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RentGuarantor Holdings PLC
26 February 2026

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(the "**Company**" or "**RentGuarantor**")

Licence Agreement with mydeposits

RentGuarantor (AIM: RGG), a provider of rent guarantee services to prospective tenants across the socio-economic spectrum wishing to rent property in the UK[1] private rental sector, is pleased to announce a licence agreement (the "**Agreement**") with Tenancy Deposit Solutions Limited, trading as mydeposits ("**mydeposits**", together the "**Parties**"). The Agreement represents an initial stage in the development of a rent deposit product to be offered alongside RentGuarantor's existing professional guarantor service. mydeposits represents approximately 400,000 landlord members and protects more than £1.3 billion of tenant deposits across the UK private rented sector.

RentGuarantor - Licence agreement with mydeposits

RentGuarantor has signed a licence Agreement with mydeposits which forms part of the Company's plans to offer an enhanced rent guarantee service by including a rent deposit service provided by mydeposits as an extension of the Company's existing product offering.

mydeposits is one of three UK government-authorised tenancy deposit protection schemes, which has been in operation since 2007, representing approximately 400,000 landlord members and protecting more than £1.3 billion of tenant deposits across the UK private rented sector. Landlords and letting agents who rent properties, are legally required to protect any tenancy deposits (also known as security deposits) in a government authorised tenancy deposit scheme.

Through this innovative model, RentGuarantor aims to simplify the processes for both guarantor and deposit requirements by:

- Providing landlords with the security of mydeposits' government-approved deposit protection scheme and RentGuarantor's professional guarantor service that safeguards against rent arrears.
- Allowing both the deposit and rental income to be protected for the landlord and tenant.
- Utilising RentGuarantor's expertise in tenant-landlord relationships.
- Using RentGuarantor's proven technology platform to enable swift application and results.

The Agreement represents a new offering for RentGuarantor which the Directors believe will expand its product portfolio and strengthen its value proposition within the UK private rented sector.

Paul Foy, CEO of RentGuarantor, commented: *"This Agreement underscores RentGuarantor's ongoing focus on exploring opportunities that support growth and enhance our proposition within the UK private rented sector. We believe that our proposed new product will represent a major step forward in our offering to tenants, agents and landlords, combining our award-winning professional guarantor solution with a leading government-approved deposit protection scheme that commands a significant market share.*

"This proposed service will offer a highly compelling and pragmatic approach to deposit and guarantee management, aligning with upcoming regulatory changes that seek to empower renters whilst facilitating long-term, efficient and trusting landlord and tenant relationships.

"I look forward to working with mydeposits as we develop and launch this service."

The Agreement

Under the terms of the Agreement, the Company's agent, landlord, and tenant customers or contacts will be able to access the mydeposits' scheme via RentGuarantor's website. By combining the two products, tenants will be offered the opportunity of taking out a shared deposit and guarantee package, under one fee to be paid by the tenant.

Under the current deposit system, when a tenant rents a home, they typically have to pay a deposit, which is capped at five weeks' rent. The landlord or agent is required to place this money into a government-approved deposit protection scheme, such as mydeposits. At the end of the tenancy, if both parties agree, the deposit is returned to the tenant, minus any agreed deductions. If there is a disagreement, the dispute is handled through a resolution process run by the deposit protection scheme.

The Agreement seeks to inverse this process. The deposit amount is to be agreed at the start of the tenancy, but the money remains with the tenant rather than being lodged with a government-approved deposit protection scheme, such as mydeposits. At the end of the tenancy, the tenant then releases the agreed deductions to the landlord. If there is a dispute, a resolution process will determine what amount, if any, the tenant must pay, and only that amount is transferred to the landlord. The deposit amount will be insured under mydeposits' deposit protection scheme and RentGuarantor will therefore not be liable for deposit amounts if a tenant does not make payment of these to the landlord, whilst RentGuarantor will protect against any rent arrears through its professional guarantor service.

This arrangement will have several advantages. For the landlord, it offers the dual protection of ensuring that both the relevant deposit amount and rental payments are protected, without them having to pay a fee. For the tenant, they are the custodians of their own money and thus don't have to wait to be reimbursed the deposit at the end of the tenancy, which can prove challenging when a new deposit is required before funds from the previous deposit have been released.

Further information on the launch of the proposed new product offering will be announced in due course.

ENDS

To engage with this announcement on our **Investor Hub**, please use the following link:
https://investorhub.rentguarantor.com/link/epJvXP

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About RentGuarantor

RentGuarantor provides a professional rent guarantee service to tenants wishing to rent property in the UK[1] private rental sector and through local authorities, offering a solution when they cannot provide a suitable personal guarantor - like a parent or relative. RentGuarantor offers its service across the socioeconomic spectrum, including to domestic and overseas students, as well as to working professionals and those receiving benefits. The Company acts as a guarantor on behalf of these tenants, providing payment to landlords in the event of arrears, unlocking access to housing for tenants, and allowing parties across the rental value chain to operate with increased confidence in a changing rental market.

RentGuarantor has worked with a significant number of landlords and lettings agents since it was established in 2018, and has supported thousands of tenants.

1 *Currently excluding Northern Ireland.*

About mydeposits

mydeposits is a government-authorised tenancy deposit protection scheme which has been in operation since 2007, representing over 400,000 landlord members and protecting more than £1.3 billion of tenant deposits across the UK private rented sector.

Landlords and letting agents who rent properties on an Assured Shorthold Tenancy (AST) in England, or an occupation contract in Wales, are legally required to protect any tenancy deposits (also known as security deposits) in a government authorised tenancy deposit scheme. mydeposits is one of three authorised deposit protection schemes in the UK.

The mydeposits scheme is operated by Hamilton Fraser Insurance Services Limited ("**Hamilton Fraser**" or "**HFIS**"). HFIS is owned by Brown & Brown, Inc., a global insurance brokerage group.



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