

**PIONEERING SOCIAL GAMING EXPERIENCE SPYSCAPE TO OPEN DEBUT UK LOCATION IN
SHAFTESBURY CAPITAL'S COVENT GARDEN**

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For immediate release

Shaftesbury Capital today announced that SPYSCAPE, the pioneering interactive museum and social gaming experience, will open its first UK location in Covent Garden. The venue marks SPYSCAPE's second global site outside Manhattan, underscoring Covent Garden's status as the go-to destination for international brand launches.

SPYSCAPE will occupy c.25,000 sq ft at 45 Wellington Street and is set to open later this month. Visitors will embark on a multi-dimensional, spy-themed experience featuring authentic spy stories and historic gadgets. Each visitor will receive a detailed profile of their own personality, skills and attributes - developed by a former Head of Training at British Intelligence and a leading psychology professor at Imperial College London. SPYSCAPE's social gaming arm, SPYGAMES, invites teams of two to five to tackle fun, high-tech challenges crafted with expertise from the CIA and Special Ops.

The arrival of SPYSCAPE will enrich Covent Garden's all-day leisure offerings in the heart of London's theatreland and entertainment scene, surrounded by 40 theatres, the **London Transport Museum**, and unparalleled all-day dining.

William Oliver, Retail Leasing Director at Shaftesbury Capital at **Shaftesbury Capital** said: "Covent Garden continues to set the standard for a truly multifaceted experience, and the addition of SPYSCAPE's unique immersive experience will complement our high-calibre, varied line-up of retail, leisure and F&B brands."

John Hunt, Founder & CEO at SPYSCAPE added: "Our mission at SPYSCAPE is to inspire ordinary people to achieve extraordinary things, through personalised content and immersive experiences. Having welcomed over one million visitors to our Manhattan location, we believe Covent Garden's vibrant cultural scene and central location make it the ideal setting to expand our efforts and engage an even broader international audience."

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For further information, please contact Aver PR at: coventgarden@averpr.com

Notes to Editors

About Shaftesbury Capital PLC

Shaftesbury Capital PLC ("Shaftesbury Capital") is the leading central London mixed-use REIT and is a constituent of the FTSE-250 Index. Our property assets under management, valued at £5.0 billion, extend to 2.7 million square



feet of lettable space across the most vibrant areas of London's West End. With a diverse mix of shops, restaurants, cafés, bars, residential apartments and offices, our destinations include the high footfall, thriving neighbourhoods of Covent Garden, Carnaby, Soho and Chinatown. Our properties are close to the main West End Underground stations and transport hubs for the Elizabeth Line. Shaftesbury Capital shares are listed on the London Stock Exchange ("LSE") (primary) and the Johannesburg Stock Exchange ("JSE") (secondary) and the A2X (secondary).

www.shaftesburycapital.com

Our purpose

Investing to create thriving destinations in London's West End where people enjoy visiting, working, and living.

Our values

We have a set of values that are fundamental to our behaviour, decision making and the delivery both of our purpose and strategy: Act with integrity; Take a creative approach; Listen and collaborate; Take a responsible, long-term view; and Make a difference.

About Covent Garden

Covent Garden is a world-class global destination in the heart of the West End, including the iconic Piazza, Market Building and surrounding streets, together with Seven Dials. The portfolio is home to over 200 retail stores including global flagships, British and independent brands as well as 200 restaurants, bars and cafes.

www.coventgarden.london

@coventgardenldn

About SPYSCAPE

SPYSCAPE engages audiences in entertaining and educational experiences that use real-world spy stories, gadgets and characters 'to inspire ordinary people to do extraordinary things'. Developed in collaboration with a former Head of Training at British Intelligence, psychology professors from Imperial College London, and specialists from the CIA and Special Ops, SPYSCAPE caters to friends, families, schools and corporate groups alike. In addition to its interactive attractions, SPYSCAPE produces premium narrative-led content, including the acclaimed podcast series True Spies, featuring Hollywood talents such as Vanessa Kirby, Hayley Atwell and Daisy Ridley.