

Compliance certificate

To: U.S. Bank Trustees Limited as Issuer Security Trustee and the Issuer Note Trustee
and any Private Placement Noteholder (or its representative)

CC: UPP Bond 1 Issuer PLC as the Issuer
Bishopsfield Capital Partners Ltd as Monitoring

Adviser From: UPP Bond 1 Limited

Date: 29 April 2026

Dear Sirs

Common Terms Agreement dated 5 March 2013 between, among others, the Issuer, the AssetCos, the Issuer Security Trustee and the Issuer Note Trustee (the "CTA")

Capitalised terms not defined in this certificate have the meaning given to them in the CTA.

1. We refer to the CTA.
2. This certificate is delivered pursuant to Paragraph 12.2 of Part 1 of Schedule 14 of the CTA.
3. We confirm that the ratios (together the "Ratios") contained herein are as detailed in the table below.

Historic Ratios	12 months ended 28 February 2026	
	Applicable Ratio	Actual Ratio
Historic AssetCo DSCR		
UPP (Alcuin) Limited	1.15	1.61
UPP (Broadgate Park) Limited	1.15	1.33
UPP (Kent Student Accommodation) Limited	1.15	1.88
UPP (Nottingham) Limited	1.15	0.98
UPP (Oxford Brookes) Limited	1.15	1.54
UPP (Plymouth Three) Limited	1.15	1.35
UPP (Exeter) Limited	1.15	1.53
Historic Senior DSCR	1.15	1.39

Projected Ratios	Projected for 12 months ended 28 February 2026	
	Applicable Ratio	Actual Ratio
Projected AssetCo DSCR		
UPP (Alcuin) Limited	1.15	1.51
UPP (Broadgate Park) Limited	1.15	1.34
UPP (Kent Student Accommodation) Limited	1.15	1.42
UPP (Nottingham) Limited	1.15	0.67
UPP (Oxford Brookes) Limited	1.15	1.55
UPP (Plymouth Three) Limited	1.15	1.43
UPP (Exeter) Limited	1.15	1.36
Projected Senior DSCR	1.15	1.26

4. We confirm that the historic ratios have been calculated using the most recently available financial information required to be provided by the relevant AssetCo under Schedule 8 (Covenants of the AssetCos) of the CTA and delivered together with this Compliance Certificate.
5. We confirm that all forward-looking financial ratio calculations and projections:
 - (a) have been made on the basis of assumptions made in good faith and arrived at after due and careful consideration;
 - (b) are consistent and updated by reference to the most recently available financial information required to be produced by the AssetCos under Schedule 8 (Covenants of AssetCos) to the CTA and delivered together with this Compliance Certificate; and
 - (c) are consistent with the Accounting Standards (insofar as such Accounting Standards reasonably apply to such calculations and projections).
6. We set out below the computation of the following Ratios set out in Paragraph 2 above for your information:
 - (a) Historic AssetCo DSCR means, in respect of any AssetCo as at the Test Date, the ratio of:
 - i. the aggregated Net Cash Flow in respect of such AssetCo for the 12 months (the "Test Period") ended on 28 February 2026; to
 - ii. the AssetCo Debt Service Requirement in respect of such AssetCo for the Test Period ended on 28 February 2026.
 - (b) Historic Senior DSCR means, as at the Test Date, the ratio of:
 - i. the aggregated Net Cash Flow in respect of all AssetCos for the Test Period ended on 28 February 2026; to
 - ii. the aggregated AssetCo Debt Service Requirement in respect of all AssetCos for the Test Period ended on 28 February 2026.
 - (c) Projected AssetCo DSCR means, in respect of any AssetCo as at the Test Date, the ratio of:
 - i. the aggregated Net Cash Flow in respect of such AssetCo projected for the Test Period immediately following the Test Date; to
 - ii. the AssetCo Debt Service Requirement of such AssetCo projected for the Test Period

immediately following the Test Date.

(d) Projected Senior DSCR means, as at the Test Date, the ratio of:

- i. the aggregated Net Cash Flow in respect of all AssetCos projected for the Test Period immediately following the Test Date; to
- ii. the aggregated AssetCos Debt Service Requirement in respect of all AssetCos projected for the Test Period immediately following the Test Date.

7. We also confirm that:

- (a) to the best of the knowledge and belief of the signatories to this Compliance Certificate having made all due enquiries, no Default has occurred and is continuing other than as previously notified or waived;
- (b) to the best of the knowledge and belief of the signatories to this Compliance Certificate having made all due enquiries, no Monitoring Trigger Event has occurred and is continuing with the exception of the Nottingham AssetCo Monitoring Trigger Event;;

With regard to the ongoing Nottingham AssetCo Trigger Level 2, Phase 1 Monitoring Trigger Event (first notified in December 2025), the following steps are being taken to remedy the referenced Monitoring Trigger Event:

- A remedial plan setting out the cure period and measurable milestones (the “Nottingham Remedial Plan”) has been agreed with the Monitoring Adviser in line with the provisions in the CTA as notified on 1 March 2026.
- The Nottingham AssetCo will provide quarterly reports to the Monitoring Adviser outlining its actual performance against the agreed performance objectives set out in the Nottingham Remedial Plan (the first one relating to the quarter period ending 31 May 2026). The Monitoring Adviser will then provide its quarterly review report stating its views and analysis of the Trigger Level 2, Phase 1 Monitoring Trigger Event as required. This report will be available per the notification to the Noteholders and updated on the UPP Investor website.

It is noted that the Trigger Level 2, Phase 2 Monitoring Trigger Event (and associated reporting) in respect of the Kent AssetCo has been discontinued, effective 1 March 2026, due to the Projected AssetCo DSCR and Historic AssetCo DSCR - as at the 31 August 2025 and 28 February 2026 Test Dates – all having been greater than 1.15:1

- (c) to the best of the knowledge and belief of the signatories to this Compliance Certificate having made all due enquiries, no Lock-Up Event has occurred and is continuing;
- (d) to the best of the knowledge and belief of the signatories to this Compliance Certificate having made all due enquiries, the Group is in compliance with the Hedging Policy; and this Compliance Certificate is accurate in all material respects.

Yours faithfully,



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Director



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Director