SECOND SUPPLEMENTARY ADMISSION PARTICULARS DATED 5 NOVEMBER 2026

THE UNITE GROUP PLC

(incorporated with limited liability under the laws of England and Wales)

guaranteed by certain subsidiaries of the Issuer

£2,000,000,000 Guaranteed Euro Medium Term Note Programme

These second supplementary admission particulars (the "**Second Supplementary Admission Particulars**") to the base admission particulars dated 19 March 2026 (as supplemented by the supplementary admission particulars dated 25 August 2026) (the "**Base Admission Particulars**") constitutes a supplementary admission particulars for the purposes of Paragraph 5 of Section 3 of the International Securities Market Rulebook (effective as of 19 January 2026) of the London Stock Exchange plc and is prepared in connection with the £2,000,000,000 Euro Medium Term Note Programme (the "**Programme**") established by The Unite Group plc (the "**Issuer**"), with Notes issued under the Programme fully, unconditionally and irrevocably guaranteed on a joint and several basis by certain subsidiaries of the Issuer from time to time. The initial guarantors are named under "*Description of the Guarantors*" section of the Base Admission Particulars (each an "**Initial Guarantor**", and together, with any other guarantor(s) which may accede to the Programme from time to time, the "**Guarantors**").

Unless the context requires otherwise, terms defined in the Base Admission Particulars have the same meanings when used in these Second Supplementary Admission Particulars. These Second Supplementary Admission Particulars are supplemental to, update, form part of, and must be read in conjunction with, the Base Admission Particulars and all documents which are incorporated herein or therein by reference.

The Issuer and each Initial Guarantor accepts responsibility for the information contained in these Second Supplementary Admission Particulars and declares that, having taken all reasonable care to ensure that such is the case, the information contained in these Second Supplementary Admission Particulars is, to the best of its knowledge, in accordance with the facts and these Second Supplementary Admission Particulars make no omission likely to affect the import of such information.

Purpose of these Second Supplementary Admission Particulars

The purpose of these Second Supplementary Admission Particulars is to disclose changes to the credit rating assigned to the Issuer by S&P Global Ratings UK Limited ("**S&P**") as further described below.

Amendments to the rating assigned by S&P

On 15 October 2026, S&P confirmed a downgrade of the credit ratings of the Issuer from BBB+ to BBB. All references in the Base Admission Particulars to ratings assigned by S&P to the Issuer, or to the expected rating of any Notes to be issued under the Programme, shall be deemed to be amended and replaced accordingly.