

30 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:                         | 29 January 2026 |
| Number of Ordinary Shares purchased:      | 153,379         |
| Lowest price paid per share (GBp):        | 569.50          |
| Highest price paid per share (GBp):       | 577.50          |
| Volume weighted average price paid (GBp): | 574.6816        |

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 544,338,206 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 2,253,061 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 29 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 | 574.6020                                        | 96,481            | 569.50                              | 577.00                               |
| Chi-X (CXE)           | 574.8037                                        | 23,599            | 570.00                              | 577.00                               |
| BATS (BXE)            | 574.8255                                        | 33,299            | 571.50                              | 577.50                               |

## Individual Transactions:

| Number of shares purchased | Transaction price per share (pence) | Time of transaction | Transaction Reference Number | Trading Venue |
|----------------------------|-------------------------------------|---------------------|------------------------------|---------------|
| 1154                       | 572.50                              | 08:18:28            | 00078883061TRLOO             | XLON          |
| 1871                       | 572.50                              | 08:18:28            | 00078883063TRLOO             | XLON          |
| 666                        | 572.50                              | 08:18:28            | 00078883062TRLOO             | XLON          |
| 1955                       | 576.50                              | 08:40:01            | 00078884182TRLOO             | XLON          |
| 1121                       | 577.00                              | 08:44:03            | 00078884505TRLOO             | XLON          |
| 195                        | 577.00                              | 08:44:03            | 00078884504TRLOO             | XLON          |
| 721                        | 577.00                              | 08:44:03            | 00078884503TRLOO             | XLON          |
| 1964                       | 577.00                              | 08:51:29            | 00078885013TRLOO             | XLON          |
| 215                        | 577.00                              | 08:52:34            | 00078885039TRLOO             | BATE          |
| 189                        | 577.50                              | 08:52:34            | 00078885040TRLOO             | BATE          |
| 1078                       | 576.00                              | 09:06:43            | 00078885685TRLOO             | XLON          |
| 795                        | 576.00                              | 09:06:43            | 00078885684TRLOO             | XLON          |
| 1972                       | 576.00                              | 09:06:43            | 00078885683TRLOO             | BATE          |

|      |        |          |                  |      |
|------|--------|----------|------------------|------|
| 2146 | 576.50 | 09:26:44 | 00078886244TRLOO | XLON |
| 1803 | 576.50 | 09:38:01 | 00078886604TRLOO | XLON |
| 1754 | 576.50 | 09:38:01 | 00078886603TRLOO | CHIX |
| 1766 | 576.50 | 09:38:01 | 00078886602TRLOO | BATE |
| 2154 | 574.50 | 09:45:21 | 00078886917TRLOO | XLON |
| 883  | 575.00 | 10:06:53 | 00078888264TRLOO | BATE |
| 1727 | 575.50 | 10:13:14 | 00078888504TRLOO | CHIX |
| 2187 | 575.50 | 10:13:14 | 00078888505TRLOO | XLON |
| 1964 | 575.00 | 10:13:24 | 00078888508TRLOO | XLON |
| 82   | 575.00 | 10:22:37 | 00078888936TRLOO | BATE |
| 1004 | 575.00 | 10:25:29 | 00078888989TRLOO | BATE |
| 2173 | 575.00 | 10:36:49 | 00078889377TRLOO | XLON |
| 1668 | 575.00 | 10:36:49 | 00078889376TRLOO | BATE |
| 1938 | 574.00 | 10:56:07 | 00078890197TRLOO | CHIX |
| 1821 | 574.00 | 10:56:07 | 00078890198TRLOO | XLON |
| 1995 | 574.00 | 11:09:51 | 00078890808TRLOO | XLON |
| 1894 | 574.00 | 11:19:38 | 00078891246TRLOO | BATE |
| 1931 | 574.00 | 11:32:01 | 00078891946TRLOO | XLON |
| 2166 | 573.50 | 11:32:01 | 00078891947TRLOO | XLON |
| 187  | 574.00 | 11:53:00 | 00078892761TRLOO | CHIX |
| 577  | 574.00 | 11:53:00 | 00078892762TRLOO | CHIX |
| 1968 | 574.00 | 12:00:08 | 00078892974TRLOO | BATE |
| 1108 | 574.00 | 12:00:08 | 00078892973TRLOO | CHIX |
| 2000 | 576.00 | 12:07:51 | 00078893346TRLOO | XLON |
| 1888 | 576.50 | 12:15:02 | 00078893764TRLOO | XLON |
| 632  | 576.00 | 12:18:13 | 00078893958TRLOO | BATE |
| 678  | 576.00 | 12:19:21 | 00078894005TRLOO | BATE |
| 2008 | 576.00 | 12:21:28 | 00078894111TRLOO | XLON |
| 2066 | 576.00 | 12:21:28 | 00078894110TRLOO | XLON |
| 1708 | 576.00 | 12:21:28 | 00078894109TRLOO | CHIX |
| 559  | 576.00 | 12:21:28 | 00078894108TRLOO | BATE |
| 2189 | 575.50 | 12:21:28 | 00078894112TRLOO | XLON |
| 1930 | 575.00 | 12:34:47 | 00078894516TRLOO | XLON |
| 2140 | 573.00 | 12:39:32 | 00078894727TRLOO | XLON |
| 2077 | 571.50 | 12:45:22 | 00078894975TRLOO | XLON |
| 1993 | 571.50 | 12:45:22 | 00078894974TRLOO | BATE |
| 1764 | 569.50 | 13:10:10 | 00078896060TRLOO | XLON |
| 622  | 570.00 | 13:15:33 | 00078896219TRLOO | CHIX |
| 1934 | 570.00 | 13:16:24 | 00078896253TRLOO | XLON |
| 621  | 570.00 | 13:16:24 | 00078896252TRLOO | CHIX |
| 691  | 570.00 | 13:16:24 | 00078896254TRLOO | CHIX |
| 2027 | 570.50 | 13:25:21 | 00078896565TRLOO | XLON |
| 1855 | 570.50 | 13:39:19 | 00078897196TRLOO | XLON |
| 2092 | 573.00 | 13:55:39 | 00078897973TRLOO | XLON |
| 1771 | 573.00 | 13:55:39 | 00078897972TRLOO | CHIX |
| 2068 | 572.50 | 13:55:55 | 00078897994TRLOO | XLON |
| 3180 | 572.50 | 13:55:55 | 00078897993TRLOO | BATE |
| 715  | 575.00 | 14:12:55 | 00078898940TRLOO | XLON |
| 840  | 576.00 | 14:17:39 | 00078899270TRLOO | XLON |
| 468  | 576.00 | 14:17:39 | 00078899269TRLOO | XLON |
| 212  | 576.00 | 14:17:39 | 00078899268TRLOO | XLON |
| 286  | 576.00 | 14:17:39 | 00078899267TRLOO | XLON |
| 1781 | 575.50 | 14:19:01 | 00078899358TRLOO | XLON |
| 2101 | 575.50 | 14:19:01 | 00078899357TRLOO | XLON |
| 1965 | 575.50 | 14:19:01 | 00078899356TRLOO | CHIX |
| 628  | 575.50 | 14:19:01 | 00078899359TRLOO | BATE |
| 817  | 575.50 | 14:19:01 | 00078899360TRLOO | BATE |
| 471  | 575.50 | 14:19:06 | 00078899363TRLOO | BATE |
| 24   | 575.00 | 14:20:40 | 00078899432TRLOO | XLON |
| 2225 | 575.00 | 14:20:40 | 00078899431TRLOO | XLON |
| 256  | 575.50 | 14:29:21 | 00078899874TRLOO | XLON |
| 1602 | 575.50 | 14:30:25 | 00078899963TRLOO | XLON |
| 1895 | 575.50 | 14:30:25 | 00078899962TRLOO | XLON |
| 364  | 577.00 | 14:41:30 | 00078900788TRLOO | CHIX |
| 2040 | 577.00 | 14:41:30 | 00078900787TRLOO | XLON |
| 913  | 577.00 | 14:41:30 | 00078900786TRLOO | CHIX |
| 392  | 577.00 | 14:41:30 | 00078900785TRLOO | CHIX |
| 1767 | 577.00 | 14:41:30 | 00078900784TRLOO | BATE |
| 1491 | 576.50 | 14:42:21 | 00078900846TRLOO | XLON |
| 497  | 576.50 | 14:42:21 | 00078900845TRLOO | XLON |
| 1111 | 576.00 | 14:43:13 | 00078900934TRLOO | XLON |
| 994  | 576.00 | 14:43:13 | 00078900935TRLOO | XLON |

|      |        |          |                  |      |
|------|--------|----------|------------------|------|
| 1655 | 575.50 | 14:44:10 | 00078901042TRLOO | BATE |
| 1985 | 575.00 | 14:45:19 | 00078901248TRLOO | XLON |
| 1795 | 575.00 | 14:47:19 | 00078901529TRLOO | XLON |
| 198  | 575.00 | 14:47:19 | 00078901528TRLOO | XLON |
| 2060 | 575.00 | 14:54:12 | 00078901951TRLOO | XLON |
| 2020 | 574.50 | 14:57:32 | 00078902194TRLOO | XLON |
| 1761 | 574.50 | 14:57:32 | 00078902195TRLOO | CHIX |
| 1671 | 574.00 | 14:57:58 | 00078902211TRLOO | BATE |
| 856  | 573.50 | 14:59:55 | 00078902504TRLOO | XLON |
| 950  | 573.50 | 14:59:58 | 00078902526TRLOO | XLON |
| 2154 | 573.00 | 15:03:16 | 00078903016TRLOO | XLON |
| 1995 | 576.00 | 15:27:21 | 00078905380TRLOO | CHIX |
| 2073 | 575.50 | 15:30:45 | 00078905653TRLOO | XLON |
| 1899 | 575.50 | 15:30:45 | 00078905652TRLOO | BATE |
| 1837 | 575.00 | 15:32:51 | 00078905885TRLOO | BATE |
| 1678 | 575.50 | 15:42:51 | 00078906857TRLOO | CHIX |
| 1975 | 575.50 | 15:49:31 | 00078907514TRLOO | BATE |
| 1827 | 575.50 | 16:05:46 | 00078908814TRLOO | CHIX |
| 2046 | 575.50 | 16:06:22 | 00078908844TRLOO | XLON |
| 331  | 575.00 | 16:07:23 | 00078908907TRLOO | XLON |
| 1577 | 575.00 | 16:07:23 | 00078908906TRLOO | XLON |
| 271  | 575.00 | 16:08:59 | 00078908973TRLOO | BATE |
| 700  | 575.00 | 16:09:00 | 00078908974TRLOO | BATE |
| 925  | 575.00 | 16:09:17 | 00078908996TRLOO | BATE |

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