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SEAPORT ENTERTAINMENT GROUP

Seaport Entertainment Group and Carver Road Hospitality Announce Flanker Kitchen + Sports Bar Opening on Pier 17 in New York City's Seaport

Flagship East Coast location opening in Fall 2026 follows multi-market success in Las Vegas, Glendale, and Salt Lake City

NEW YORK--(BUSINESS WIRE)-- Seaport Entertainment Group (NYSE: SEG) and Carver Road Hospitality today announced the Fall 2026 opening of Flanker Kitchen + Sports Bar in the Seaport in New York City. The approximately 14,000-square-foot venue will serve as the East Coast flagship of the award-winning Flanker brand. Committed to expanding its signature approach to integrated dining and entertainment in key markets across the country, Flanker New York City will bring a high-energy concept directly on the waterfront at Pier 17 in one of the city's most historic and dynamic neighborhoods, offering an elevated experience at the intersection of sports, entertainment, and hospitality.

This press release features multimedia. View the full release here: https://www.businesswire.com/news/home/20251104201264/en/

Rendering of Hidden Boot Saloon, opening at Pier 17 in the Seaport in Fall 2026

Known for combining elevated American dining, world-class cocktails, and a high-energy social atmosphere, the Flanker concept began in Salt Lake City in 2021, followed by the opening of its second location at State Farm Stadium in Glendale, Arizona – home of the Arizona Cardinals. The Glendale venue celebrates regional sports culture through elevated game-day dining, curated cocktails, and an energetic environment that extends beyond football season to include concerts, MLB Spring Training, and other major events.

The brand further expanded to Las Vegas in 2023, where Flanker at Mandalay Bay has become the premier sports bar on the Strip. The Las Vegas location has partnered with the UFC and the Las Vegas Raiders and earned multiple awards, including Best Sports Bar and Best Gametime Brunch. Together, these three destinations have established Flanker as a leading name in upscale sports and entertainment.

"The Seaport represents the best of New York, and it's a destination that continues to evolve within the city's social scene to offer unique events and experiences," **said Matt Partridge, President and Chief Executive Officer of Seaport Entertainment Group.** "We look forward to Flanker's opening as a standout addition to the downtown community that will further energize the waterfront and add more best-in-class culinary, entertainment, and sports experiences for everyone who comes to the neighborhood."

Flanker New York City will continue the Seaport's growth as one of New York City's leading

dining and entertainment hubs, adding to the neighborhood's distinctive mix of history, character, and waterfront experiences. The two-level flagship, designed by the award-winning firm The Design Agency, will feature sweeping East River views and offer two distinct concepts and their own standalone, unique experiences under one roof.

Located on the ground floor, Flanker will offer elevated, cocktail-focused sports, dining, and tableside experiences, featuring state-of-the-art audiovisual production and dedicated areas for private events such as wedding after-parties, Bar and Bat Mitzvahs, and special celebrations.

The second floor of the space will introduce The Hidden Boot Saloon, which includes three modern country bars – among them a 40-foot main bar overlooking the East River – and offers line dancing, a mechanical bull, and a country-style party atmosphere. The concept adds another dynamic music venue to the Seaport and builds on the success of the original Hidden Boot Saloon introduced at Flanker Salt Lake City, known for its western décor from the early 1950s combined with modern Utah design elements.

"There is nowhere like New York, a city that truly sets the standard for food and entertainment and has always been part of our long-term vision for Flanker," **said Sean Christie, Founder and Chief Executive Officer of Carver Road Hospitality.** "Flanker is not just a sports bar; it's a fully immersive dining, cocktail, and entertainment experience that connects people through food, energy, and design. The Seaport is the perfect social setting to bring that vision to life in one of the city's most exciting destinations."

About Seaport Entertainment Group

Seaport Entertainment Group (NYSE: SEG) is a premier entertainment and hospitality company formed to own, operate, and develop a unique collection of assets positioned at the intersection of entertainment and real estate. Seaport Entertainment Group's focus is to deliver unparalleled experiences through a combination of restaurant, entertainment, sports, retail and hospitality offerings integrated into one-of-a-kind real estate that redefine entertainment and hospitality. For more information, please visit www.seaportentertainment.com.

About Carver Road Hospitality

Carver Road Hospitality is an investor, developer, operator and marketer of premier hospitality concepts founded by award-winning hospitality executive Sean Christie and real estate, media, and marketing executive Nelson Famadas. In December 2021, the company debuted in Las Vegas with Carversteak at Resorts World Las Vegas. Flanker Kitchen + Sporting Club opened soon followed in downtown Salt Lake City. The reimagined Flanker Kitchen + Sports Bar concept opened at Arizona's State Farm Stadium in 2022 and Mandalay Bay Resort and Casino in Las Vegas in June 2023. Rosevale Kitchen + Cocktail Room and Starchild Rooftop Bar & Lounge debuted at the new CIVILIAN hotel in New York City in fall 2022. In Spring 2023, Carver Road entered a strategic partnership with Casa Playa, the coast Mexican restaurant at Wynn Las Vegas. Seamark Seafood & Cocktails debuts April 2024 at Encore Boston Harbor in Everett, MA. Carver Road Hospitality is also an investor in the award-winning and fast-growing Emmy Squared Pizza with 21 locations across the country. Carver Road Hospitality is headquartered in Las Vegas with offices in Miami and New York City. For additional information, visit linktr.ee/carverroadhospitality.

Safe Harbor and Forward-Looking Statements

This press release includes forward-looking statements within the meaning of the federal securities laws. Such forward-looking statements include, but are not limited to, statements concerning Seaport Entertainment Group's plans, goals, objectives, outlook, expectations, and intentions. Forward-looking statements are based on Seaport Entertainment Group's current expectations and involve risks and uncertainties that could cause actual results to differ materially from those expressed or implied in such forward-looking statements, including the risks and uncertainties discussed in filings with the Securities and Exchange Commission, including Seaport Entertainment Group's most recent Annual Report on Form 10-K and subsequent Quarterly Reports on Form 10-Q. Forward-looking statements speak only as of the date of this press release. Seaport Entertainment Group undertakes no obligation to update or revise any forward-looking statements for events or circumstances that arise after the date of this press release, except as may be required by applicable law.

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