50	12:53:55	00078637996TRLOO	CHIX
1267	564.50	13:19:57	00078638571TRLOO	BATE
1255	564.50	13:19:57	00078638572TRLOO	XLON
515	564.50	13:19:57	00078638573TRLOO	XLON
569	564.50	13:22:29	00078638631TRLOO	BATE
1292	565.50	13:31:50	00078639165TRLOO	XLON
1869	565.50	13:34:58	00078639361TRLOO	BATE
731	565.50	13:35:46	00078639428TRLOO	XLON
1907	565.50	13:35:46	00078639429TRLOO	XLON
1626	565.50	13:35:46	00078639427TRLOO	CHIX
265	564.50	13:56:49	00078640239TRLOO	CHIX
56	567.00	14:04:32	00078640381TRLOO	XLON
408	567.00	14:04:32	00078640382TRLOO	XLON
655	567.00	14:04:32	00078640383TRLOO	XLON
1891	567.00	14:06:42	00078640644TRLOO	XLON
159	566.50	14:06:42	00078640645TRLOO	CHIX
63	566.50	14:08:18	00078640734TRLOO	XLON
176	566.50	14:08:18	00078640732TRLOO	BATE
306	566.50	14:08:18	00078640733TRLOO	CHIX
1828	566.50	14:08:20	00078640736TRLOO	XLON
1470	566.50	14:08:20	00078640737TRLOO	BATE
1279	566.50	14:08:20	00078640735TRLOO	CHIX

37	566.00	14:08:20	00078640738TRLOO	XLON
724	566.50	14:14:49	00078640986TRLOO	XLON
1260	566.50	14:14:49	00078640987TRLOO	XLON
1919	567.50	14:29:43	00078641678TRLOO	XLON
1962	567.50	14:29:43	00078641677TRLOO	CHIX
204	567.00	14:29:43	00078641679TRLOO	BATE
787	567.00	14:29:43	00078641680TRLOO	BATE
1796	567.00	14:33:05	00078642002TRLOO	XLON
741	567.00	14:33:05	00078642001TRLOO	BATE
2162	566.00	14:46:06	00078642666TRLOO	XLON
1831	566.00	14:46:06	00078642665TRLOO	BATE
1724	565.50	14:46:06	00078642667TRLOO	XLON
1712	565.00	14:55:27	00078643083TRLOO	XLON
1801	565.00	14:55:27	00078643084TRLOO	XLON
1861	565.00	14:55:27	00078643082TRLOO	BATE
108	565.00	14:55:27	00078643085TRLOO	BATE
1853	565.00	14:55:27	00078643081TRLOO	CHIX
1758	565.00	15:01:38	00078643338TRLOO	XLON
1968	565.00	15:04:51	00078643511TRLOO	XLON
1973	564.50	15:08:54	00078643688TRLOO	XLON
1838	564.50	15:18:27	00078644108TRLOO	XLON
1118	564.50	15:18:27	00078644107TRLOO	BATE
752	564.50	15:18:27	00078644109TRLOO	BATE
1696	564.50	15:18:27	00078644106TRLOO	CHIX
101	565.00	15:28:03	00078644463TRLOO	XLON
399	565.00	15:28:03	00078644464TRLOO	XLON
968	565.00	15:28:03	00078644465TRLOO	XLON
2	565.00	15:28:03	00078644466TRLOO	XLON
28	565.00	15:28:03	00078644467TRLOO	XLON
259	565.00	15:28:03	00078644468TRLOO	XLON
183	564.50	15:30:37	00078644552TRLOO	BATE
1065	565.00	15:32:03	00078644610TRLOO	XLON
414	565.00	15:32:03	00078644611TRLOO	XLON
207	565.00	15:32:03	00078644612TRLOO	XLON
600	565.00	15:35:03	00078644723TRLOO	XLON
196	565.00	15:35:03	00078644724TRLOO	XLON
341	565.50	15:37:48	00078644877TRLOO	XLON
682	565.50	15:37:48	00078644878TRLOO	XLON
1743	567.00	15:42:38	00078645035TRLOO	XLON
1709	566.50	15:42:43	00078645038TRLOO	XLON
123	566.50	15:42:43	00078645036TRLOO	CHIX
1669	566.50	15:42:43	00078645037TRLOO	CHIX
1033	566.00	15:43:43	00078645070TRLOO	BATE
1999	566.00	15:45:19	00078645103TRLOO	XLON
935	566.00	15:45:19	00078645102TRLOO	BATE
814	566.50	15:54:53	00078645384TRLOO	XLON
501	566.50	15:54:53	00078645385TRLOO	XLON
341	566.50	15:54:53	00078645386TRLOO	XLON
1635	566.00	15:55:04	00078645392TRLOO	XLON
1749	566.00	15:55:04	00078645391TRLOO	BATE
340	566.00	16:01:07	00078645712TRLOO	XLON
552	566.00	16:01:07	00078645713TRLOO	XLON
71	566.00	16:01:07	00078645714TRLOO	XLON
213	566.00	16:07:16	00078645931TRLOO	XLON
1465	566.00	16:07:25	00078645941TRLOO	XLON
1892	566.00	16:07:25	00078645942TRLOO	XLON
1839	566.00	16:07:25	00078645940TRLOO	CHIX
277	565.50	16:07:29	00078645943TRLOO	BATE
247	565.50	16:07:29	00078645944TRLOO	BATE
456	565.50	16:15:08	00078646301TRLOO	BATE
456	566.00	16:16:48	00078646382TRLOO	XLON
2210	566.00	16:17:38	00078646422TRLOO	XLON
1910	566.00	16:17:38	00078646423TRLOO	XLON
1720	566.00	16:17:38	00078646420TRLOO	BATE
1042	566.00	16:17:38	00078646421TRLOO	BATE
1433	566.00	16:17:38	00078646424TRLOO	CHIX
214	565.50	16:18:28	00078646485TRLOO	XLON
1324	565.50	16:18:56	00078646523TRLOO	XLON

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