

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.

28 May 2019

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

New lease for The Rose and Crown Inn

The Barkby Group PLC, the consumer-focused hospitality group, is pleased to announce that it has entered into a new six year leasehold agreement with Arkell's Brewery Ltd for The Rose and Crown Inn in Ashbury, near Swindon.

The Rose and Crown Inn is a 16th century coaching inn located in the heart of the village of Ashbury, nestled just below the Ridgeway on the border of Oxfordshire, Wiltshire and Berkshire. The inn has eight en-suite bedrooms and featured in The Guardian's 2017 list of best Sunday lunches. As with Barkby's other properties, The Rose and Crown serves seasonal, locally-sourced, freshly-cooked food and fine ales, wines and spirits.

This is the second lease that Barkby has with Arkell's Brewery after The Bull in Fairford and represents further implementation of the Company's strategy to develop a large portfolio of premium hospitality properties. The Company's hospitality portfolio now consists of six gastropubs and inns.

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Notes to editors

The Barkby Group PLC is a consumer-focused hospitality and services group. The Group currently owns and operates six highly acclaimed gastropub properties with a total of 58 hotel rooms and is focused on delivering a high-end experience in select "destination" locations. The Group seeks to differentiate itself by quality of food and service and upscale accommodation. In addition, the Group owns Centurian Automotive Limited, an automotive dealership with a strong and fast growing online digital presence, which is complementary to Barkby's existing high-end consumer offering.

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 and other complementary businesses.