

31 October 2017



Ashley House plc

Directors' & PDMRs' dealings

Ashley House plc (the "Company"), the health and community care property partner announces that it has processed its regular quarterly allotment of shares under the Ashley House Share Incentive Plan ("AH-SIP"; "the Plan"). The Plan is open to all staff and has been designed to increase employee engagement and staff retention. Under the scheme, the staff member currently receives two matching shares for every one share he or she purchases. Matching shares are generally forfeited if the employee leaves the business within three years.

Pursuant to the Plan, the Company has issued 108,768 new ordinary shares of 1 penny each ("New Shares"). Application will be made to the London Stock Exchange for the New Shares to be admitted to trading on AIM and it is expected that admission will become effective and trading will commence on 3 November 2017 ("Admission"). Following Admission, the Company will have a total of 59,766,196 shares in issue. This figure 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 FCA's Disclosure Guidance and Transparency Rules.

Following Admission of the New Shares pursuant to staff participation under the Plan, the following Executive directors and PDMRs of Ashley House will have beneficial interests in the Company as shown below:

	Number of Shares purchased	Number of Matching Shares received	Total number of Shares acquired	Price paid per Share (pence)	Number of Shares owned	% Holding
Executive directors						
Antony Walters	2,728	5,456	8,184	8.25	726,714	1.22%
Jonathan Holmes *	2,728	5,456	8,184	8.25	2,236,450	3.74%

PDMRs						
Nigel Croxford* Design & Construction Director	2,727	5,454	8,181	8.25	1,046,082	1.75%
James Hathaway Director or Finance	2,727	5,454	8,181	8.25	156,552	0.26%

* Includes spouse's holding

The information below, set out in accordance with the requirements of the EU Market Abuse Regulation, provides further detail.

1	Details of the person discharging managerial responsibilities/person closely associated				
a)	Name	Antony Walters	Jonathan Holmes	Nigel Croxford	James Hathaway
2	Reason for the notification				
a)	Position/status	Chief Executive, Ashley House plc	Commercial Director, Ashley House plc	Design & Construction Director Ashley House plc	Director of Finance, Ashley House plc
b)	Initial notification/ Amendment	Initial Notification	Initial Notification	Initial Notification	Initial Notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor				
a)	Name	Ashley House plc	Ashley House plc	Ashley House plc	Ashley House plc
b)	LEI	2138002ATR98IMBY6B36	2138002ATR98IMBY6B36	2138002ATR98IMBY6B36	2138002ATR98IMBY6B36
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted				
a)	Description of the financial instrument, type of instrument Identification code	Ordinary Shares of 1 pence each GB00B1KKCZ55	Ordinary Shares of 1 pence each GB00B1KKCZ55	Ordinary Shares of 1 pence each GB00B1KKCZ55	Ordinary Shares of 1 pence each GB00B1KKCZ55
b)	Nature of the transaction	Purchase of shares under SIP	Purchase of shares under SIP	Purchase of shares under SIP	Purchase of shares under SIP
c)	Price(s) and volume(s)	Price: 8.25p Volume: Partnership Shares: 2,728 Matching Shares: 5,456	Price: 8.25p Volume: Partnership Shares: 2,728 Matching Shares: 5,456	Price: 8.25p Volume: Partnership Shares: 2,727 Matching Shares: 5,454	Price: 8.25p Volume: Partnership Shares: 2,727 Matching Shares: 5,454
d)	Aggregated information - Aggregated volume - Price	8,184 Shares 8.25p	8,184 Shares 8.25p	8,181 Shares 8.25p	8,181 Shares 8.25p
e)	Date of the transaction	27 October 2017	27 October 2017	27 October 2017	27 October 2017
f)	Place of the transaction	London Stock Exchange, AIM	London Stock Exchange, AIM	London Stock Exchange, AIM	London Stock Exchange, AIM

Enquiries:

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