

Ashley House plc and Ashley House Properties Ltd
(together “Ashley House”)

Substantial shareholding announcement

Ashley House announces that it has been informed by Guinness Peat Group plc that on 3 August 2005, it acquired 1,634,615 shares in Ashley House at a price of 65.5 pence per share, increasing its shareholding to 2,259,615 shares, representing 10.39 per cent of the issued share capital of Ashley House.

Ashley House has also been informed by Mr George Holmes that on 3 August 2005, he sold his entire holding in Ashley House of 1,634,615 shares, reducing his holding to nil.

George is the father of Jonathan Holmes, Joint CEO of Ashley House, and was one of the founders of the business, fully retiring over 5 years ago. The Directors are pleased with this move recognising and thanking George for his support as a shareholder over the last 5 years, and at same time welcoming Guinness Peat Group's increased holding in the Company.

The Directors of Ashley House plc accept responsibility for this announcement.