Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Deed

(1) Chapter Entities

(2) Londonist DMC Limited

Dated 2025

Osborne Clarke LLP

Halo
Counterslip
Bristol
BS1 6AJ
Telephone +44 117 917 3000

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

This Deed is made on 2025

Between:

(1) Chapter Entities (as defined); and

(2) Londonist DMC Limited, (company number 08392889) whose registered office is at 5 Great James Street, London, England, WC1N 3DB (the "**Organisation**")

Each a "party" and together the "parties". Chapter Entities referred to singularly as a "Chapter Entity".

Background:

(A) The Chapter Entities and the Organisation entered into agreements for the reservation of rooms and bedspaces in the Buildings for the 2023/2024 and 2024/2025 academic years.

(B) As at the date of this Deed the Organisation has failed to make certain payments for the 2024/2025 academic years as they fell due under the 24/25 Contracts (as defined). The Outstanding Sum (as defined) is due and payable to the Chapter Entities pursuant to the terms of the 24/25 Contracts.

(C) The parties have agreed to enter into this Deed to record the Organisation's payment obligations as regards the Outstanding Sum with effect from the date of this Deed.

It is agreed as follows:

1. **Definitions**

1.1 In this Deed, unless the context otherwise requires, the following definitions shall apply:

24/25 Contracts	The agreements listed in Part 1 of Schedule 1.
Agreed Payment Instalments	The sums payable by the Organisation to the Chapter Entities by the dates listed in the Agreed Payment Schedule.
Agreed Payment Schedule	The agreed schedule in accordance with which the Organisation shall make payment to Chapter Entities as set out in Part 3 of Schedule 1.
Agreed Sum	means a total of £3,246,573.00 (three million, two hundred and forty-six thousand, five hundred and seventy-three pounds sterling) being the Outstanding Sum less the Concession.
Buildings	The building or buildings listed in Part 1 of Schedule 1 to this Deed in the column headed 'Building' at the relevant address listed in the column headed 'Address of Building'.
Chapter Entities	the entities whose names, details and addresses are listed as "Owner" in the table in Part 2 of Schedule 1 to this Deed and that are parties to the 24/25 Contracts for the respective Buildings as "Owner" and are signatories to this Deed.
Concession	means a discount of £300,000.00 (three hundred thousand pounds sterling).

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Deed	means this Deed (including any schedule or annexure to it and any document in agreed form).
Outstanding Sum	means £3,546,573.00 (three million, five hundred and forty-six thousand, five hundred and seventy-three pounds sterling) being the aggregate sum due and payable as at the date of this Deed by the Organisation to the Chapter Entities under the 24/25 Contracts.
Related Party	a party's parent, subsidiaries, assigns, transferees, representatives, principals, agents, officers or directors or company in its corporate group.

1.2 The rules of interpretation in clause 2.2 of the first Contract listed in Part 1 of Schedule 1 shall apply to this Deed, *mutatis mutandis*.

1.3 Expressions defined in the recitals and background provisions of this Deed shall have the meanings given to them therein.

2. **Agreed Payment Terms**

2.1 The parties agree that the Outstanding Sum is due and owing by the Organisation to the Chapter Entities collectively under the 24/25 Contracts.

2.2 It is acknowledged that prior to entering into this Deed the Organisation has made the following initial payments towards the sums due under the 24/25 Contracts:

Instalment	Sum Payable	Date Payment Made
Payment 1	£250,000.00	Paid on 21 August 2025
Payment 2	£1,750,000.00	Paid in instalments on 21 August 2025, 22 August 2025, 26 August 2025, 27 August 2025 and 28 August 2025
Payment 3	£1,000,000.00	Paid in instalments on 1 September 2025, 4 September 2025, 8 September 2025, 12 September 2025, 16 September 2025, 19 September 2025, 22 September 2025 and 23 September 2025

These sums do not comprise part of the Outstanding Sum.

2.3 In consideration for the Organisation adhering to the Agreed Payment Schedule, the Chapter Entities agree to reduce the Outstanding Sum by the Concession (resulting in the Agreed Sum) and the Organisation agrees to make payments pursuant to the Agreed Payment Schedule.

2.4 It is acknowledged by the Organisation that the Concession has already been applied to the sums due as set out in the Agreed Payment Schedule.

3. **Default of Payment**

3.1 In the event that the Organisation does not make payments in accordance with the Agreed Payment Schedule, the parties agree that:

(a) the Outstanding Sum shall immediately cease to be reduced by the Concession;

(b) the Agreed Payment Schedule shall be adjusted so that all outstanding Agreed Payment Instalments as at the date of the Organisation's default, excluding the specific

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

instalment that triggered the operation of this provision, shall be increased in equal proportions by the total value of the Concession. The Chapter Entities shall issue a revised payment schedule to the Organisation reflecting this adjustment ("**Revised Payment Schedule**"). Once issued the Revised Payment Schedule shall take the place of the Agreed Payment Schedule.

3.2 Interest for late payment of an Agreed Payment Instalment and/or any instalment under the Revised Payment Schedule ("**Revised Payment Instalment**") shall accrue each day at 3% per annum above the Bank of England's base rate from time to time, with such interest payable for the period from the due date of the relevant Agreed Payment Instalment and/or Revised Payment Instalment (referred to together as a "**Payment Instalment**") to the date of receipt of payment by the relevant Chapter Entity (inclusive) and to be compounded at quarterly intervals.

4. **Invoices**

4.1 Greystar Europe Holdings Limited (company number 08741469) on behalf of the Chapter Entities shall endeavour to provide invoices to the Organisation in respect of each Payment Instalment at least 10 calendar days before that instalment is due.

4.2 Where an invoice is submitted to the Organisation less than 10 calendar days before a Payment Instalment is due, the due date for that instalment shall be amended to 10 calendar days after the receipt of the invoice by the Organisation.

4.3 The parties acknowledge that the Outstanding Sum comprises the outstanding sums owed to the Chapter Entities collectively across the 24/25 Contracts. The Chapter Entities may, in their absolute discretion, allocate each Payment Instalment to any of the Chapter Entities provided that the nominated Chapter Entity does not receive a higher aggregate payment over the term of the Agreed or Revised Payment Schedule than is due and owing to it under the relevant 24/25 Contract (as adjusted by the Concession where applicable). Any invoice issued shall confirm to which Chapter Entity/Entities the Payment Instalment has been allocated and the Organisation shall make payment as specified in the invoices accordingly.

4.4 If and to the extent of any conflict or inconsistency between the terms of this Deed and the terms of any of the 24/25 Contracts, the terms of this Deed shall prevail.

5. **Amendments to Contract Terms**

5.1 Nothing in this Deed:

(a) prejudices or adversely affects any right, power, authority, discretion or remedy accrued or arising under the 24/25 Contracts prior to the date of this Deed; or

(b) discharges, releases or otherwise affects any liability or obligation arising under the 24/25 Contracts save as expressly varied by this Deed.

6. **Alienation**

6.1 A Chapter Entity may, after giving written notice to the Organisation, transfer, assign, charge or otherwise encumber, declare a trust over, or deal with in any other manner this Deed or any right, benefit or interest under it, including the benefit of payment under an invoice issued pursuant to the Agreed Payment Schedule, or subcontract any of its obligations under it, to a Related Party.

6.2 The Organisation may not transfer, assign, charge or otherwise encumber, declare a trust over, or deal in any other manner with this Deed or any right, benefit or interest under it, or subcontract any of its obligations under it, without the prior written consent of the Chapter Entities.

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

7. **Rights of Third Parties**

A person who is not party to this Deed shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed. This clause does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act.

8. **VAT**

All sums required to be paid and other forms of consideration provided under this Deed are to be treated as exclusive of any amounts due in respect of VAT. If any sum paid and/or other form of consideration provided under this Deed is consideration for a taxable supply for VAT purposes, the relevant payer will, in addition to such sum, pay on receipt of a valid VAT invoice an amount equal to any VAT which may be properly chargeable in respect of such supply.

9. **Default and Termination**

9.1 Without prejudice to any other rights or remedies, where the Organisation has failed to pay any due and outstanding amount under this Deed to the Chapter Entities within twenty (20) business days of a written notice to pay the same, the Chapter Entities may at their discretion accelerate payment of all outstanding Payment Instalments by notifying the Organisation of the same in writing, in which case the Organisation shall pay the total outstanding on or before the dates in such notice.

9.2 For the avoidance of doubt, any non-compliance by the Organisation with Clause 9.1 shall constitute a material breach for the purposes of Clause 9.3.

9.3 Without prejudice to any other rights or remedies, the Chapter Entities may, by written notice to the Organisation, terminate this Deed with immediate effect on or at any time after:

(a) the Organisation commits a material breach of this Deed which is capable of remedy and fails to remedy such material breach within twenty (20) business days after receiving written notice requiring it to remedy that material breach. For the avoidance of doubt, non-payment of a Payment Instalment on the relevant instalment date shall constitute a material breach;

(b) the Organisation suspends, or threatens to suspend payment of its debts or is deemed unable to pay its debts within the meaning of section 123(1) of the Insolvency Act 1986; or

(c) a moratorium is declared in respect of any indebtedness of the Organisation; or

(d) the Organisation suspends or ceases, or threatens to suspend or cease, to carry on all or a substantial part of its business; or

(e) a petition is presented which is not frivolous or vexatious and is discharged, stayed or dismissed within 10 calendar days of commencement, or a resolution is passed, or an order is made, for the winding up, provisional winding up, of the Organisation, other than for the sole purpose of a solvent amalgamation or solvent reconstruction of the Organisation; or

(f) a receiver, administrative receiver, administrator, compulsory manager or any similar officer is appointed in respect of the Organisation or any of its assets, or any step is taken towards the appointment of any such officer; or

(g) the Organisation commences negotiations in relation to, or enters into, any arrangement, compromise, assignment or composition with its creditors or any class of them (with or without first having sought or obtained a moratorium); or

(h) enforcement of any security over any assets of the Organisation; or

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

(i) any event occurs, or proceeding is taken, with respect to the Organisation in any jurisdiction to which it is subject that has an effect equivalent or similar to any of the events mentioned in clause 9.3(d)-9.3(j) inclusive; or

(j) the Organisation undergoes an adverse financial event which materially affects or, in the Chapter Entities' reasonable opinion (held by at least one of the Chapter Entities), may have a material effect on its ability to comply with its obligations under this Deed.

10. **Notices**

10.1 Any notice, with the exception of any invoice submitted under clause 4, to be given to a party under this Deed shall be in writing (which excludes email unless expressly stated otherwise) in English signed by or on behalf of the party giving it, and shall be delivered personally, or sent by recorded delivery to, for the Organisation, the address given in Recital 2; and for the Chapter Entities: Greystar Europe Holdings Limited, The Gilbert, 40 Finsbury Square, London, England, EC2A 1PX, marked for the attention of Maria Hatch. Either party may, by a notice given in accordance with this clause, change its address for the purposes of this clause.

10.2 A notice shall be deemed to have been served:

(a) at the time of delivery if delivered personally (unless received after 5pm in which case it shall be deemed served on the next working day); or

(b) two (2) calendar days after posting in the case of an address in the United Kingdom and five (5) calendar days after posting for any other address.

11. **Variation**

Except as expressly set out in this Deed, no purported variation of this Deed shall be valid unless it is in writing (which excludes email) and signed by or on behalf of each party.

12. **Waiver**

No failure or delay by a party to enforce or exercise any right or remedy under this Deed or by law shall be deemed to be a waiver of that or any other right or remedy, nor shall it operate so as to bar the enforcement or exercise of that or any other right or remedy at any time subsequently. Any waiver of any breach of this Deed shall not be deemed to be a waiver of any subsequent breach.

13. **Set Off**

All amounts due under or in connection with this Deed shall be paid in full without any set-off, counterclaim, deduction or withholding (other than any admitted credit or overpayment, or deduction or withholding of tax as required by law) provided that the Chapter Entities may set off and withhold against any amounts due or sums owing to the Organisation by the relevant Chapter Entity.

14. **Costs**

Each party shall bear its own costs and expenses incurred in the preparation, execution and implementation of this Deed.

15. **Counterparts**

This Deed may be executed in any number of counterparts, each of which is an original and which together have the same effect as if each party had signed the same document.

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

16. **Severance**

16.1 If any court or competent authority finds that any provision of this Deed (or part of any provision) is invalid, illegal or unenforceable, that provision (or part) shall, to the extent required, be deemed to be deleted, and the validity and enforceability of the other provisions of this Deed shall not be affected.

16.2 If any invalid, unenforceable or illegal provision of this Deed would be valid, enforceable and legal if some part of it were deleted, the parties shall negotiate in good faith to amend such provision such that, as amended, it is legal, valid and enforceable, and, to the greatest extent possible, achieves the parties' original commercial intention.

17. **Entire Agreement**

17.1 Each party acknowledges that, in entering into this Deed, it has not relied on, and shall have no right or remedy in respect of any statement, representation, assurance or warranty (whether made negligently or innocently) other than as expressly set out in this Deed.

17.2 Nothing in this clause shall limit or exclude any liability for fraud.

18. **Governing law and jurisdiction**

18.1 This Deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and interpreted in accordance with the law of England and Wales.

18.2 The parties irrevocably agree that the courts of England and Wales have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) that arise out of, or in connection with, this Deed or its subject matter or formation.

In Witness whereof the parties have executed this Deed as a deed the day and year first above written.

Executed as a deed)
by **Assam Place Limited Partnership**)
acting by)
Assam Place GP Limited, general)
partner acting by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Executed as a deed)
by **GS Wedgwood Court Management**)
Limited Partnership acting by)
GS Wedgwood Court Management GP)
Limited general partner acting by)
, a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Executed as a deed)
by **GS Wedgwood Court Management**)
Limited Partnership acting by)
GS Wedgwood Court Management)
Nominee Limited general partner acting)
by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Executed as a deed)
by **GS Holloway Road Limited**)
Partnership acting by)
GS Holloway Road GP Limited, general)
partner acting by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Executed as a deed)
by **GS Woodland Court Management**)
Limited Partnership acting by)
GS Woodland Court Management GP)
Limited general partner acting by)
, a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Executed as a deed)
by **GS Woodland Court Management**)
Limited Partnership acting by)
GS Woodland Court Management)
Nominee Limited general partner acting)
by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Executed as a deed)
by **Chapter King's Cross**)
Limited)
acting by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Executed as a deed)
by **GS Sherwood Court Limited**)
Partnership acting by **GS Sherwood**)
Court GP Limited general partner acting)
by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Executed as a deed)
by **GS Sherwood Court Limited**)
Partnership acting by **GS Sherwood**)
Court Nominee Limited general partner)
acting by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Executed as a deed)
by **GS London Bridge Opco LP**)
acting by **GS Quill GP Limited**, general)
partner acting by , a)
director in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Executed as a deed)
by **Chapter Notting Hill**)
Limited)
acting by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Executed as a deed)
by **Paul Street Opco**)
Limited)
acting by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Executed as a deed)
by **GS Great Suffolk Street**)
Management Limited Partnership)
acting by **GS Great Suffolk Street**)
Management GP Limited general)
partner acting by , a)
director in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Executed as a deed)
by **GS Great Suffolk Street**)
Management Limited Partnership)
acting by **GS Great Suffolk Street**)
Management Nominee Limited general)
partner acting by , a)
director in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Executed as a deed)
by **Chapter Spitalfields**)
Limited)
acting by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Executed as a deed)
by **GS Savoy Circus Limited**)
Partnership acting by)
GS Savoy Circus GP Limited, general)
partner acting by , a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Executed as a deed by)
Chapter Jura (Holbrook London) Limited Partnership Incorporated a company incorporated in Guernsey acting by **Chapter Jura (Holbrook London) GP Limited** a company incorporated in Guernsey,)
by , a person who in accordance with the laws of that territory, is acting under the authority of that company)

Chapter Jura (Holbrook London) GP Limited

_____
Signature in the name of the Company.

_____
Authorised Signatory

Executed as a deed by)
Chapter Jura (Lambeth London) Limited Partnership Incorporated a company incorporated in Guernsey acting by **Chapter Jura (Lambeth London) GP Limited** a company incorporated in Guernsey,)
by , a person who in accordance with the laws of that territory, is acting under the authority of that company)

Chapter Jura (Lambeth London) GP Limited

_____
Signature in the name of the Company.

_____
Authorised Signatory

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Executed as a **Deed**)
(but not delivered until the date)
appearing at the head of page 1))
by **Londonist DMC Limited**)
acting by a director)
in the presence of:)

_____
Director

Signature of witness:

Name:

Address:

Occupation

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Schedule 1

Part 1

24/25 Contracts

Contract number	Building	Address	Owner	Agreement type	Academic year(s)	Date of Contract
1.	Chapter White City	10 Westway, Shepherd's Bush, London, W12 0DD	GS Savoy Circus Limited Partnership	Group Student Bookings	23/24 & 24/25	29 March 2023
2.	Chapter Islington	32-34 Market Road, London, N7 9AW	GS Woodland Court Management GP Limited and GS Woodland Court Management Nominee Limited as general partners of GS Woodland Court Management Limited Partnership	Group Student Bookings	23/24 & 24/25	29 March 2023
3.	Chapter Highbury II	295 Holloway Road, London, N7 8HS	GS Holloway Road Limited Partnership	Group Student Bookings	23/24 & 24/25	29 March 2023
4.	Chapter Highbury	309 Holloway Road, London, N7 9DS	GS Wedgwood Court Management GP Limited and GS Wedgwood Court Management Nominee Limited as General Partners of GS Wedgwood Court Management Limited Partnership	Group Student Bookings	23/24 & 24/25	29 March 2023

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Contract number	Building	Address	Owner	Agreement type	Academic year(s)	Date of Contract
5.	Chapter Aldgate	1-2 Education Square, Whitechapel, London, E1 1FA	Assam Place Limited Partnership	Group Student Bookings	23/24 & 24/25	29 March 2023
6.	Chapter Portobello	1 Alderson St, London, W10 5JY	Chapter Notting Hill Limited	Group Student Bookings	23/24 & 24/25	29 March 2023
7.	Chapter Lewisham	46 Thurston Road, London, SE13 7SD	GS Sherwood Court GP Limited and GS Sherwood Court Nominee Limited as General Partners of GS Sherwood Court Limited Partnership	Group Student Bookings	23/24 & 24/25	29 March 2023
8.	Chapter King's Cross	200 Pentonville Road, Islington, London, N1 9JP	Chapter King's Cross Limited	Group Student Bookings	23/24 & 24/25	29 March 2023
9.	Chapter Spitalfields	9 Frying Pan Alley, London, E1 7HS	Chapter Spitalfields Limited	Group Student Bookings	23/24 & 24/25	29 March 2023

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Contract number	Building	Address	Owner	Agreement type	Academic year(s)	Date of Contract
10.	Chapter South Bank	17 Great Suffolk Street, London, SE1 0NS	GS Great Suffolk Street Management GP Limited and GS Great Suffolk Street Management Nominee Limited as General Partners of GS Great Suffolk Street Management Limited Partnership	Group Student Bookings	23/24 & 24/25	29 March 2023
11.	Chapter Spitalfields	9 Frying Pan Alley, London, E1 7HS	Chapter Spitalfields Limited	Additional Rooms	24/25	28 August 2024
12.	Chapter Highbury	309 Holloway Road, London, N7 9DS	GS Wedgwood Court Management GP Limited and GS Wedgwood Court Management Nominee Limited as General Partners of GS Wedgwood Court Management Limited Partnership	Additional Rooms	24/25	28 August 2024
13.	Chapter Islington	32-34 Market Road, London, N7 9AW	GS Woodland Court Management GP Limited and GS Woodland Court Management Nominee Limited as general partners of GS Woodland Court Management Limited Partnership	Additional Rooms	24/25	28 August 2024
14.	Chapter King's Cross	200 Pentonville Road, Islington, London, N1 9JP	Chapter King's Cross Limited	Additional Rooms	24/25	17 July 2024

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Contract number	Building	Address	Owner	Agreement type	Academic year(s)	Date of Contract
15.	Chapter White City	10 Westway, Shepherd's Bush, London, W12 0DD	GS Savoy Circus Limited Partnership	Additional Rooms	24/25	17 July 2024
16.	Chapter Westminster	200A Lambeth Road, Lambeth, London, SE1 7LR	Chapter Jura (Lambeth London) GP Limited as General Partner of Chapter Jura (Lambeth London) Limited Partnership Incorporated	Additional Rooms	24/25	29 June 2024
17.	Chapter Ealing	3 Victoria Rd, North Acton, London, W3 6UN	Chapter Jura (Holbrook London) GP Limited and Chapter Jura (Holbrook London) Nominee Limited as General Partners of Chapter Jura (Holbrook London) Limited Partnership Incorporated	Group Student Bookings	23/24 & 24/25	29 March 2023
18.	Chapter Old Street	18 Paul Street, London, EC2A 4JH	Paul Street Opco Limited	Group Student Bookings	23/24 & 24/25	29 March 2023

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Schedule 1

Part 2

Chapter Entities and Buildings

Chapter Entity name	Building	Address of Building
GS Savoy Circus Limited Partnership (company number LP018135) whose registered office is at 4th Floor 140 Aldersgate Street, London, EC1A 4HY	Chapter White City	White City, 10 Westway, Shepherd's Bush, London, W12 0DD
GS Woodland Court Management GP Limited (company number 08999021) and GS Woodland Court Management Nominee Limited (company number 09000479) as General Partners of GS Woodland Court Management Limited Partnership (company number LP013539) whose registered office is at 4th Floor, 140 Aldersgate Street, London, EC1A 4HY	Chapter Islington	32-34 Market Road, London N7 9AW
GS Holloway Road Limited Partnership (company number LP018847) whose registered office is at 4th Floor, 140 Aldersgate Street, London, EC1A 4HY	Chapter Highbury II	Highbury II, 295 Holloway Road, London, N7 8HS
GS Wedgwood Court Management GP Limited (company number 08999101) and GS Wedgwood Court Management Nominee Limited (company number 09000478) as General Partners of GS Wedgwood Court Management Limited Partnership (company number LP013538) whose registered office is at 4th Floor, 140 Aldersgate Street, London, EC1A 4HY	Chapter Highbury	309 Holloway Road, London N7 9DS
Assam Place Limited Partnership (company number LP019556) whose registered office is at 4th Floor, 140 Aldersgate Street, London, EC1A 4HY	Chapter Aldgate	1-2 Education Square, Whitechapel, London E1 1FA
Chapter Notting Hill Limited (company number 07113525) whose registered office is at 4th Floor, 140 Aldersgate Street, London, EC1A 4HY	Chapter Portobello	Notting Hill Student Accommodation, 1 Alderson Street, London, W10 5JY
GS Sherwood Court GP Limited (company number 10055496) and GS Sherwood Court Nominee Limited (company number 10056454) as General Partners of GS Sherwood Court Limited Partnership (company number LP017294) whose registered office is at 4th Floor, 140 Aldersgate Street, London, EC1A 4HY	Chapter Lewisham	46 Thurston Road, London, SE13 7SD
Chapter King's Cross Limited (company number 06002315) whose registered office is at 4th Floor, 140 Aldersgate Street, London, EC1A 4HY	Chapter King's Cross	Kings Cross Student Accommodation, 200 Pentonville Road, Islington, London, N1 9JP
Chapter Spitalfields Limited (company number 06059074) whose registered office is at 4th Floor, 140 Aldersgate Street, London, EC1A 4HY	Chapter Spitalfields	9 Frying Pan Alley, London E1 7HS
GS Great Suffolk Street Management GP Limited (company number 08999217) and GS Great Suffolk Street Management Nominee Limited (company number 08999329) as General Partners of GS Great Suffolk Street Management Limited Partnership (company number LP013540) whose registered office is at 4th Floor, 140 Aldersgate Street, London, EC1A 4HY	Chapter South Bank	17 Great Suffolk Street, London SE1 0NS

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Chapter Entity name	Building	Address of Building
Chapter Jura (Holbrook London) GP Limited (company number CMP58319) and Chapter Jura (Holbrook London) Nominee Limited (company number CMP58320) as General Partners of Chapter Jura (Holbrook London) Limited Partnership Incorporated (company number LP2090) whose registered office is at 1 Royal Plaza, Royal Avenue, St Peter Port, GY1 2HL, Guernsey	Chapter Ealing	Holbrook House, 3 Victoria Rd, North Acton, London, W3 6UN
Paul Street Opco Limited (company number 11842891) whose registered office is at 4th Floor, 140 Aldersgate Street, London, EC1A 4HY	Chapter Old Street	18 Paul Street, London, EC2A 4JH
Chapter Jura (Lambeth London) GP Limited (company number CMP57841) as General Partner of Chapter Jura (Lambeth London) Limited Partnership Incorporated (company number LP2006) whose registered office is at C/O Apex Group, 1 Royal Plaza, Royal Avenue, St Peter Port, Guernsey, GY1 2HL	Chapter Westminster	200A Lambeth Road, Lambeth, London, SE1 7LR

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Schedule 1

Part 3

Agreed Payment Schedule

Instalment	Sum Payable	Date Payment Due
January 2026 instalment	£135,273.88	22 January 2026
February 2026 instalment	£135,273.88	23 February 2026
March 2026 instalment	£135,273.88	23 March 2026
April 2026 instalment	£135,273.88	22 April 2026
May 2026 instalment	£135,273.88	22 May 2026
June 2026 instalment	£135,273.88	22 June 2026
July 2026 instalment	£135,273.88	22 July 2026
August 2026 instalment	£135,273.88	24 August 2026
September 2026 instalment	£135,273.88	22 September 2026
October 2026 instalment	£135,273.88	22 October 2026
November 2026 instalment	£135,273.88	23 November 2026
December 2026 instalment	£135,273.88	22 December 2026

Docusign Envelope ID: 1EC049C6-EA34-41BE-A752-AB30B76880CE

Instalment	Sum Payable	Date Payment Due
January 2027 instalment	£135,273.88	22 January 2027
February 2027 instalment	£135,273.88	22 February 2027
March 2027 instalment	£135,273.88	22 March 2027
April 2027 instalment	£135,273.88	22 April 2027
May 2027 instalment	£135,273.88	24 May 2027
June 2027 instalment	£135,273.88	22 June 2027
July 2027 instalment	£135,273.88	22 July 2027
August 2027 instalment	£135,273.88	23 August 2027
September 2027 instalment	£135,273.88	22 September 2027
October 2027 instalment	£135,273.88	22 October 2027
November 2027 instalment	£135,273.88	22 November 2027
December 2027 instalment	£135,273.76	22 December 2027