UNITE STUDENTS

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Umang Gandecha
Londonist DMC Ltd
5 Great James Street
Holborn
London
WC1N 3DB

21 October 2025

Memorandum of review rent: 2026/27 – Drapery Place, Leman Street

Dear Umang

As outlined within the Agreements made between Unite Students and Londonist DMC Ltd, I confirm the weekly rent for the 2026/27 academic year with respect to Drapery Place, Leman Street, London and the Instalment Plans.

1. RPI Mechanism
   - The Uplift is % figure calculated as:
     - RPI published immediately prior to 01 October/RPI published prior to 1 October x preceding Academic Year figure
     - RPI published immediately prior to 01 October is that released in September for the August RPI
     - Subject to 5% min

2. RPI Calculations
   - For 2026/27 as the RPI mechanism works out to be less than the 5% collar, the 5% will be implemented

	Studio	Ensuite
A = RPI published for August 2025	407.70	407.70
B = RPI published for August 2024	389.90	389.90
A/B =	1.045652731	1.045652731
C=	£472.50	£404.25
Rent under the mechanism	£494.07	£422.71
Min 5%	**£496.13**	**£424.46**

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3. Student tenancy

- Please confirm the below dates:

Room class	Room type	# of beds	Tenancy start date	Check Out Date	Tenancy End Date	Tenancy length (weeks)	Weekly rate	Total
Extra Large Standard Double	Ensuite	67	19/09/2026	11/09/2027	10/09/2027	51.00	£424.46	£1,450,379.82
Extra Large High Double	Ensuite	99	19/09/2026	11/09/2027	10/09/2027	51.00	£424.46	£2,143,098.54
Extra Large Highest Double	Ensuite	66	19/09/2026	11/09/2027	10/09/2027	51.00	£424.46	£1,428,732.36
Small Standard Double	Studio	20	19/09/2026	11/09/2027	10/09/2027	51.00	£496.13	£506,052.60
Small High Double	Studio	20	19/09/2026	11/09/2027	10/09/2027	51.00	£496.13	£506,052.60
Small Highest Double	Studio	13	19/09/2026	11/09/2027	10/09/2027	51.00	£496.13	£328,934.19
Medium Standard Double	Studio	3	19/09/2026	11/09/2027	10/09/2027	51.00	£496.13	£75,907.89
Medium High Double	Studio	4	19/09/2026	11/09/2027	10/09/2027	51.00	£496.13	£101,210.52
		292						**£6,540,368.52**

4. Londonist Payment Dates:

Total:	£6,540,368.52

Billing Date	Billing Description	Billing Amount
01/10/2026	Instalment 1	£1,635,092.13
02/01/2027	Instalment 2	£1,635,092.13
01/04/2027	Instalment 3	£1,635,092.13
01/07/2027	Instalment 4	£1,635,092.13
		£6,540,368.52

I should be grateful if you would kindly advise your student tenancy as soon as possible. Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Robbie Fitzgerald
Regional Commercial Manager