

PRESS RELEASE

EXPERIMENTAL GROUP TO LAUNCH NEW LATE NIGHT MUSIC VENUE IN COVENT GARDEN

Capital & Counties Properties PLC ('Capco') announces that Experimental Group, renowned for its innovative collection of restaurants, hotels and cocktail bars, has agreed terms to open a new late night live music and dining concept in Covent Garden, taking over the former Roadhouse site on Covent Garden's famous Piazza.

The Group, which already operates the acclaimed Henrietta Hotel and restaurant Da Henrietta on Henrietta Street was founded in France in 2007 by Romée de Goriainoff, Pierre-Charles Cros and Olivier Bon, with the launch of Experimental Cocktail Club Paris. Xavier Padovani joined the group in 2010 when Experimental Cocktail Club opened in London's Chinatown. The group has since expanded to include hotels, beach clubs, restaurants and wine bars; spanning the UK, USA and Europe.

The new signing at 35 The Piazza further cements Covent Garden's positioning as one of London's most popular and exciting destinations for culture, experiences, shopping and dining. Experimental Group will be joining some of the world's most renowned global and independent bars and restaurants including Balthazar, Sushisamba, Ave Mario, Frenchie, Mrs Riot, The Ivy Market Grill, Buns & Buns, The Petersham, La Goccia and Adam Handling's The Frog to name a few.

Michelle McGrath, Executive Director of Covent Garden, said: *"We are thrilled that Experimental Group will bring their creativity and innovation to Covent Garden once more with their new high quality live music and hospitality concept, which matches our own vision for Covent Garden, as it continues to evolve as a world-class destination."*

Xavier Padovani from Experimental Group commented: *"We are excited to revive this Covent Garden institution and bring it into a new era, whilst respecting its long history of live music and dining."*

The Covent Garden estate is home to world-class fashion, beauty and lifestyle stores as well as leading dining destinations, all set within the historic pedestrianised open-air environment. Visitors will find Peloton, Tiffany & Co., Apple, Paul Smith, Bucherer, Ganni, A.P.C, Sandro, Polo Ralph Lauren, Arc'teryx and Mulberry with Reformation, Glossier and Peloton opening soon.

-Ends-

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coventgarden.london

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Experimental Cocktail Club

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Capco Covent Garden:

Covent Garden is a leading retail and dining destination and is one of the most vibrant estates in the heart of central London. The area is now home to a wide variety of British, global and independent brands including Chanel, Tom Ford, Vashi, Strathberry, Ave Mario, Balthazar and SUSHISAMBA, with upcoming openings from Glossier and Reformation. www.coventgarden.london

Capital & Counties Properties PLC (“Capco”)

Capital & Counties Properties PLC is one of the largest listed property investment companies in central London and is a constituent of the FTSE-250 Index. Capco's landmark estate at Covent Garden was valued at £1.7 billion (as at 30 June 2021) where its ownership comprises over 1.1 million square feet of lettable space. As at the date hereof, Capco owns a 25.2 per cent shareholding in Shaftesbury PLC. Capco shares are listed on the London Stock Exchange and the Johannesburg Stock Exchange. www.capitalandcounties.com