



Academic Year 26/27

iQ Student Accommodation

Reimagining the international student living experience





iQ's Vision

Our vision is to build a world-class business, reimagining the student experience and giving our students their best year yet.

A little about us

iQ is one of the UK's leading providers of purpose-built student accommodation, with a focus on the experience and giving students their *best year yet*



iQ provides the best home away from home to more than 35,000 students across 87 properties in 29 UK towns and cities, of which 65% are international



Established in 2007, with nearly 20 years supporting the higher education sector in providing high quality, well-located accommodation for student



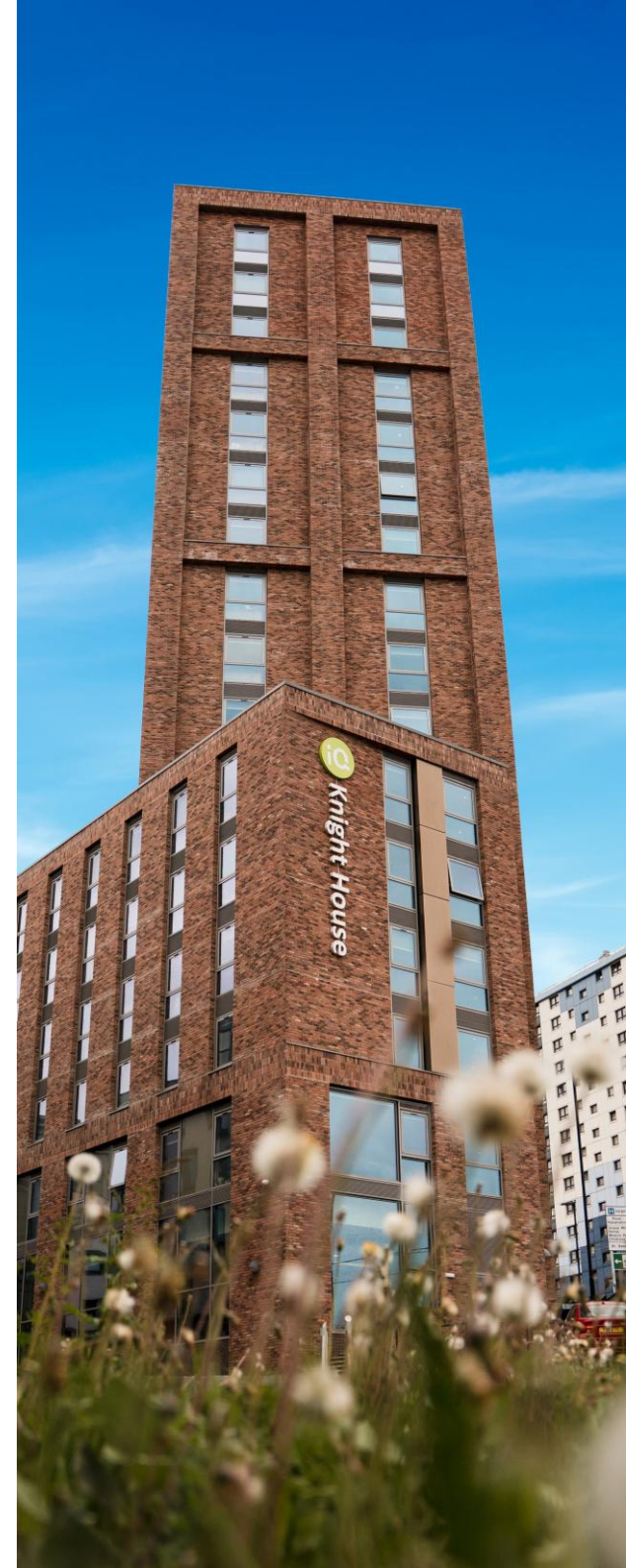
Strong development pipeline with over 2,500 beds under construction, 100% of which are located in Russell Group towns and cities across the UK



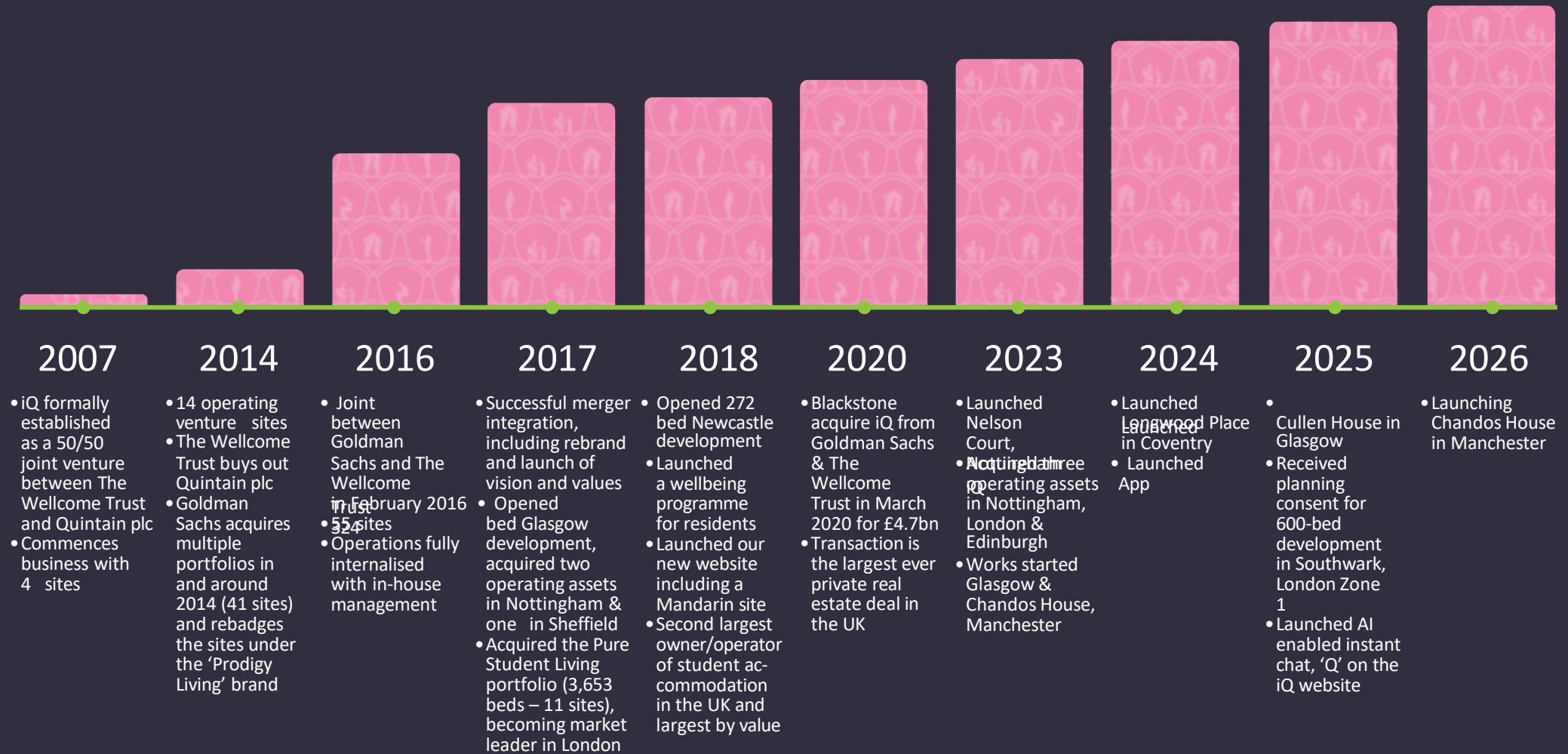
Our all-inclusive rent makes budgeting simple, and unique partnerships with brands and organisations add to our students' experience, providing them with even greater value



We welcome over half of our residents from 152 countries around the globe, we know exactly what it takes to give international students their best year yet, both through experience as well as research with over 5,000 students, parents and key partners



A brief history of iQ



Why the UK is a **great place to study**

Over 65% of our international residents have come from China and India, with Russell Group universities being their favoured destination. So, 100% of our recent property investments have been focused on those cities; to give students the spaces they need to excel in their studies and prepare for their future careers.



iQ Student Population 25/26



35%



34%



7%

EEA

6%

RoW

18%

Attractiveness for international students

The UK is one of the world's foremost destinations for international students and is home to four of the top 10 globally ranked universities, as well as the world's best student city - London. There are over 758,000 international students currently studying in the UK, adding significant value to the UK economy. High-quality accommodation, such as that provided by PBSA, is a critical factor in attracting and retaining both domestic and international students, as well as reinforcing the UK's academic competitiveness.

Renters' Rights

The UK government has passed its Renter's Rights Bill, seeking to raise standards and strengthen protections across the private rented sector (e.g. ending no fault evictions and introducing tougher compliance requirements). National Code-compliant PBSA is exempt from these changes, so PBSA remains the student-first choice with professional management, quick issue resolution, fixed-term contracts and all-inclusive bills. PBSA is also best for student outcomes - 69% of students said PBSA positively impacts their academic outcomes, compared to 50% in the private rented sector.

Visa regulations

Governments worldwide are revisiting student migration and in many cases are introducing greater restrictions. Despite changes to policies, the UK remains a highly attractive choice for international students – both because of the quality of its universities and the opportunities for students during their study and after graduation. The post-study work visa remains in place, though this looks likely to be reduced to 18-months from 2027.

What our residents say

9 out of 10 residents love living with iQ, Sept 2025

87% 5-star Google reviews for our properties

Excellent

Net Promoter Score Sept 2025

This means that students that live with us are highly likely to recommend us to their friends. Our score of +64.5 is in line with some of the worlds leading brands for experience.

“

The student accommodation is very nice and comfortable. The staff are friendly, helpful, and always ready to assist with any issues specially Syed. One of the best things about this place is its location — the railway station is very close, which makes it easy to travel anywhere. The rooms are clean, the environment is peaceful, and it's a great place for students to live and study.”

Bhavya Choubisa
iQ Broderick House, Birmingham

39% Rebook

Direct let residents who chose to book with us again for 2025/26.

“

Clean and comfortable with well-maintained facilities suitable for studying and daily life. The location is convenient, and the staff were helpful and responsive. Overall, a pleasant place to stay.”

Xinyu Guan
iQ Bloomsbury, London

Trusted partner of leading institutions



Where to find us



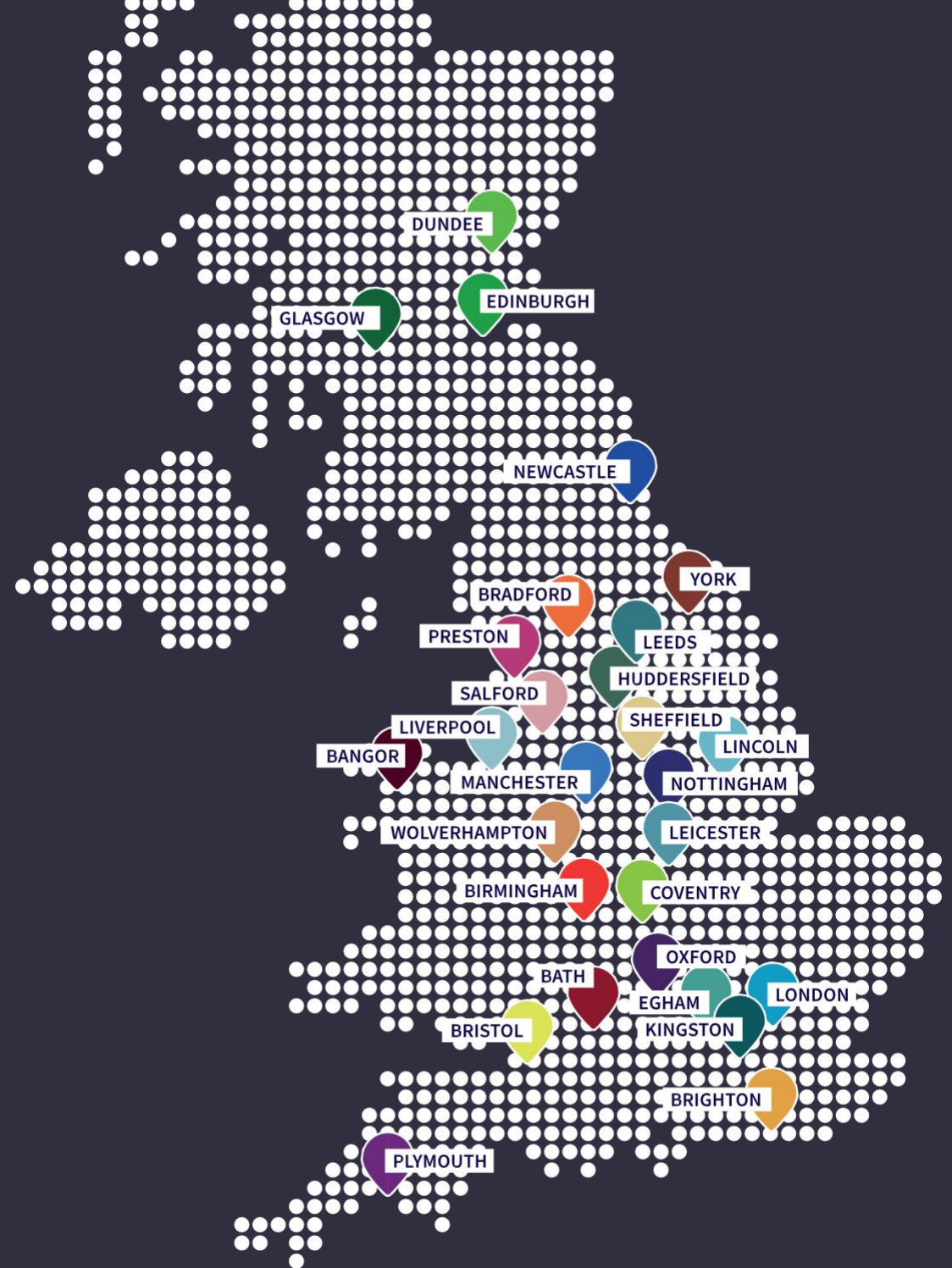
Home to 4 of the top 10 globally ranked universities, the UK is a highly attractive destination for international students



iQ properties are located in the UK's leading university towns and cities. Of the UK universities ranked within the QS World Top 100, iQ has properties serving 14 out of the 17 institutions

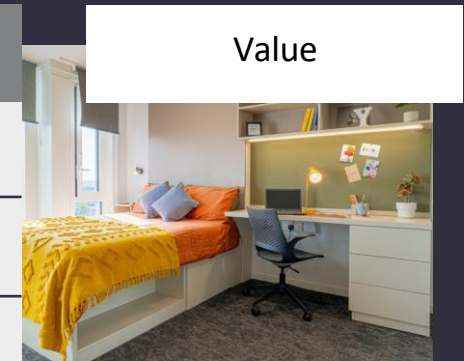


iQ is the leading owner operator of student accommodation in thriving student cities, including Manchester and London, the latter of which was voted the world's best student city



Where iQ wins

	iQ	University	HMO
Room choice	✓	✗	✓
Early booking option	✓	✗	✗
Flexible tenancy options	✓	✗	✓
Group bookings	✓	✗	✓
Commission	✓	✗	✗
Onsite staff 24/7	✓	✓	✗
Onsite maintenance	✓	✓	✗
Secure entry systems	✓	✓	✗
App to manage laundry, mail & more	✓	✗	✗
Kitchens Extraction fans, large American fridge / freezers, plenty of storage space	✓	✓	✓
City centre locations	✓	✓	✓
Social spaces	✓	✗	✗



Value



Safety & Security

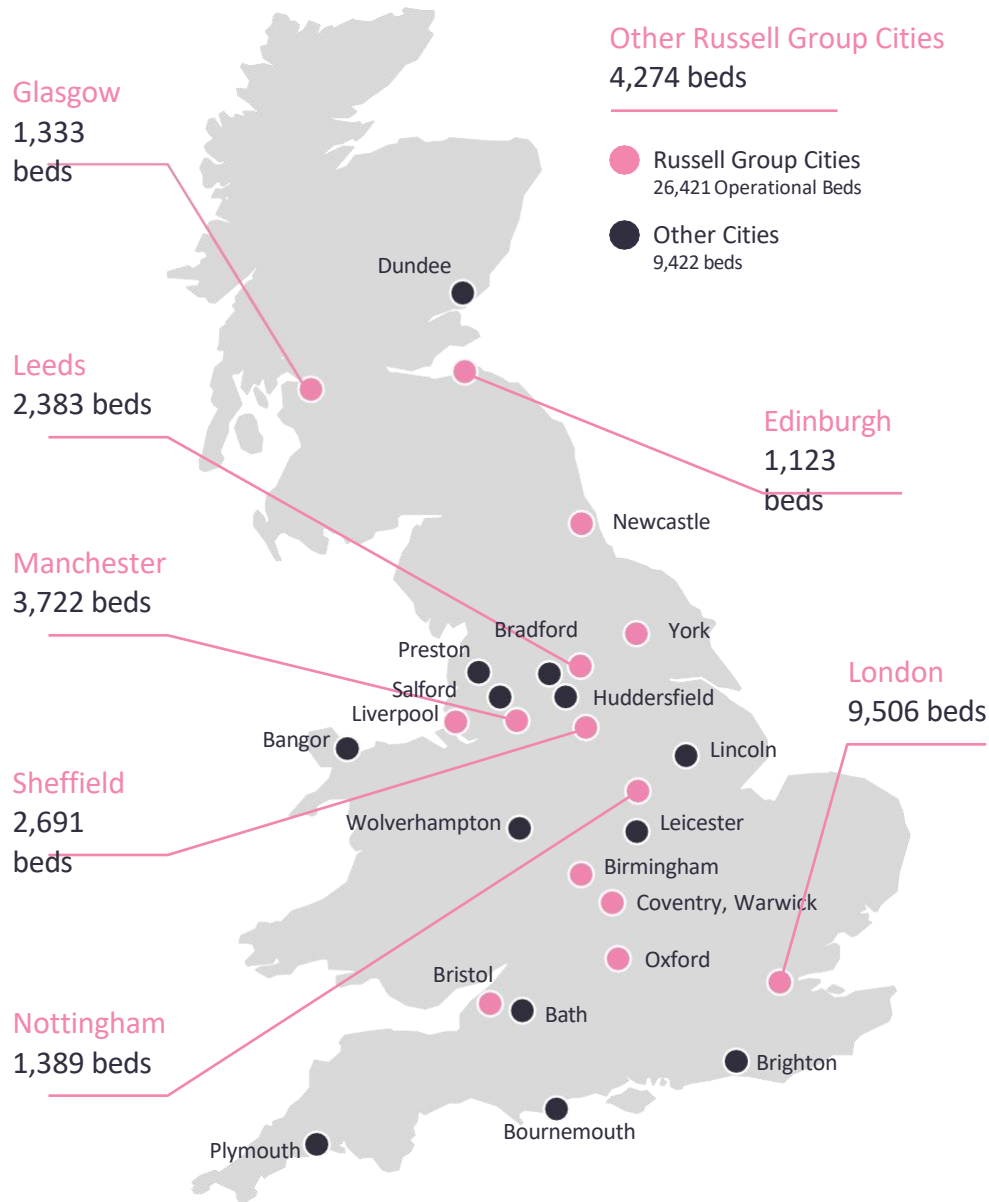


Facilities & Digital



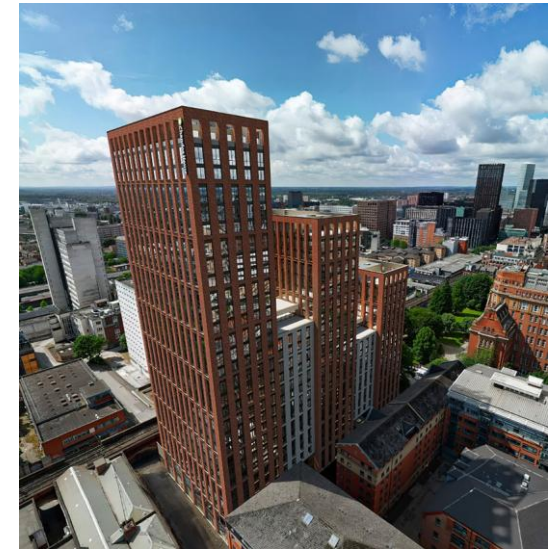
Continued Investment

Value & offer



Our Offer

- Flexible booking and cancellation policy
- No place, no pay policy
- iQ Easy Pay provides API integration for international payments



Location

London	8,879 beds	18 buildings
Manchester	4,829 beds	8 buildings
Glasgow	1,333 beds	3 buildings

Why your students can trust iQ

Safety and Security

The safety of residents is our top priority, so our buildings are designed with CCTV, secure entry systems and 24-hour staff presence, 365 days a year, to welcome residents home. SIA accredited security providers support our in-house teams.

Wellbeing support

- All staff trained as Mental Health First Aiders
- Feel Good Forum focused on activating a robust wellbeing programme for staff and students
- Events designed to create calming environments for residents
- Partnerships with Student Minds and Shout to offer 24/7 support
- Rooms and social spaces built with students' wellbeing in mind, giving them room to relax, study and recharge
- Free Premium Headspace subscriptions for students

Supporting International Students

- Simple pre-arrival process, with easy check in and staff on hand to help at site
- Our Welcome Week events helps students build connections from day one
- iQ Clubs give students ready-made communities, helping them to meet new people over shared interests, and take part in giveaways
- Our online Welcome pages give residents all the local information they need to settle in
- Partnership with UniKitOut so that students can order the essentials straight to their room on arrival
- Cultural celebrations onsite, from Chinese New Year to Diwali, help residents feel at home



A simple and easy booking process that gives confidence

- We have a **simple and easy booking** process
- Students can **choose their own room** from digital floor plans
- Our interactive AI enabled instant chat **answers students' questions** and helps them make an informed choice
- We offer a **range of tenancy lengths**, giving students flexibility
- Students can book with confidence - **no place, no pay**
- iQ Easy Pay makes **international payments easy**
- Our International Partnerships team, Customer Service Centre and on-site teams offer **booking support and post-booking service**

Our digital innovation makes booking with us simple, and living with us hassle-free and fun

1.

Room type & contract selection

2.

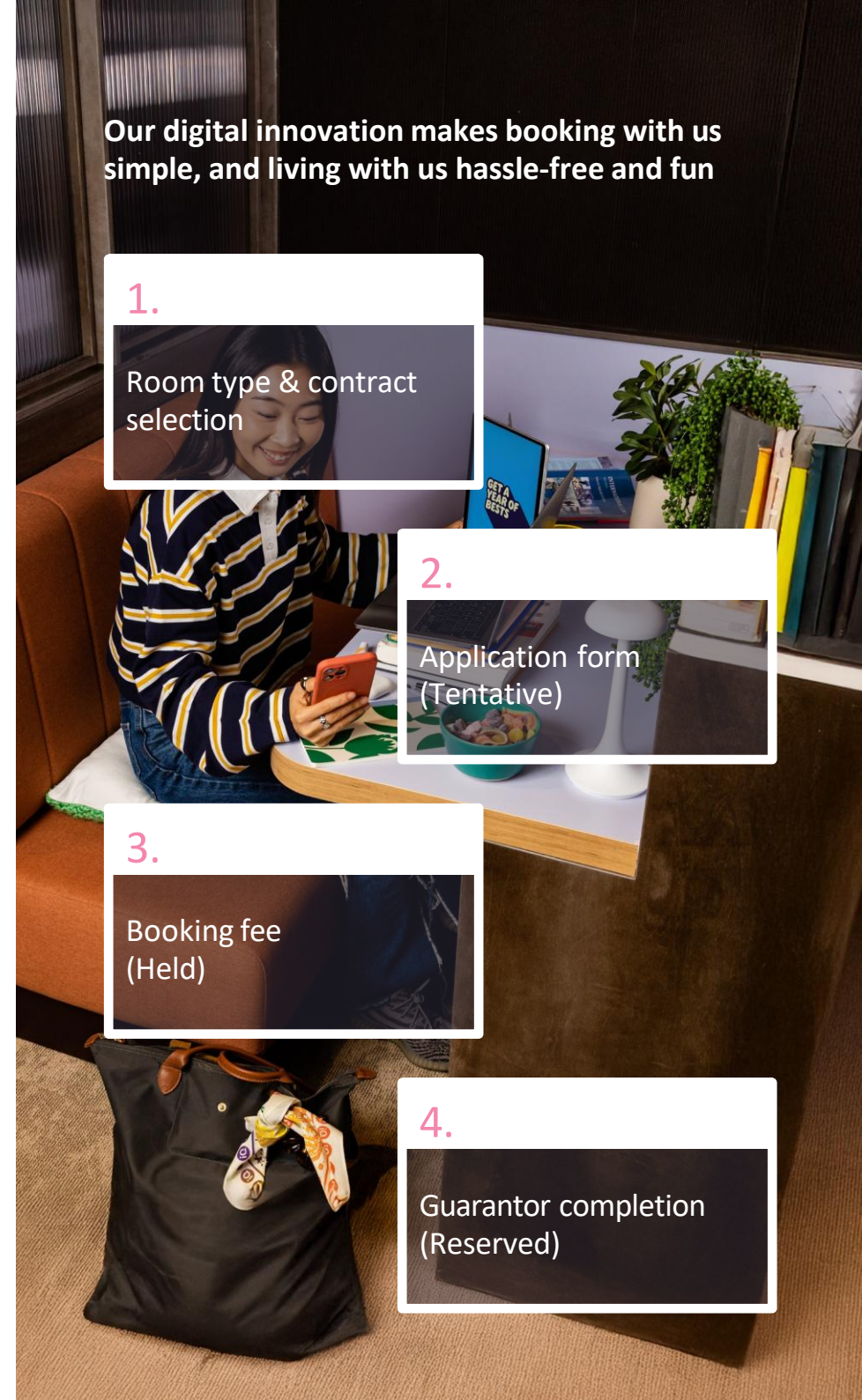
Application form (Tentative)

3.

Booking fee (Held)

4.

Guarantor completion (Reserved)



The iQ App gives students iQ in their pocket

Pre-arrival information and getting ready for check in

Manage your booking / contract

Pay rental instalments

Latest news & information

Pick up parcels at reception

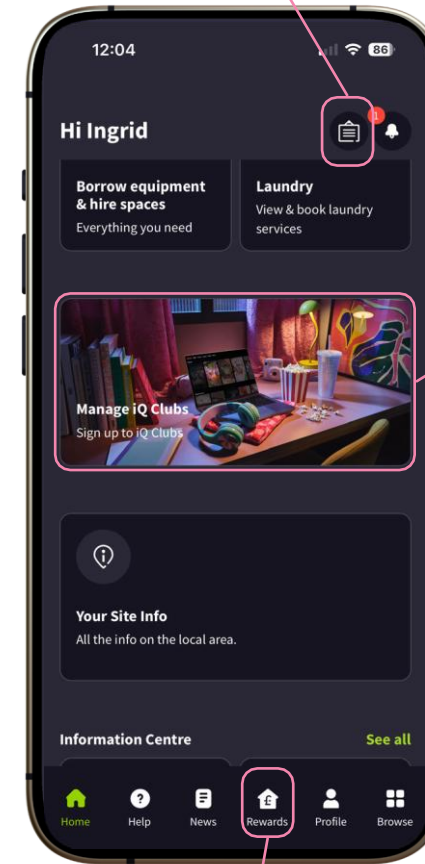
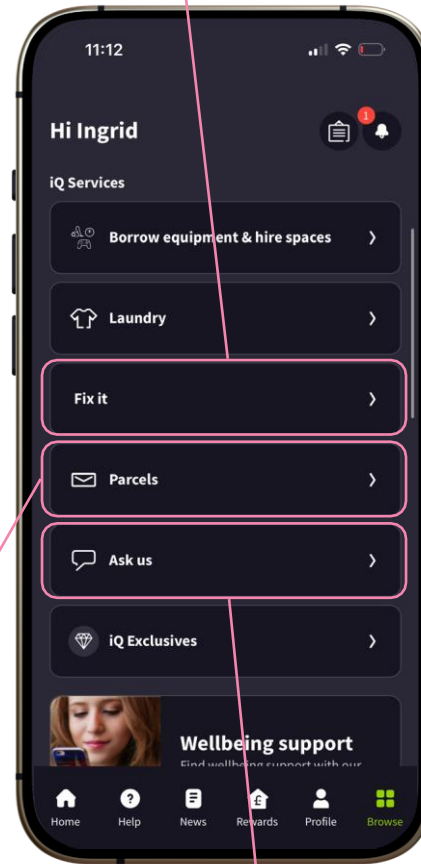
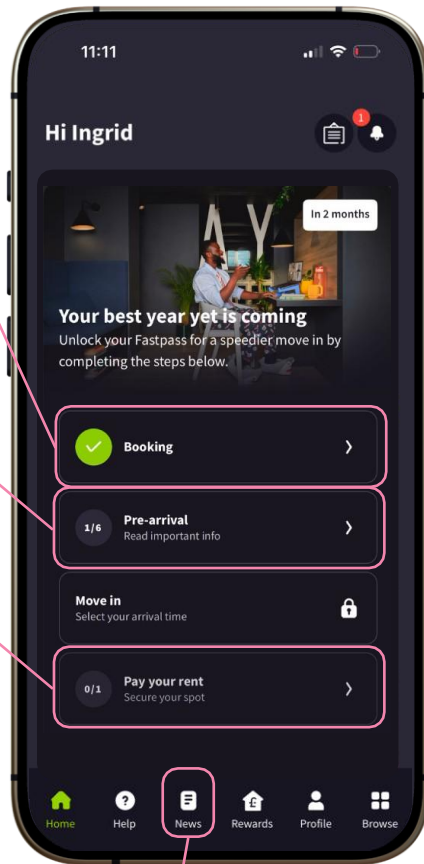
Maintenance requests via Fix It

Ask us a question

Find out what's happening at your property

Join a community club

See your rewards



Why choose to partner with iQ



A strategic partner, not just a supplier

- Dedicated support from a highly experienced team
- Relationship management with data led planning
- Agent onboarding, training and all materials
- Co-branded marketing opportunities and conversion support



Fair and transparent commission rate structures

- Access to all direct let stock, no room blocking
- 4 commission claim windows per year



Industry leading digital booking process

- API integration for data sharing and bookings
- iQ Easy Pay solution for international students

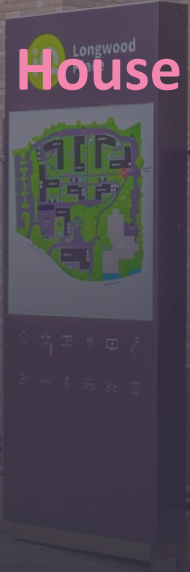




Longwood Place

New Properties

Chandos House | Longwood Place | Cullen House



Reception

Longwood Place



Investing in what students want

We have an industry leading focus on the student experience, with our properties designed around exactly what students want. Through extensive site visits, focus groups, and student testing, we've built rooms and spaces that fully support our residents' ambitions, health and wellbeing.

In our bedrooms, residents have the perfect place to sleep and study, with lots of natural light. Smart storage solutions means there's plenty of space for those who travel.

Our social spaces give residents even more room to get their best work done and connect with other students. From study rooms to gaming areas, these high-quality spaces are full of personality.

Our great locations mean that many of our properties feature rooftop lounges perfect for taking in some of the best views of our cities.





iQ Chandos House

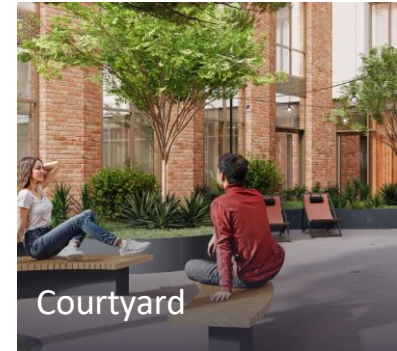
Manchester



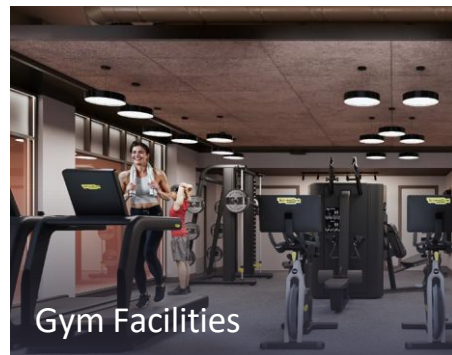
En Suite



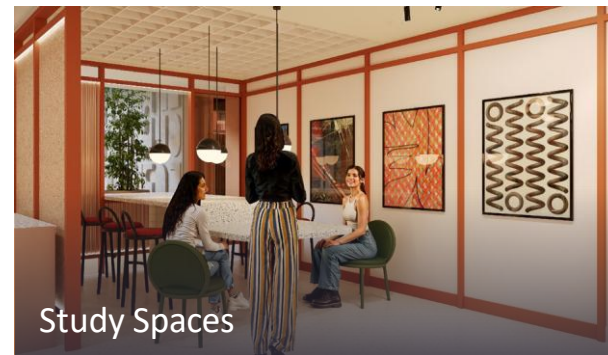
Studio



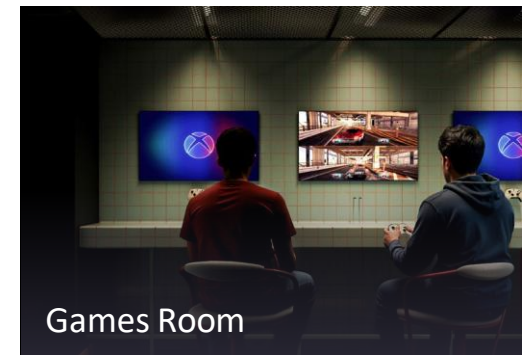
Courtyard



Gym Facilities



Study Spaces







Games Room

1,224 total beds

- 620 studios (252 silver, 144 gold, 116 platinum, 72 diamond, 36 penthouse)
- 604 en suites (196 silver, 108 gold, 108 platinum, 132 diamond, 60 penthouse)

Residents can get the most space and privacy in our Platinum and Diamond Studio, enjoy the best views from the penthouse rooms or choose a more social vibe and share a kitchen with up to 5 other.

Perfect for getting to uni & local services

-  13 mins walk to Manchester Metropolitan University
-  14 mins walk to University of Manchester 20 mins tram to Manchester College
-  3 min walk to Piccadilly Train and Bus Station
-  9 min walk to Chinese supermarkets
- 5 min walk to Sainsbury's and Tesco
- 5 min walk to Boots Pharmacy



iQ Longwood Place

Coventry



En Suite



Studio



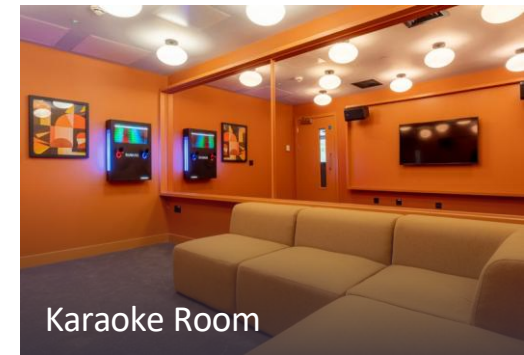
Courtyard



Shared Kitchen



Study Spaces



Karaoke Room

1,209 total beds

Phase 1 - 572 beds

Studios: 268 beds (102 bronze, 23 silver, 127 gold, 11 platinum, 5 diamond)







En Suites: 304 beds (77 silver, 159 gold, 68 platinum)

Phase 2 - 637 beds

Studios: 228 (180 bronze, 32 silver, 9 gold, 7 accessible)

En Suites: 409 (220 silver, 165 gold, 24 platinum)

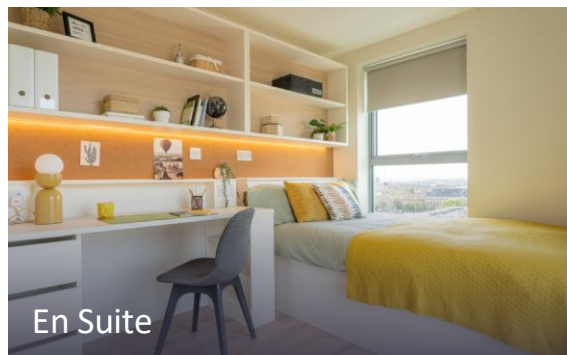
Perfect for getting to uni & local services

-  15 mins walk to University of Warwick or 5 mins by bus
-  Supermarkets within 5 min drive
-  Parking spaces available
-  5 mins drive / 30 mins bus or walk to Tile Hill Station which connects to national rail network
-  22 minutes to Birmingham New Street
-  Approx 1.5 hours to London



iQ Cullen House

Glasgow



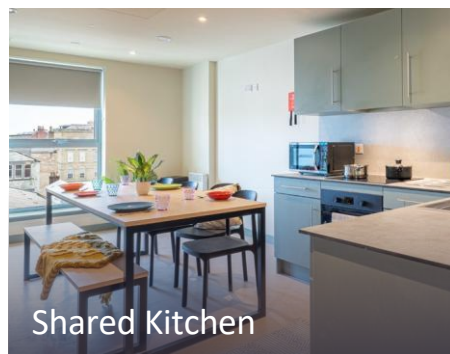
En Suite



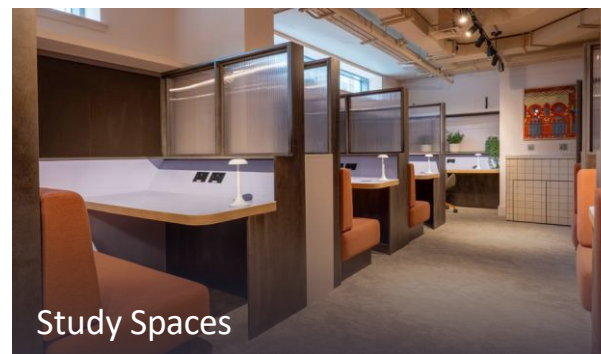
Studio



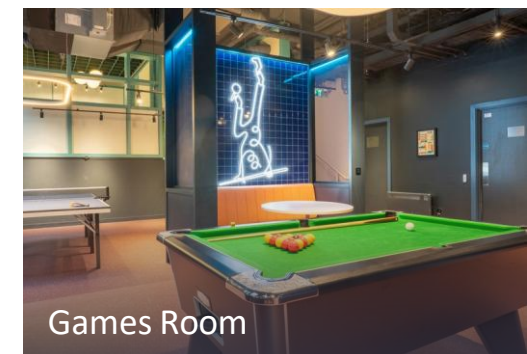
Courtyard



Shared Kitchen



Study Spaces










Games Room

551 total beds

- 335 Studios (169 Bronze, 139 Silver, 19 Gold, 7 Platinum, 1 Diamond)
- 168 En Suites (127 Bronze, 41 Silver)
- 48 Twodios (32 Standard, 8 Premium, 8 Deluxe)

Residents can get the most space and privacy in our Platinum and Diamond Studios or choose a more social vibe and share a kitchen with up to 9 others.

Perfect for getting to uni & local services

-  11 min bus to University of Glasgow
-  5 min walk to Glasgow School of Art
-  17 min walk to Glasgow Caledonian University
-  4 min walk to Charing Cross Station
-  7 min walk to Chinese supermarkets
-  6 min walk to Tesco Express
-  6 min walk to Boots Pharmacy



**Student
Accommodation**



Contact

Partnerships@iqstudent.com



**Best
year
yet**