

22 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:	21 January 2026
Number of Ordinary Shares purchased:	150,000
Lowest price paid per share (GBp):	570.00
Highest price paid per share (GBp):	575.00
Volume weighted average price paid (GBp):	572.7650

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 488,708,162 Ordinary Shares, each with one voting right and admitted to trading on the Main Market of the London Stock Exchange under the ISIN code GB0006928617. This information (i) 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; and (ii) is given for the purposes of Rule 2.9 of the Code.

Since the announcement of the Buyback Programme on 9 January 2026, Unite has purchased 1,335,409 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 21 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	572.7228	90,000	570.00	575.00
Chi-X (CXE)	572.8240	25,000	570.50	575.00
BATS (BXE)	572.8317	35,000	571.00	575.00

Individual Transactions:

Number of shares purchased	Transaction price per share (pence)	Time of transaction	Transaction Reference Number	Trading Venue
400	570.00	08:12:57	00078757720TRLOO	XLON
1909	570.50	08:15:33	00078757819TRLOO	XLON
26	572.00	08:34:09	00078758657TRLOO	XLON
1746	572.00	08:34:09	00078758658TRLOO	XLON
1666	573.00	08:58:48	00078759629TRLOO	XLON
69	575.00	09:22:51	00078760419TRLOO	CHIX
1999	574.50	09:23:18	00078760455TRLOO	BATE
1854	574.50	09:23:18	00078760457TRLOO	XLON
2151	574.50	09:23:18	00078760456TRLOO	CHIX
1775	574.00	09:31:42	00078760808TRLOO	XLON
1706	574.00	09:31:42	00078760807TRLOO	BATE
1727	575.00	09:45:41	00078761349TRLOO	XLON
1682	575.00	09:45:41	00078761347TRLOO	BATE

1660	575.00	09:45:41	00078761348TRLOO	CHIX
435	574.50	09:47:39	00078761465TRLOO	XLON
1552	574.50	09:47:39	00078761466TRLOO	XLON
1497	574.50	10:07:46	00078762394TRLOO	XLON
320	574.50	10:07:46	00078762395TRLOO	XLON
195	574.50	10:25:52	00078763238TRLOO	XLON
1751	574.50	10:25:52	00078763239TRLOO	XLON
798	574.50	10:25:52	00078763240TRLOO	CHIX
1010	574.50	10:25:54	00078763242TRLOO	CHIX
1703	574.00	10:29:20	00078763356TRLOO	BATE
1767	574.00	10:32:51	00078763699TRLOO	XLON
1723	574.50	10:52:30	00078764291TRLOO	XLON
1795	574.50	10:52:30	00078764290TRLOO	BATE
1997	574.50	11:04:16	00078764737TRLOO	XLON
1845	574.50	11:04:16	00078764736TRLOO	CHIX
1952	574.00	11:18:35	00078765216TRLOO	XLON
1668	574.00	11:18:35	00078765215TRLOO	BATE
229	574.00	11:25:41	00078765362TRLOO	XLON
13	574.00	11:25:41	00078765363TRLOO	XLON
621	574.00	11:25:51	00078765367TRLOO	XLON
855	574.00	11:25:51	00078765368TRLOO	XLON
1952	574.00	11:25:51	00078765369TRLOO	XLON
1496	573.00	11:27:24	00078765389TRLOO	XLON
761	573.00	11:27:24	00078765390TRLOO	XLON
1746	572.50	11:27:31	00078765393TRLOO	XLON
1048	571.50	11:31:23	00078765621TRLOO	XLON
832	571.50	11:31:58	00078765636TRLOO	XLON
1631	571.00	11:47:34	00078766201TRLOO	XLON
1931	571.00	11:47:34	00078766200TRLOO	BATE
358	570.50	11:54:34	00078766437TRLOO	CHIX
1710	572.00	12:10:38	00078766925TRLOO	XLON
1963	571.50	12:10:49	00078766933TRLOO	XLON
1685	571.50	12:10:49	00078766932TRLOO	CHIX
1884	571.00	12:22:16	00078767407TRLOO	BATE
1470	571.00	12:22:16	00078767408TRLOO	XLON
509	571.00	12:22:16	00078767409TRLOO	XLON
394	571.50	12:38:13	00078767851TRLOO	XLON
1254	571.50	12:39:05	00078767866TRLOO	XLON
214	571.00	12:47:28	00078768172TRLOO	XLON
1952	571.00	12:47:28	00078768171TRLOO	CHIX
511	571.00	12:47:28	00078768173TRLOO	XLON
1246	571.00	12:47:28	00078768174TRLOO	XLON
99	572.50	13:01:38	00078768556TRLOO	XLON
968	572.50	13:01:38	00078768557TRLOO	XLON
846	572.50	13:01:38	00078768558TRLOO	XLON
1644	572.00	13:09:24	00078768814TRLOO	XLON
1905	572.00	13:09:24	00078768813TRLOO	BATE
1890	572.00	13:15:23	00078769017TRLOO	XLON
1825	572.00	13:27:25	00078769395TRLOO	XLON
1782	572.00	13:27:25	00078769394TRLOO	BATE
971	572.00	13:33:47	00078769624TRLOO	CHIX
1867	572.00	13:39:36	00078769803TRLOO	XLON
801	572.00	13:39:36	00078769802TRLOO	CHIX
159	571.50	13:48:29	00078770158TRLOO	XLON
1544	571.50	13:48:30	00078770160TRLOO	XLON
1771	572.50	14:05:27	00078770918TRLOO	XLON
318	572.50	14:05:27	00078770920TRLOO	XLON
1645	572.50	14:05:27	00078770921TRLOO	XLON
1746	572.50	14:05:27	00078770919TRLOO	BATE
2012	572.50	14:05:27	00078770917TRLOO	CHIX
969	574.50	14:23:12	00078772087TRLOO	XLON
671	574.50	14:23:12	00078772088TRLOO	XLON
1853	574.50	14:30:00	00078772442TRLOO	XLON
1212	574.50	14:41:27	00078773259TRLOO	XLON
608	574.50	14:41:27	00078773262TRLOO	XLON
1645	574.50	14:41:27	00078773263TRLOO	XLON
1773	574.50	14:41:27	00078773258TRLOO	BATE
1846	574.50	14:41:27	00078773261TRLOO	BATE
1971	574.50	14:41:27	00078773260TRLOO	CHIX
1791	574.00	14:46:19	00078773577TRLOO	XLON
56	573.00	14:51:28	00078773945TRLOO	BATE
1379	573.00	14:52:50	00078774025TRLOO	XLON
509	573.00	14:52:50	00078774026TRLOO	XLON

1882	573.00	14:52:50	00078774024TRLO0	BATE
1944	572.50	14:57:37	00078774312TRLO0	XLON
18	572.50	14:57:37	00078774313TRLO0	XLON
563	572.00	14:58:34	00078774360TRLO0	CHIX
998	572.00	14:59:01	00078774386TRLO0	CHIX
227	572.00	14:59:03	00078774387TRLO0	CHIX
208	571.50	15:06:18	00078774776TRLO0	BATE
1946	571.50	15:06:50	00078774812TRLO0	XLON
1545	571.50	15:06:50	00078774811TRLO0	BATE
1999	571.00	15:17:10	00078775473TRLO0	XLON
47	571.00	15:25:03	00078775783TRLO0	XLON
528	571.00	15:25:03	00078775784TRLO0	XLON
1093	571.00	15:25:03	00078775785TRLO0	XLON
889	571.00	15:25:03	00078775781TRLO0	BATE
937	571.00	15:25:03	00078775782TRLO0	BATE
1700	571.00	15:25:03	00078775780TRLO0	CHIX
478	571.50	15:35:31	00078776431TRLO0	XLON
255	571.50	15:35:31	00078776432TRLO0	XLON
1064	571.50	15:35:31	00078776433TRLO0	XLON
1636	572.00	15:41:33	00078776861TRLO0	XLON
1	572.00	15:44:22	00078776967TRLO0	BATE
618	572.00	15:44:22	00078776968TRLO0	BATE
3	572.00	15:49:22	00078777358TRLO0	BATE
1647	572.00	15:53:04	00078777576TRLO0	XLON
55	572.00	15:53:04	00078777578TRLO0	XLON
1532	572.00	15:53:04	00078777580TRLO0	XLON
232	572.00	15:53:04	00078777581TRLO0	XLON
1566	572.00	15:53:04	00078777575TRLO0	BATE
255	572.00	15:53:04	00078777579TRLO0	BATE
1982	572.00	15:53:04	00078777577TRLO0	CHIX
843	572.00	16:00:28	00078777949TRLO0	XLON
1027	572.00	16:00:28	00078777950TRLO0	XLON
1705	571.50	16:01:23	00078778002TRLO0	XLON
1833	571.50	16:01:23	00078778001TRLO0	BATE
1201	572.50	16:14:12	00078778778TRLO0	XLON
790	572.50	16:14:12	00078778779TRLO0	XLON
818	572.00	16:14:16	00078778786TRLO0	CHIX
474	572.00	16:17:52	00078779215TRLO0	BATE
1313	572.00	16:17:52	00078779216TRLO0	BATE
234	572.00	16:17:52	00078779217TRLO0	CHIX
1195	572.00	16:17:52	00078779218TRLO0	CHIX

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