

04 February 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:	3 February 2026
Number of Ordinary Shares purchased:	150,000
Lowest price paid per share (GBp):	573.00
Highest price paid per share (GBp):	577.00
Volume weighted average price paid (GBp):	575.3904

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 543,888,206 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 2,703,061 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 3 February 2026 as part of the Buyback Programme.

For further information, please contact:

Unite Students

Joe Lister / Mike Burt / Saxon Ridley

Tel: +44 117 302 7005

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	575.3384	90,000	573.00	577.00
Chi-X (CXE)	575.5018	25,000	574.00	577.00
BATS (BXE)	575.4447	35,000	573.50	577.00

Individual Transactions:

Number of shares purchased	Transaction price per share (pence)	Time of transaction	Transaction Reference Number	Trading Venue
438	574.50	08:12:03	00078949774TRLO0	XLON
1760	574.50	08:20:41	00078950131TRLO0	XLON
1142	574.00	08:20:48	00078950154TRLO0	XLON
737	574.00	08:20:48	00078950156TRLO0	XLON
1817	574.50	08:51:01	00078951638TRLO0	XLON
1600	574.50	08:51:01	00078951639TRLO0	XLON
456	574.50	08:51:01	00078951640TRLO0	XLON
1995	574.50	08:51:01	00078951641TRLO0	XLON
165	574.50	08:51:01	00078951642TRLO0	XLON
404	575.00	08:57:17	00078951898TRLO0	CHIX
172	576.00	09:18:57	00078952766TRLO0	BATE
241	575.50	09:21:09	00078952938TRLO0	XLON
327	575.50	09:21:09	00078952939TRLO0	XLON
107	575.50	09:21:09	00078952940TRLO0	XLON

107	575.50	09:21:09	000789529401TRLOO	XLON
74	576.00	09:21:09	00078952941TRLOO	BATE
1	576.00	09:21:32	00078953047TRLOO	CHIX
4	576.00	09:23:19	00078953107TRLOO	CHIX
88	575.50	09:29:50	00078953391TRLOO	XLON
36	575.50	09:29:50	00078953393TRLOO	XLON
954	575.50	09:29:50	00078953395TRLOO	XLON
1994	575.50	09:29:50	00078953396TRLOO	XLON
2058	575.50	09:29:50	00078953394TRLOO	BATE
1747	575.50	09:29:50	00078953392TRLOO	CHIX
1654	575.50	09:40:32	00078953871TRLOO	XLON
437	575.50	09:41:01	00078953877TRLOO	XLON
587	575.50	09:41:01	00078953878TRLOO	XLON
208	575.50	09:41:01	00078953879TRLOO	XLON
1099	575.50	09:41:05	00078953880TRLOO	XLON
1637	575.00	09:45:29	00078954076TRLOO	BATE
2038	576.50	10:06:27	00078955166TRLOO	XLON
1895	576.50	10:06:27	00078955167TRLOO	XLON
1995	576.50	10:06:27	00078955165TRLOO	CHIX
1940	576.00	10:09:51	00078955248TRLOO	XLON
1789	576.00	10:09:51	00078955247TRLOO	BATE
2089	576.00	10:29:56	00078956153TRLOO	XLON
1574	576.00	10:29:56	00078956151TRLOO	BATE
264	576.00	10:29:56	00078956152TRLOO	BATE
748	575.50	10:39:58	00078956626TRLOO	CHIX
437	576.00	10:49:37	00078956919TRLOO	XLON
1353	576.00	10:49:37	00078956920TRLOO	XLON
56	575.50	10:55:15	00078957033TRLOO	CHIX
1156	575.50	10:55:15	00078957034TRLOO	CHIX
1929	575.00	11:00:43	00078957183TRLOO	BATE
1907	575.00	11:00:43	00078957184TRLOO	XLON
1792	575.50	11:24:12	00078958778TRLOO	XLON
1687	575.50	11:24:12	00078958777TRLOO	CHIX
1775	575.00	11:25:52	00078958865TRLOO	XLON
2173	573.50	11:30:10	00078959033TRLOO	XLON
1902	573.00	11:46:02	00078959887TRLOO	XLON
113	574.50	12:07:54	00078960570TRLOO	CHIX
2090	574.50	12:22:17	00078961468TRLOO	XLON
1776	574.50	12:22:17	00078961465TRLOO	BATE
864	574.50	12:22:17	00078961466TRLOO	BATE
962	574.50	12:22:17	00078961467TRLOO	BATE
1796	574.50	12:22:17	00078961469TRLOO	CHIX
1851	574.00	12:22:17	00078961470TRLOO	XLON
185	574.00	12:32:30	00078961984TRLOO	XLON
1782	574.00	12:37:31	00078962232TRLOO	XLON
1924	574.50	12:47:45	00078962591TRLOO	XLON
571	574.50	12:47:45	00078962592TRLOO	BATE
761	574.50	12:47:59	00078962601TRLOO	BATE
322	574.50	12:48:54	00078962630TRLOO	BATE
1684	574.50	12:58:09	00078962921TRLOO	CHIX
204	575.00	13:15:57	00078963811TRLOO	XLON
808	575.00	13:15:57	00078963813TRLOO	XLON
829	575.00	13:15:57	00078963812TRLOO	BATE
454	575.00	13:16:18	00078963817TRLOO	BATE
356	575.00	13:17:52	00078964061TRLOO	XLON
471	575.00	13:17:52	00078964062TRLOO	XLON
341	575.00	13:18:50	00078964117TRLOO	BATE
17	574.50	13:22:14	00078964400TRLOO	CHIX
52	575.50	13:26:10	00078964540TRLOO	XLON
102	575.50	13:26:12	00078964546TRLOO	XLON
222	575.50	13:28:22	00078964585TRLOO	XLON
656	575.50	13:28:22	00078964586TRLOO	XLON
410	575.50	13:28:22	00078964587TRLOO	XLON
732	575.50	13:28:22	00078964588TRLOO	XLON
1937	575.50	13:35:09	00078964866TRLOO	XLON
871	575.50	13:35:09	00078964865TRLOO	BATE
1560	575.50	13:35:13	00078964876TRLOO	CHIX
206	575.50	13:35:13	00078964877TRLOO	CHIX
697	575.50	13:35:13	00078964878TRLOO	BATE
198	575.50	13:35:13	00078964879TRLOO	BATE
1225	575.50	13:49:16	00078965322TRLOO	XLON
788	575.50	13:49:16	00078965323TRLOO	XLON
288	574.50	13:50:05	00078965364TRLOO	CHIX

764	573.50	13:57:14	00078965597TRLO0	XLON
1381	573.50	13:57:25	00078965601TRLO0	XLON
1831	573.50	13:57:25	00078965599TRLO0	BATE
176	573.50	13:57:25	00078965600TRLO0	BATE
1824	574.00	14:25:02	00078967077TRLO0	XLON
2008	574.00	14:25:02	00078967078TRLO0	XLON
11	574.00	14:25:02	00078967079TRLO0	XLON
1871	574.00	14:25:02	00078967076TRLO0	CHIX
2043	574.00	14:38:11	00078967539TRLO0	XLON
318	574.00	14:38:11	00078967538TRLO0	BATE
163	574.00	14:38:11	00078967540TRLO0	BATE
1089	574.00	14:38:11	00078967542TRLO0	BATE
880	574.00	14:38:11	00078967541TRLO0	CHIX
237	574.00	14:38:11	00078967543TRLO0	BATE
1001	574.00	14:38:12	00078967550TRLO0	CHIX
127	574.00	14:38:12	00078967551TRLO0	BATE
2180	576.00	14:50:05	00078969000TRLO0	XLON
1782	576.00	14:50:05	00078969001TRLO0	XLON
1621	576.00	14:50:05	00078968999TRLO0	BATE
1968	576.00	14:53:11	00078969195TRLO0	XLON
2097	576.50	15:01:11	00078969762TRLO0	XLON
1939	576.50	15:01:11	00078969761TRLO0	CHIX
488	576.50	15:01:48	00078969843TRLO0	BATE
710	576.50	15:02:10	00078969873TRLO0	BATE
663	576.50	15:02:10	00078969874TRLO0	BATE
1771	576.00	15:07:28	00078970186TRLO0	XLON
502	576.50	15:19:32	00078971378TRLO0	BATE
1786	576.50	15:19:32	00078971379TRLO0	XLON
710	576.50	15:19:41	00078971417TRLO0	BATE
636	576.50	15:19:41	00078971418TRLO0	BATE
710	576.00	15:22:12	00078971777TRLO0	XLON
1220	576.00	15:22:12	00078971778TRLO0	XLON
1765	577.00	15:33:33	00078972793TRLO0	CHIX
1625	576.50	15:33:35	00078972794TRLO0	BATE
2022	577.00	15:40:18	00078973525TRLO0	XLON
18	577.00	15:44:48	00078973758TRLO0	XLON
422	577.00	15:44:53	00078973759TRLO0	XLON
1379	577.00	15:44:53	00078973760TRLO0	XLON
2056	577.00	15:44:53	00078973761TRLO0	XLON
556	577.00	15:46:55	00078973917TRLO0	BATE
1109	577.00	15:49:20	00078974187TRLO0	XLON
710	577.00	15:49:20	00078974188TRLO0	XLON
1864	577.00	15:49:21	00078974190TRLO0	CHIX
1072	577.00	15:49:21	00078974191TRLO0	BATE
2106	577.00	16:01:12	00078975706TRLO0	XLON
1865	577.00	16:01:12	00078975705TRLO0	BATE
69	575.50	16:06:34	00078976255TRLO0	XLON
681	575.50	16:06:34	00078976256TRLO0	XLON
1026	575.50	16:06:35	00078976259TRLO0	CHIX
1178	575.50	16:06:35	00078976260TRLO0	XLON
1021	575.50	16:12:08	00078976800TRLO0	BATE
56	576.00	16:15:31	00078977311TRLO0	BATE
224	576.00	16:15:38	00078977314TRLO0	XLON
34	576.00	16:15:38	00078977315TRLO0	XLON
780	576.00	16:15:38	00078977316TRLO0	XLON
870	576.00	16:15:38	00078977317TRLO0	XLON
431	576.00	16:15:48	00078977325TRLO0	CHIX
71	576.00	16:15:48	00078977326TRLO0	CHIX
212	576.00	16:16:18	00078977376TRLO0	CHIX
1670	575.50	16:16:55	00078977415TRLO0	XLON
189	575.50	16:16:55	00078977416TRLO0	XLON
73	576.00	16:16:55	00078977418TRLO0	CHIX
176	576.00	16:16:57	00078977421TRLO0	BATE
405	575.50	16:16:57	00078977422TRLO0	CHIX
1103	575.00	16:17:49	00078977482TRLO0	BATE
112	575.00	16:17:55	00078977487TRLO0	BATE

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