



Haim Danous
Capitalstart Limited
17-19 Cockspur Street
London SW1Y 5BL

1 December 2019

Dear Haim,

The Odeon, Shaftesbury Avenue

Thank you for sharing with us the details of your proposals for this site.

Further to our conversation I can confirm that Accor Hotels would be very interested in the hotel element of your proposals (once approved), and would be keen to enter into an agreement with you to operate the hotel space under our MGallery by Sofitel Brand, which as you know is one of the world's leading luxury hotel brands.

The idea behind The MGallery Collection of hotels is to provide luxury boutique hotel accommodation in unique and original buildings, which will leave guests with an unforgettable experience of each destination. The site, sitting in the heart of London's Theatreland, is in an ideal location for this boutique luxury hotel, and will attract visitors from around the world. The proposed facilities accompanying the 94 rooms, including the cinema, bar/restaurant and spa, will complement the hotel facilities to provide a superb overall guest experience.

We look forward to entering into formal discussions with you once planning permission has been granted for the development.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Philip Lassman', with a long horizontal flourish extending to the right.

Philip Lassman
Vice President - Head of Development – Northern Europe
Accor