

Formal Notice

Z Hotels Covent Garden Hotel Limited a company incorporated in the Isle of Man under The Companies Act 2006 with registered number 018495V ("Issuer").

This notice complies with the requirements of The International Stock Exchange Authority Limited (the "Authority"). It appears for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for any securities in or offered by the Issuer. Applications will only be considered on the basis of the listing document.

Application has been made to the Authority for:-

1. £7,834,892 principal amount 9% fixed rate unsecured Finco Notes and an unlimited number of Additional Finco Notes; and
2. £7,500,000 principal amount 9% fixed rate unsecured 9% Holdco Notes and an unlimited number of Additional 9% Holdco Notes; and
3. £2,500,000 principal amount 12% fixed rate unsecured 12% Holdco Notes and an unlimited number of Additional 12% Holdco Notes.

Together the "Loan Notes", created by the Company on 4 April 2023 (to have substantially the same terms as the Loan Note Instruments) which may be issued from time to time to satisfy all or part of its interest obligations under the Loan Note Instruments in respect of the Notes (the "Additional Notes", together with the Loan Notes, the "Notes") to be admitted to the official list of The International Stock Exchange ("Official List").

It is expected that admission to the Official List will be effective and that dealings in the Notes will commence on or around 23 June 2023.

The listing document relating to the Issuer's application is available during normal business hours on any business day for a period of 14 days with effect from the date of this notice from the listing sponsor, IQ EQ (Isle of Man) Limited at:

First Names House
Victoria Road
Douglas
Isle of Man
IM2 4DF

Date: 23 June 2023