Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

SOFT ALLOCATION, BOOKING PARTNER AND AGENCY AGREEMENT

This agreement is dated 9 June 2026

Parties

1. Londonist

LONDONIST DMC LTD, a company incorporated in England and Wales with company number **08392889**, whose registered office is at **5 Great James Street, London, England, WC1N 3DB**.

Londonist or **Provider**

2. Bayswater

Bayswater College Limited a company incorporated in England with company number **01998672**, whose registered office is at 167 Queensway, London, England, W2 4SB.

Bayswater or **Booking Partner**

Together, the **Parties**.

Background

A. Londonist is a provider and booking manager of student accommodation in London.

B. Bayswater wishes to introduce and arrange student bookings for certain Londonist accommodation during the Term.

C. The Parties agree that this Agreement is not a guaranteed sale arrangement, does not create any minimum commitment, and does not require Londonist to reserve or hold any rooms for Bayswater.

D. Londonist agrees, subject always to availability, operational requirements and written confirmation, to prioritise Bayswater booking requests for the rooms and residences described in this Agreement.

E. Bayswater will act as Londonist's booking partner and limited agent only for the purpose of contracting with students on Londonist's behalf in respect of confirmed bookings, subject always to Londonist's standard licence agreement, booking terms and conditions, residence rules and this Agreement.

1. Definitions and interpretation

1.1 Definitions

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

In this Agreement, the following expressions have the following meanings:

Applicable Laws means all applicable laws, statutes, regulations, regulatory requirements, codes, guidance and rules in force from time to time, including the laws of England and Wales.

Booking means a student accommodation booking submitted by Bayswater and confirmed by Londonist in writing.

Booking Request means a request submitted by Bayswater to Londonist for accommodation for a Student.

Business Day means any day other than a Saturday, Sunday or public holiday in England.

Confirmed Booking means a Booking Request which has been expressly accepted and confirmed in writing by Londonist.

Licence Agreement means Londonist's student accommodation licence agreement, as amended or updated from time to time.

Licence Fee means the accommodation fee payable to Londonist in respect of a Confirmed Booking.

Londonist Terms means Londonist's booking terms and conditions, the Licence Agreement, the relevant residence rules, codes of conduct, payment terms and any written booking confirmation or offer issued by Londonist.

Net Rate means the rate payable to Londonist by Bayswater for a Confirmed Booking, as set out in Schedule 1.

Properties means the Portobello and Paddington properties described in Schedule 2, and any other properties agreed by the Parties in writing.

Service Fee means the one-time service fee payable to Londonist for each Booking, as set out in Schedule 1.

Soft Allocation means the indicative prioritisation arrangement described in this Agreement, which is not a room hold, reservation, guarantee, allotment, minimum commitment or exclusive allocation.

Student means any student, guest, occupier or licensee introduced, booked or arranged by Bayswater.

Term means the period set out in clause 3.

1.2 Interpretation

1. References to writing include email.
2. The words "including" and "include" shall be interpreted without limitation.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

3. If there is any inconsistency between this Agreement and the Londonist Terms, Londonist may determine which provision applies, save that nothing in this Agreement shall reduce or limit any right, remedy or protection available to Londonist under the Londonist Terms.

2. Nature of arrangement

2.1 Booking partner and limited agent

Bayswater is appointed as a non-exclusive booking partner and limited agent of Londonist solely for the purpose of arranging student bookings for the Properties during the Term.

2.2 Limited authority

Bayswater may contract with Students on Londonist's behalf only in respect of Confirmed Bookings and only on the basis of the Londonist Terms.

2.3 No wider authority

Bayswater has no authority to:

1. bind Londonist except in relation to Confirmed Bookings made strictly in accordance with this Agreement;
2. vary, waive or amend the Londonist Terms;
3. make any guarantee, warranty, representation or promise on behalf of Londonist;
4. confirm availability unless Londonist has confirmed it in writing;
5. offer any discount, refund, compensation, cancellation right, incentive or concession on behalf of Londonist;
6. accept any booking on terms other than the Londonist Terms;
7. hold itself out as having authority beyond the limited authority expressly set out in this Agreement.

2.4 Independent contractor

Bayswater is an independent contractor and nothing in this Agreement creates a partnership, joint venture, employment relationship or general agency relationship between the Parties.

3. Term

3.1 Initial Term

This Agreement shall apply to bookings for stays between **31 May 2026 and 31 August 2026**, unless terminated earlier in accordance with this Agreement.

3.2 Extension

The Parties may extend this Agreement, or apply it to additional periods, residences, room types or commercial terms, by written agreement by email. Any such extension shall be subject to this Agreement unless expressly agreed otherwise in writing.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

3.3 Automatic expiry

Unless extended in writing, this Agreement shall automatically expire on completion of all obligations relating to Confirmed Bookings for the Initial Term.

4. Soft Allocation and availability

4.1 Indicative prioritisation only

Londonist may, subject to availability, prioritise Booking Requests from Bayswater for the indicative Soft Allocation described in Schedule 2.

4.2 No guaranteed sale

The Parties agree that:

1. this is not a guaranteed sale arrangement;
2. Bayswater has no minimum purchase commitment;
3. Londonist has no obligation to reserve, hold, block, allocate or keep available any room;
4. no room shall be treated as secured unless and until Londonist has issued written confirmation of the relevant Booking;
5. all availability remains subject to live inventory, operational requirements, residence requirements, third-party provider requirements and Londonist's discretion.

4.3 Londonist discretion

Londonist may accept, reject, amend, cancel or decline any Booking Request at its absolute discretion before written confirmation.

4.4 Right to sell to others

Londonist may sell, allocate, licence or make available any room to any other student, partner or customer at any time before a Booking is confirmed in writing by Londonist.

4.5 No exclusivity

Nothing in this Agreement grants Bayswater any exclusivity in relation to any Property, room, room type, rate, territory, student group or booking channel.

4.6 Room changes

Londonist may change room numbers, room types, buildings, residences or available inventory where reasonably required for operational, maintenance, availability, third-party provider, compliance or commercial reasons.

5. Booking process

5.1 Booking Requests

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

Bayswater shall submit Booking Requests in writing by email, partner portal, shared spreadsheet or any other written method agreed by Londonist.

5.2 Required information

Bayswater shall provide all information reasonably required by Londonist for each Student, including:

1. full name;
2. date of birth;
3. nationality;
4. identity documentation;
5. course and educational institution details;
6. confirmation of student status;
7. check-in and check-out dates;
8. room preference;
9. emergency contact details;
10. financier or payment details, where applicable;
11. any health, disability or accessibility information which the Student wishes or is required to disclose for reasonable adjustment purposes;
12. any other information reasonably required by Londonist, the residence provider, competent authority, law, regulation or the Londonist Terms.

5.3 Confirmation of Booking

A Booking Request shall only become a Confirmed Booking when Londonist confirms the Booking in writing.

5.4 Conditions of confirmation

Londonist may make confirmation conditional on:

1. availability;
2. receipt of complete Student information;
3. acceptance of the Londonist Terms by the Student;
4. receipt of payment from Bayswater;
5. student eligibility;
6. completion of any compliance checks;
7. compliance with any requirements of the relevant residence provider.

5.5 No reliance before confirmation

Bayswater shall not represent to any Student that a room is confirmed, secured, reserved or guaranteed unless Londonist has confirmed the Booking in writing.

6. Student contracts and Londonist Terms

6.1 Londonist Terms apply

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

All Confirmed Bookings shall be subject to the Londonist Terms, including Londonist's online booking terms and conditions, licence agreement, written booking confirmation, residence rules and codes of conduct.

6.2 Bayswater obligation to obtain acceptance

Bayswater shall ensure that each Student:

1. receives the Londonist Terms before or at the time of booking;
2. is informed that the Booking is subject to the Londonist Terms;
3. confirms acceptance of the Londonist Terms before the Booking is treated as confirmed;
4. signs any Licence Agreement or other document required by Londonist;
5. complies with all residence rules, house rules, codes of conduct and operational procedures.

6.3 Refusal of check-in

Londonist may refuse check-in if the Student has not accepted or signed the Londonist Terms, provided required information, completed required compliance steps, or satisfied any requirement reasonably imposed by Londonist or the relevant residence provider.

6.4 Student obligations

Bayswater shall ensure that Students are made aware of their obligations, including payment, conduct, damage, cleanliness, check-in, check-out, overstay, residence rules and compliance obligations.

7. Pricing, margin and invoicing

7.1 Net Rates

The Net Rates payable to Londonist are set out in Schedule 1.

7.2 VAT

All Net Rates and charges are exclusive of VAT unless expressly stated otherwise. VAT shall be added where applicable.

7.3 Bayswater margin

Bayswater may add its own margin or charge to the Student, provided that:

1. Londonist receives the full Net Rate and all other sums due to Londonist;
2. Bayswater informs Londonist of the amount charged or to be charged to the Student;
3. Bayswater is solely responsible for its own pricing, margin, profit, statements and disclosures to the Student;
4. Londonist shall have no liability for any dispute arising from Bayswater's resale price, margin or statements to the Student.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

7.4 Invoicing

Londonist shall invoice Bayswater for Confirmed Bookings. Bayswater may invoice or charge the Student separately.

7.5 No deduction

Bayswater shall pay all sums due to Londonist in full, without set-off, deduction, withholding, counterclaim or retention.

8. Payment obligations

8.1 Payment deadline

Payment for each Confirmed Booking shall be made by Bayswater no later than 14 days before the relevant Student's check-in date, unless Londonist agrees otherwise in writing.

8.2 Time of payment

Time for payment is of the essence.

8.3 Non-payment

If Bayswater fails to pay any Licence Fee, Service Fee, damage charge, overstay charge or other sum due to Londonist, Londonist may:

1. cancel the relevant Booking;
2. refuse Student check-in;
3. suspend further Booking confirmations;
4. withdraw any prioritisation or Soft Allocation;
5. recover the unpaid sums from Bayswater as a debt;
6. contact the Student and seek payment directly if Bayswater fails to pay within 3 Business Days after written notice from Londonist;
7. exercise any other right or remedy available under this Agreement, the Londonist Terms or law.

8.4 Bayswater remains liable

Londonist's right to contact or seek payment from a Student shall not release Bayswater from liability for all sums due to Londonist.

8.5 Student non-payment

Bayswater remains liable to Londonist for all sums due in respect of a Confirmed Booking, whether or not Bayswater has collected payment from the Student.

8.6 Late payment

Londonist may charge interest and recovery costs on overdue sums in accordance with the Late Payment of Commercial Debts (Interest) Act 1998 and related legislation.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

9. Service Fee and additional charges

9.1 Service Fee

A Service Fee of £99 per Booking shall be payable to Londonist for each Confirmed Booking, unless the relevant Booking is cancelled in writing at least 14 days before the Student's check-in date in accordance with clause 10.1. If the Booking is cancelled less than 14 days before check-in, the Service Fee shall be non-refundable and payable together with the full Licence Fee.

9.2 Included items

The Service Fee includes:

1. bedding pack;
2. kitchen pack;
3. bathroom pack;
4. standard end-of-tenancy cleaning.

9.3 Additional cleaning

If deep cleaning, specialist cleaning, damage cleaning or additional cleaning is required, Londonist may charge additional amounts.

9.4 Additional charges

Londonist may charge Bayswater for additional costs, including:

1. damage to rooms, contents, common parts, buildings or residence property;
2. lost keys, fobs, access cards or replacement access devices;
3. unauthorised room moves;
4. late check-out;
5. overstay;
6. extension charges;
7. breach charges imposed by the residence provider;
8. additional cleaning;
9. administrative costs caused by Bayswater or Student breach;
10. any other charges payable under the Londonist Terms or relevant residence rules.

10. Cancellation and release

10.1 Cancellation more than 14 days before check-in

Bayswater may cancel a Confirmed Booking without Licence Fee liability if Londonist receives written cancellation at least 14 days before the relevant Student's check-in date.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

10.2 Cancellation less than 14 days before check-in

If Bayswater cancels a Confirmed Booking less than 14 days before the relevant Student's check-in date, the full Licence Fee for that Booking shall be payable to Londonist.

10.3 Failure to arrive

If a Student fails to arrive, the full Licence Fee for the Confirmed Booking shall remain payable by Bayswater unless Londonist agrees otherwise in writing.

10.4 Unused Soft Allocation

Any room which is not the subject of a Confirmed Booking remains part of Londonist's general inventory and may be sold or allocated by Londonist to any other person at any time.

10.5 No release obligation by Londonist

Because the Soft Allocation is not a hard room hold, Londonist is not required to seek release of unused rooms from Bayswater before offering or allocating those rooms to others.

10.6 Londonist cancellation for non-payment or breach

Londonist may cancel a Confirmed Booking if Bayswater or the Student fails to comply with payment, documentation, student eligibility, acceptance of terms, conduct, data or compliance requirements.

11. Stay period and minimum stay

11.1 Stay period

The initial stay period covered by this Agreement is from 31 May 2026 to 31 August 2026.

11.2 Shorter stays

Students may book shorter stays within that period, subject to availability, Londonist confirmation and a minimum stay of 2 weeks.

11.3 Extensions

Extensions may be agreed by email, subject to availability, updated rates, Londonist confirmation and any applicable residence conditions.

12. Bayswater responsibilities

Bayswater shall:

1. act honestly, professionally and in good faith;
2. comply with Applicable Laws;
3. ensure Students receive accurate and complete information approved by Londonist;
4. ensure Students accept the Londonist Terms;

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

5. ensure Students comply with the Londonist Terms;
6. collect all required payments from Students;
7. pay Londonist on time;
8. provide accurate Student information;
9. obtain all consents and notices required for sharing Student data with Londonist;
10. inform Londonist promptly of any cancellation, complaint, dispute, non-payment, misconduct, damage, overstay or potential issue;
11. not misrepresent availability, room size, room type, facilities, services, price, cancellation rights, refund rights, deposits, breakfast, cleaning, amenities or included items;
12. not do anything which may damage Londonist's reputation or relationships with residence providers.

13. Student damage, overstay and breaches

13.1 Bayswater liability

Bayswater shall be liable to Londonist for:

1. unpaid Licence Fees;
2. unpaid Service Fees;
3. damage caused by Students;
4. overstay charges;
5. additional cleaning;
6. unpaid additional charges;
7. losses caused by Student breach of the Londonist Terms;
8. losses caused by Bayswater's breach, misrepresentation, negligence or failure to collect payment.

13.2 Overstay

If a Student remains in occupation beyond the agreed check-out date, Bayswater shall be liable for all overstay charges, losses, third-party charges, relocation costs, legal costs and operational costs incurred by Londonist.

13.3 No limitation by Student liability

Londonist may pursue Bayswater regardless of whether Londonist also has rights against the Student.

14. Indemnity

14.1 Bayswater indemnity

Bayswater shall indemnify Londonist against all losses, liabilities, damages, claims, costs and expenses arising from or connected with:

1. Bayswater's breach of this Agreement;
2. Student non-payment;
3. Student damage;

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

4. Student overstay;
5. Student misconduct;
6. Bayswater's failure to ensure acceptance of the Londonist Terms;
7. Bayswater's statements, representations, marketing, pricing or resale terms;
8. disputes between Bayswater and Students;
9. any claim by a Student arising from Bayswater's acts or omissions;
10. any data protection breach caused by Bayswater;
11. any regulatory breach caused by Bayswater;
12. any failure by Bayswater to obtain required consents, notices or permissions;
13. any claim that Bayswater lacked authority to contract or share data.

14.2 Continuing indemnity

The indemnity shall continue after termination or expiry of this Agreement.

15. Londonist liability

15.1 Liability cap

Subject to clause 15.3, Londonist's total aggregate liability arising out of or in connection with any Booking shall be limited to the Licence Fee actually paid to Londonist for that Booking.

15.2 Excluded losses

Londonist shall not be liable for:

1. loss of profit;
2. loss of business;
3. loss of opportunity;
4. loss of goodwill;
5. reputational loss;
6. indirect loss;
7. consequential loss;
8. loss arising from Bayswater's resale arrangements;
9. loss arising from Student acts or omissions;
10. loss arising from third-party residence provider acts or omissions, except to the extent such exclusion is prohibited by law.

15.3 Non-excludable liability

Nothing in this Agreement shall limit or exclude liability where such limitation or exclusion is prohibited by law.

15.4 Operational and third-party issues

Londonist shall not be in breach of this Agreement if rooms or services become unavailable or affected due to maintenance, building issues, safety issues, emergency works, residence provider decisions, landlord decisions, government action, force majeure, system issues,

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

operational requirements, compliance requirements or events outside Londonist's reasonable control.

15.5 Alternative accommodation

Where Londonist is unable to provide a confirmed room, Londonist may, at its discretion, offer suitable alternative accommodation, subject to availability and the Londonist Terms.

16. Marketing and use of Londonist materials

16.1 Prior written consent

Bayswater shall not use Londonist's name, logo, brand, property images, descriptions, marketing materials or other intellectual property without Londonist's prior written consent.

16.2 Approval of materials

All marketing, promotional and sales materials referring to Londonist, the Properties or rooms must be approved by Londonist in writing before use.

16.3 No misleading statements

Bayswater shall not make misleading, inaccurate or unauthorised statements about:

1. availability;
2. room size;
3. room type;
4. facilities;
5. amenities;
6. residence rules;
7. included services;
8. breakfast;
9. cleaning;
10. deposits;
11. cancellation rights;
12. refund rights;
13. payment terms;
14. discounts;
15. Londonist's obligations.

16.4 Withdrawal of consent

Londonist may withdraw consent to use its materials at any time by written notice.

17. Data protection

17.1 Independent controllers

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

The Parties acknowledge that each Party acts as an independent controller for the purposes of UK GDPR and the Data Protection Act 2018 in relation to personal data processed under this Agreement.

17.2 Student data

Bayswater may share Student personal data with Londonist, including name, identity details, course details, booking details and other information reasonably required for the Booking.

17.3 Bayswater warranties

Bayswater warrants that it has:

1. provided all required privacy notices to Students;
2. identified a lawful basis for processing and sharing Student personal data with Londonist;
3. obtained all required consents where consent is required;
4. informed Students that their data may be shared with Londonist, residence providers, authorities and relevant third parties for booking, accommodation, payment, compliance and operational purposes;
5. complied with all applicable data protection laws.

17.4 Data minimisation

Bayswater shall only share personal data which is necessary for the relevant Booking or compliance requirement.

17.5 Security

Each Party shall implement appropriate technical and organisational measures to protect personal data.

17.6 Data breach

Bayswater shall notify Londonist promptly if it becomes aware of any personal data breach or suspected breach affecting Student data shared with Londonist.

17.7 Special category data

Bayswater shall not share special category data unless necessary, lawful and disclosed with appropriate notices, consents or other lawful basis.

18. Confidentiality

18.1 Confidential information

Each Party shall keep confidential all confidential information received from the other Party, including rates, pricing, commercial terms, Student information, business information and operational information.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

18.2 Exceptions

Confidentiality obligations shall not apply to information which is public, independently developed, already known, required by law to be disclosed, or disclosed with the other Party's written consent.

18.3 Survival

This clause shall survive termination or expiry of this Agreement.

19. Termination

19.1 Termination by Londonist

Londonist may terminate this Agreement immediately by written notice if Bayswater:

1. fails to pay any sum due;
2. breaches this Agreement;
3. misrepresents Londonist's services, rooms, pricing, terms or availability;
4. fails to obtain Student acceptance of the Londonist Terms;
5. fails to comply with data protection obligations;
6. causes or risks reputational harm to Londonist;
7. fails to provide required company, compliance or Student information;
8. becomes insolvent or is unable to pay its debts;
9. acts unlawfully or in a way which may expose Londonist to liability;
10. commits any serious or repeated breach.

19.2 Effect of termination

Termination shall not affect:

1. any accrued rights or liabilities;
2. Bayswater's obligation to pay all sums due;
3. confirmed and paid Bookings, unless Londonist determines that cancellation is necessary due to breach, non-payment, compliance, residence provider requirements or operational reasons;
4. clauses intended to survive termination.

19.3 Confirmed Bookings after termination

Confirmed Bookings existing before termination may continue, subject to payment, compliance with the Londonist Terms and Londonist's discretion where there has been a breach.

20. Notices

20.1 Method

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

Any notice under this Agreement shall be in writing and may be sent by email or by post to the contact details notified by the relevant Party.

20.2 Londonist notice details

Notices to Londonist shall be sent to:

Londonist DMC Ltd
5 Great James Street
London
England
WC1N 3DB

Email: asim@londonist.co.uk & legal@londonist.co.uk together

20.3 Bayswater notice details

Notices to Bayswater shall be sent to:

Nicholas James BRAY
Address: 167 Queensway, London, England, W2 4SB
Email: london@bayswater.ac

21. Assignment and subcontracting

21.1 No assignment by Bayswater

Bayswater shall not assign, transfer, subcontract or delegate any rights or obligations under this Agreement without Londonist's prior written consent.

21.2 Londonist assignment

Londonist may assign, transfer, subcontract or delegate its rights or obligations to any group company, residence provider, operational partner or successor.

22. Entire agreement

This Agreement constitutes the entire agreement between the Parties in relation to its subject matter and supersedes all previous discussions, arrangements, correspondence or understandings relating to the Soft Allocation, except for the Londonist Terms which shall apply to all Confirmed Bookings.

23. Variation

No variation of this Agreement shall be effective unless agreed in writing by the Parties. Email confirmation shall be sufficient for extension of term, updated rates, updated properties or updated booking periods, provided the relevant terms are clearly stated.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

24. Third-party rights

No person other than the Parties shall have any right to enforce this Agreement under the Contracts (Rights of Third Parties) Act 1999, except that Londonist may enforce the Agreement for the benefit of its group companies, residence providers, owners, landlords, managers and operational partners.

25. Governing law and jurisdiction

25.1 Governing law

This Agreement and any dispute or claim arising from or in connection with it shall be governed by and interpreted in accordance with the laws of England and Wales.

25.2 Jurisdiction

The courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising from or in connection with this Agreement.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

Schedule 1

Commercial terms and pricing

1. Portobello

Property: Portobello
Address: 1 Alderson Street, London W10 5JY

Room type	Net Rate payable to Londonist
Bronze Studio, Lower Level	£360 per week
Bronze Studio, Mid Level	£360 per week
Bronze Studio, Upper Level	£360 per week
Bronze Studio Mid Level Premium Canal View	£360 per week
Silver Studio, Lower Level	£360 per week
Silver Studio, Mid Level	£360 per week
Silver Studio, Upper Level	£360 per week
Gold Studio	£375 per week

2. Paddington

Property: Paddington
Address: 15 to 25 Talbot Square, Tyburnia, London W2 1TR

Room type	Net Rate payable to Londonist
Bronze Studio	£450 per week

3. Service Fee

A Service Fee of £99 per Booking shall be payable to Londonist for each Confirmed Booking, unless the relevant Booking is cancelled in writing at least 14 days before the Student's check-in date in accordance with clause 10.1. If the Booking is cancelled less than 14 days before check-in, the Service Fee shall be non-refundable and payable together with the full Licence Fee.

The Service Fee includes:

1. bedding pack;
2. kitchen pack;
3. bathroom pack;
4. standard end-of-tenancy cleaning.

Additional cleaning, including deep cleaning, may be charged separately.

4. VAT

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

All amounts are exclusive of VAT unless expressly stated otherwise. VAT shall be added where applicable.

5. Breakfast

Breakfast is included for Paddington bookings only, subject to residence rules, availability and operational arrangements.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

Schedule 2

Soft Allocation details

1. Indicative Soft Allocation

Subject to availability, Londonist may prioritise Bayswater Booking Requests for the following indicative number of rooms:

Property	Indicative number of rooms
Portobello	10 rooms
Paddington	10 rooms

2. No reservation

The above numbers are indicative only and do not constitute a reservation, hard allocation, guaranteed allotment, minimum commitment or exclusive room hold.

3. Stay period

The initial stay period is from 31 May 2026 to 31 August 2026.

4. Minimum stay

The minimum stay is 2 weeks.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

Schedule 3

Booking, payment and cancellation process

1. Booking Request

Bayswater shall submit Booking Requests in writing by email, partner portal, shared spreadsheet or any other written process approved by Londonist.

2. Confirmation

A Booking is confirmed only when Londonist confirms it in writing.

3. Student information

Bayswater shall provide all required Student information and documents before confirmation or check-in, as required by Londonist.

4. Student acceptance

Bayswater shall ensure that each Student accepts the Londonist Terms before the Booking is treated as confirmed.

5. Payment

Bayswater shall pay all Licence Fees, Service Fees and other charges no later than **14 days before the Student's check-in date**.

6. Cancellation

Cancellation is free only if written cancellation is received by Londonist at least **14 days before the Student's check-in date**.

If cancellation is made less than 14 days before check-in, the full Licence Fee is payable.

7. Non-payment

If Bayswater does not pay any sum due, Londonist may cancel the Booking, refuse check-in, contact the Student directly after 3 Business Days' written notice to Bayswater, and recover all unpaid sums from Bayswater.

Docusign Envelope ID: DDA192C8-8E4A-8D18-8250-BC582AC76538

Execution

Signed for and on behalf of **LONDONIST DMC LTD**

Name: Asim Erturk

Title:Director

Signature: DocuSigned by: Asim Erturk AECE36E74E944C4...

Signed for and on behalf of **BAYSWATER COLLEGE LIMITED**

Name: James Herbertson

Title: Director

Signature: DocuSigned by: James Herbertson D5801D6770CF470...