

The information contained within this announcement is deemed by the Company to constitute inside information as stipulated under the Market Abuse Regulations (EU) No. 596/2014 ("MAR"). With the publication of this announcement via a Regulatory Information Service, this inside information is now considered to be in the public domain.

30th November 2018

The Barkby Group PLC
("Barkby", the "Company" or the "Group")

New lease for The George at Burpham

The Barkby Group PLC, the hospitality group focused initially on premium gastropubs, inns and function spaces, is pleased to announce that it has entered into a new ten-year leasehold agreement for The George at Burpham, a 17th century gastropub in the village of Burpham in the South Downs.

The George at Burpham is located near Arundel in West Sussex. Following a refurbishment in 2013, The George at Burpham has an inviting contemporary interior and serves seasonal, locally-sourced, freshly-cooked food with fine ales, wines and spirits. The George at Burpham has been awarded TripAdvisor's Certificate of Excellence for the previous five years and was voted the number one pub to walk to in the UK 2009.

This new lease represents further implementation of the Company's strategy to develop a large portfolio of premium hospitality properties. The Company's portfolio now consists of a freehold and three leasehold gastropubs and inns.

Robert Essex, Chairman of the Burpham and Warningcamp Pub Company Ltd, commented: "As one West Sussex's best loved and multi award winning community owned pubs, it was essential that The George at Burpham found a like-minded and successful company to manage its day to day operations. In Barkby Group, we have found the ideal partner to enhance The George at Burpham's reputation as the perfect destination for good food, great ales and wines, and a memorable all round experience. We look forward to a long and happy association with Barkby Group."

Rupert Fraser, CEO of Barkby, commented: "We are thrilled to add The George at Burpham to our growing portfolio. The George offers customers excellence in food and service, showcasing the best produce with a convivial atmosphere and modern style, which fits perfectly with Barkby's proposition and will be a strong addition to the Group."

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Notes to editors

The Barkby Group PLC is a boutique hospitality group, focused on premium gastropubs, inns and function spaces in Oxfordshire and Gloucestershire. The Group currently owns and operates four highly acclaimed gastropub properties with a total of 38 hotel rooms and is focused on delivering a high-end experience in select "destination" locations. The Company seeks to differentiate itself by quality of food and service and upscale accommodation.

The Barkby Group PLC has an experienced team driving its growth strategy. The Group intends to develop a large portfolio of premium hospitality properties in partnership with breweries across the UK and intends to scale up to 8 - 12 sites over the next 3 - 5 years. It is focused on a capital light, strong cashflow model with growth driven by quick turnaround of under-performing hospitality properties.