

16 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:	13 February 2026
Number of Ordinary Shares purchased:	130,000
Lowest price paid per share (GBp):	571.00
Highest price paid per share (GBp):	587.50
Volume weighted average price paid (GBp):	582.8959

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 542,653,206 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 3,938,061 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 13 February 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	582.2018	80,000	571.00	587.50
Chi-X (CXE)	583.9545	25,000	578.00	587.50
BATS (BXE)	584.0587	25,000	577.50	587.00

Individual Transactions:

Number of shares purchased	Transaction price per share (pence)	Time of transaction	Transaction Reference Number	Trading Venue
15	576.50	08:11:27	00079187712TRLOO	XLON
619	576.50	08:11:27	00079187711TRLOO	XLON
2596	575.00	08:11:36	00079187713TRLOO	XLON
3109	571.50	08:18:45	00079188042TRLOO	XLON
2793	571.00	08:21:58	00079188169TRLOO	XLON
2985	575.00	08:46:37	00079189431TRLOO	XLON
2981	578.00	09:04:20	00079190062TRLOO	XLON
2019	578.00	09:04:20	00079190061TRLOO	CHIX
18	577.50	09:05:27	00079190154TRLOO	BATE
6	577.50	09:05:27	00079190153TRLOO	BATE
55	577.50	09:05:27	00079190152TRLOO	BATE
22	577.50	09:05:27	00079190151TRLOO	BATE
109	577.50	09:05:27	00079190150TRLOO	BATE

772	577.50	09:05:27	000791901491TRLOO	BATE
748	577.50	09:05:27	00079190155TRLOO	BATE
46	577.50	09:05:43	00079190203TRLOO	BATE
63	577.50	09:05:43	00079190202TRLOO	BATE
2904	577.50	09:23:36	00079190973TRLOO	XLON
100	578.50	09:38:30	00079191586TRLOO	CHIX
2713	579.00	09:46:33	00079191912TRLOO	XLON
1640	579.00	09:46:33	00079191911TRLOO	CHIX
72	579.50	09:49:03	00079192029TRLOO	BATE
345	579.50	09:51:53	00079192137TRLOO	BATE
345	579.50	09:54:50	00079192258TRLOO	BATE
300	579.50	09:54:53	00079192259TRLOO	BATE
337	579.50	09:57:45	00079192362TRLOO	BATE
100	579.50	10:00:08	00079192519TRLOO	BATE
699	580.50	10:11:26	00079193300TRLOO	BATE
9	580.50	10:17:22	00079193533TRLOO	BATE
22	581.00	10:26:50	00079194061TRLOO	XLON
2820	581.00	10:26:59	00079194066TRLOO	XLON
130	581.00	10:26:59	00079194065TRLOO	BATE
139	581.00	10:26:59	00079194067TRLOO	XLON
2913	581.00	10:28:35	00079194207TRLOO	XLON
1791	581.00	10:28:35	00079194206TRLOO	BATE
1984	581.00	10:28:35	00079194205TRLOO	CHIX
31	581.50	10:40:09	00079194685TRLOO	CHIX
1918	581.50	10:41:10	00079194710TRLOO	CHIX
2670	581.00	10:41:10	00079194711TRLOO	XLON
88	581.00	10:45:59	00079194875TRLOO	BATE
145	581.00	10:47:23	00079194974TRLOO	BATE
100	581.00	10:47:29	00079194976TRLOO	BATE
153	581.00	10:47:56	00079195006TRLOO	BATE
145	581.00	10:50:26	00079195139TRLOO	BATE
159	581.00	10:50:34	00079195144TRLOO	BATE
100	581.00	10:52:46	00079195221TRLOO	BATE
236	581.00	10:52:54	00079195228TRLOO	BATE
641	581.00	10:58:35	00079195434TRLOO	BATE
2269	580.00	11:11:05	00079195874TRLOO	XLON
395	580.00	11:11:05	00079195873TRLOO	XLON
351	580.50	11:18:26	00079196034TRLOO	BATE
1915	581.00	11:20:50	00079196096TRLOO	CHIX
2671	583.00	11:48:27	00079197213TRLOO	XLON
2546	584.00	11:55:53	00079197647TRLOO	XLON
3164	586.00	12:05:37	00079198120TRLOO	XLON
99	585.50	12:06:59	00079198165TRLOO	BATE
100	586.50	12:25:46	00079199205TRLOO	BATE
1970	587.00	12:47:56	00079200293TRLOO	CHIX
1630	587.00	12:47:56	00079200292TRLOO	CHIX
3113	587.00	12:47:56	00079200291TRLOO	XLON
1854	587.00	12:47:56	00079200290TRLOO	BATE
1328	586.50	12:59:24	00079200755TRLOO	BATE
1656	586.50	13:15:11	00079201345TRLOO	BATE
3012	586.50	13:15:11	00079201344TRLOO	XLON
406	586.50	13:15:11	00079201343TRLOO	BATE
38	587.50	13:33:24	00079202382TRLOO	XLON
2553	587.50	13:33:24	00079202381TRLOO	XLON
1945	587.50	13:33:24	00079202380TRLOO	CHIX
3102	587.00	13:34:30	00079202458TRLOO	XLON
1366	587.00	13:34:30	00079202459TRLOO	BATE
510	587.00	13:34:35	00079202462TRLOO	BATE
2880	587.00	14:10:05	00079204874TRLOO	XLON
1898	587.00	14:10:05	00079204873TRLOO	BATE
1900	587.00	14:10:05	00079204872TRLOO	CHIX
2852	586.50	14:19:51	00079205314TRLOO	XLON
1736	587.00	14:23:03	00079205449TRLOO	CHIX
1632	586.00	14:24:36	00079205539TRLOO	BATE
827	587.50	14:31:10	00079205861TRLOO	XLON
2276	587.50	14:31:10	00079205860TRLOO	XLON
1058	587.00	14:35:30	00079206085TRLOO	CHIX
426	587.00	14:35:30	00079206084TRLOO	CHIX
1382	586.50	14:36:00	00079206163TRLOO	BATE
3113	584.50	14:51:17	00079207268TRLOO	XLON
1515	584.50	15:05:01	00079207747TRLOO	CHIX
1397	584.50	15:05:01	00079207746TRLOO	BATE
121	583.00	15:07:05	00079207843TRLOO	XLON

2825	583.00	15:07:42	00079207872TRLOO	XLON
2601	584.00	15:23:48	00079208794TRLOO	XLON
1185	585.00	15:43:45	00079209770TRLOO	XLON
1765	585.00	15:43:45	00079209769TRLOO	XLON
1359	585.00	15:43:45	00079209768TRLOO	CHIX
1418	585.00	15:43:45	00079209767TRLOO	BATE
2098	585.50	15:50:11	00079210141TRLOO	XLON
800	585.50	15:50:11	00079210140TRLOO	XLON
2982	584.00	15:57:55	00079210488TRLOO	XLON
522	583.50	16:03:44	00079210817TRLOO	CHIX
262	583.50	16:03:44	00079210818TRLOO	CHIX
763	583.00	16:04:19	00079210839TRLOO	BATE
1070	585.50	16:17:09	00079211456TRLOO	CHIX
1006	585.00	16:17:54	00079211518TRLOO	XLON
65	585.00	16:17:57	00079211522TRLOO	BATE
527	585.00	16:18:01	00079211525TRLOO	XLON
1041	585.00	16:18:01	00079211524TRLOO	BATE

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