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9 February 2010

Newbury Racecourse plc

Successful placing of Rights Issue rump

Newbury Racecourse plc (“Newbury Racecourse” or the “Company”) announced previously that, as at 11.00 a.m. on 5 February 2010, being the latest time and date for receipt of valid acceptances, it had received valid acceptances in respect of 1,082,164 New Shares pursuant to the Rights Issue announced by the Company on 18 December 2009 (“Rights Issue”), representing approximately 68.0 per cent of the total number of New Shares offered thereunder.

Newbury Racecourse confirms that, in accordance with the arrangements set out in paragraph 17.7 of Part XI (“*Rump Placing Agreement*”) of the Prospectus dated 18 December 2009, Strata Partners has procured, as agent for the Company, acquirers for 510,003 New Shares (“Rights Issue Rump”), for which valid acceptances had not been received by 11.00 a.m. on 5 February 2010, at a price of 500 pence per New Share.

The net proceeds from the sale of these New Shares, after deduction of the Issue Price of 400 pence per New Share and relevant costs (including any applicable brokerage and commissions and value added tax), will be paid (without interest) to those Shareholders whose rights have lapsed in accordance with the terms of the Rights Issue, pro rata to their lapsed provisional allotments, save that individual amounts of less than £5.00 will not be so paid but will be retained for the benefit of the Company.

Accordingly, all of the New Shares to be issued by the Company pursuant to the Rights Issue have been acquired and the underwriters of the Rights Issue, in their underwriting capacities, will not acquire any New Shares.

Accordingly, the table below sets out the number of ordinary shares of 10 pence each in the Company (“Ordinary Shares”) in which the Company’s directors are interested following completion of the Rights Issue and the successful placing of the Rights Issue Rump:

	Number of Ordinary Shares	Number of Ordinary Shares as a percentage of the enlarged issued share capital
Sir David Sieff	28,890	0.60%
The Honourable Harry Herbert	12,924	0.27%
Sarah Hordern	16,725 ⁽¹⁾	0.35%
Lady Madeleine Lloyd Webber	319,656	6.69%
Christopher Spence	2,250	0.05%
Brian Stewart-Brown	13,332	0.28%
Nicholas Jones	22,000 ⁽²⁾	0.46%
Erik Penser	1,317,233 ⁽³⁾	27.58%
Laurie Todd ⁽⁴⁾	0	0.00%
Stephen Higgins	1,500	0.03%

Notes:

(1) The shareholding of Mrs Sarah Hordern includes 1,725 Ordinary Shares held by her spouse, Mr CAE Hordern.

(2) The shareholding of Mr Nicholas Jones includes 2,000 Ordinary Shares held by his spouse, Mrs C Jones.

(3) The shareholding of Mr Erik Penser includes 249,160 Ordinary Shares held by Mr Erik Penser in his personal capacity and 1,068,073 Ordinary Shares held by Compton Beauchamp Estates Limited.

(4) Laurie Todd is a director of GPG (UK) Holdings plc, a subsidiary of Guinness Peat Group plc. Guinness Peat Group plc is the beneficial owner of 1,428,174 Ordinary Shares

For the purposes of the Transparency Directive, the Company’s total issued share capital at the date of this notice is 4,776,500 Ordinary Shares, each carrying the right to one vote. The Company does not hold any Ordinary Shares in treasury. The above figure of 4,776,500 Ordinary Shares may be used by shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, the Company, under the Financial Service Authority’s Disclosure and Transparency Rules.

The Company has also been informed of the following shareholdings:

	Shareholding	Number of Shares owned as a percentage of the enlarged issued share capital
Guinness Peat Group plc	1,428,174	29.90%
Compton Beauchamp Estates Limited	1,068,073	22.36%
Erik Penser	249,160	5.22%
Lady Madeleine Lloyd Webber	319,656	6.69%

Defined terms used in this announcement shall have the same meanings as in the Prospectus published by the Company in connection with the Rights Issue dated 18 December 2009 (the "Prospectus") and the Supplementary Prospectus published by the Company in connection with the Rights Issue dated 28 January 2010 (the "Supplementary Prospectus"), unless the context requires otherwise.

ENQUIRIES

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Strata Partners is acting exclusively for Newbury Racecourse and no one else in connection with the Rights Issue and will not regard any other person as its client in relation to the Rights Issue and will not be responsible to anyone other than Newbury Racecourse for providing the protections afforded to its clients or for providing advice in relation to the Rights Issue or any matters referred to in this announcement.

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