

1 May 2019



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 187,083 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 or around 10 May 2019 ("Admission"). Following Admission, the Company will have a total of 60,520,705 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	4,983	9,966	14,949	9.03	787,878	1.30%
Jonathan Holmes *	4,983	9,966	14,949	9.03	2,297,614	3.80%
James Hathaway	4,984	9,968	14,952	9.03	217,719	0.36%

PDMRs						
Nigel Croxford* Director of Pre-Construction	4,984	9,968	14,952	9.03	1,103,082	1.82%
Karen Jones Head of HR	4,983	9,966	14,949	9.03	52,419	0.09%
David Milburn Head of Construction	4,984	9,968	14,952	9.03	43,317	0.07%
Paul Brand Head of Development	4,983	9,966	14,949	9.03	90,624	0.15%

* 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	James Hathaway	Nigel Croxford	Karen Jones
2	Reason for the notification					
a)	Position/status	Chief Executive Ashley House plc	Commercial Director Ashley House plc	Finance Director Ashley House plc	Director of Pre-construction Ashley House plc	Head of HR / F1M General Manager Ashley House plc
b)	Initial notification/Amendment	Initial Notification	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	Ashley House plc
b)	LEI	2138002ATR981MBY6B36	2138002ATR981MBY6B36	2138002ATR981MBY6B36	2138002ATR981MBY6B36	2138002ATR981MBY6B36
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	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	Purchase of shares under SIP
c)	Price(s) and volume(s)	Price: 9.03p Volume: Partnership Shares: 4,983 Matching Shares: 9,966	Price: 9.03p Volume: Partnership Shares: 4,983 Matching Shares: 9,966	Price: 9.03p Volume: Partnership Shares: 4,984 Matching Shares: 9,968	Price: 9.03p Volume: Partnership Shares: 4,984 Matching Shares: 9,968	Price: 9.03p Volume: Partnership Shares: 4,983 Matching Shares: 9,966
d)	Aggregated information - Aggregated volume - Price	14,949 Shares 9.03p	14,949 Shares 9.03p	14,952 Shares 9.03p	14,952 Shares 9.03p	14,949 Shares 9.03p
e)	Date of the transaction	30 April 2019	30 April 2019	30 April 2019	30 April 2019	30 April 2019
f)	Place of the transaction	London Stock Exchange, AIM	London Stock Exchange, AIM	London Stock Exchange, AIM	London Stock Exchange, AIM	London Stock Exchange, AIM

1	Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	David Milburn	Paul Brand
2	Reason for the notification		
a)	Position/status	Head of Construction Ashley House plc	Head of Development Ashley House plc
b)	Initial notification/ Amendment	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
b)	LEI	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
b)	Nature of the transaction	Purchase of shares under SIP	Purchase of shares under SIP
c)	Price(s) and volume(s)	Price: 9.03p Volume: Partnership Shares: 4,984 Matching Shares: 9,968	Price: 9.03p Volume: Partnership Shares: 4,983 Matching Shares: 9,966
d)	Aggregated information - Aggregated volume - Price	14,952 Shares 9.03p	14,949 Shares 9.03p
e)	Date of the transaction	30 April 2019	30 April 2019
f)	Place of the transaction	London Stock Exchange, AIM	London Stock Exchange, AIM

Enquiries:

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