

NOTIFICATION OF INTERESTS OF DIRECTORS AND CONNECTED PERSONS

27 April 2005

1) Name of Company

Young & Co.'s Brewery, P.L.C.

2) Name of director

Mr B D B Palmer

3) Please state whether notification indicates that it is in respect of holding of the shareholder named in 2 above or in respect of a non-beneficial interest or in the case of an individual holder if it is a holding of that person's spouse or children under the age of 18 or in respect of a non-beneficial interest

Beneficial interest

4) Name of the registered holder(s) and, if more than one holder, the number of shares held by each of them (if notified)

The Estate of Mrs Brenda Mary Palmer & Mr Aladair Charles Atkins Palmer & Mrs Michelle Elizabeth Anne Bate

5) Please state whether notification relates to a person(s) connected with the Director named in 2 above and identify the connected person(s)

No

6) Please state the nature of the transaction. For PEP transactions please indicate whether general/single co PEP and if discretionary/non discretionary

Charitable donation

7) Number of shares/amount of stock acquired

N/A

8) Percentage of issued class

N/A

9) Number of shares/amount of stock disposed

500

10) Percentage of issued class

0.01%

11) Class of security

Non-voting ordinary shares of 50p each

12) Price per share

N/A

13) Date of transaction

24 December 2004

14) Date company informed

27 April 2005

15) Total holding following this notification

11,448

16) Total percentage holding of issued class following this notification

0.24%

If a director has been granted options by the company please complete the following boxes

17) Date of grant

18) Period during which or date on which exercisable

19) Total amount paid (if any) for grant of the option

20) Description of shares or debentures involved: class, number

21) Exercise price (if fixed at time of grant) or indication that price is to be fixed at time of exercise

22) Total number of shares or debentures over which options held following this notification

23) Any additional information

24) Name of contact and telephone number for queries

Dennis Read, Assistant Company Secretary. Telephone 020 8875 7000

25) Name and signature of authorised company official responsible for making this notification

Dennis Read, Assistant Company Secretary. Telephone 020 8875 7000

Date of Notification 27 April 2005