



NOTIFICATION TO BONDHOLDERS

By

TRAVELODGE OPCO GROUP

(Thame and London Limited and its subsidiaries)
concerning

TVL Finance plc's

£415,000,000 Senior Secured 10.250% Notes due 2028

ISIN: XS2615792863 (Rule 144A); XS2615792194 (Regulation S)
Common Code: 261579286 (Rule 144A); 261579219 (Regulation S)

€250,000,000 Senior Secured Floating Rate Notes due 2030

ISIN: XS2848907791 (Rule 144A); XS2845183495 (Regulation S)
Common Code: 284890779 (Rule 144A); 284518349 (Regulation S)

Travelodge Opco Group acquires 6 Broad Street Place & 15-17 Eldon Street, London

26 June 2025 – Travelodge OpCo Group, the UK's first budget hotel brand which operates over 600 hotels, announces that it has acquired 6 Broad Street Place & 15-17 Eldon Street from the City of London Corporation. The combined cash outflow during 2025 on this acquisition, together with another freehold purchase in a target location where contracts have recently been exchanged, is anticipated to be approximately £35m.

Located opposite Liverpool Street station, the acquisition covers two buildings which are currently vacant and awaiting refurbishment, totalling 58,893 sq ft net internal area. Subject to planning permission, Travelodge will convert the upper floors of both buildings into a hotel with an 85 Bar Café. The project will also reinstate pre-existing retail uses on the Ground Floor of 6 Broad Street Place which will be sub-let. The acquisition is by way of a long leasehold interest.

Jo Boydell, CEO of Travelodge, says: 'The acquisition of 6 Broad Street Place and 15-17 Eldon Street marks another significant step in our UK development strategy as we continue to grow and optimise our hotel network. Office-to-hotel conversion is a sustainable way of developing, allowing us to meet the increasing demand for budget hotels while reducing the carbon impact that new development brings. We are excited this will expand our portfolio in London, where we currently operate over 80 hotels, with a further five developments underway'.

Note: This announcement is not required under the terms of the bonds, but Travelodge understands that it will generate interest and wanted to share this information with its Bondholders.

About Travelodge

In 1985, Travelodge became the UK's first budget hotel brand when it opened its first hotel at Barton-under-Needwood. Today, we operate over 610 hotels across the UK, Ireland and Spain and annually welcome over 22 million guests.

Travelodge is a well known brand that offers a good value proposition for customers. The majority of Travelodge hotels are located in major cities, towns and holiday hotspots as well as by airports and key business hubs and offer standardised, modern guest rooms at affordable prices to both business and leisure customers. We aim to provide our customers a well-priced, well-located stay they can trust.

Travelodge employs over 13,000 employees and is dedicated to creating an inclusive environment where everyone can learn more, earn more and belong. Travelodge is focusing on its environmental and social impact, with sustainability integral to its business strategy.

This release and the information contained herein are for information purposes only and do not constitute a prospectus or an offer to sell, or a solicitation of an offer to buy or subscribe for, any securities in the United States of America or in any other jurisdiction.

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