

26 February 2010



AH Medical Properties plc

Statement re Possible Offer
Move to the Official List and conversion to a REIT

The Board of AH Medical Properties plc (PLUS: AHMP, 'AHMP' or the Company') announces it has received an unsolicited approach regarding a potential offer for the Company. This indicative proposal is subject to a number of conditions including due diligence. It should be noted that there is no certainty that an offer for AHMP will be forthcoming.

The Company has been reviewing future options for growth in conjunction with its advisers Execution Noble & Company Limited ('Execution Noble') since its appointment in December 2009. The Board's current strategy is to pursue a move from PLUS Market and seek a listing on the Official List of the London Stock Exchange (the 'Official List') in conjunction with a conversion to REIT status. This process is already at an advanced stage and as part of this process the Company has commissioned an updated valuation of its assets by external valuers DTZ Debenham Tie Leung.

The Board and its advisers, Execution Noble, are evaluating the approach and remain focused on maximizing value for the benefit of all shareholders. The Board believes the strategy of moving to the Official List would be an important first step towards achieving a more representative share price relative to AHMP's net asset value.

As announced in the Company's interim results for the half year ended 31 October 2009, AHMP's adjusted net asset value per share increased to 37.5p (up from 30 April 2009: 28.6p) with current development opportunities of £86 million bringing the portfolio to a total value of approx. £200 million.

In accordance with Rule 2.10 of The City Code on Takeovers and Mergers (the 'Code'), AHMP confirms that, as at the date of this announcement it had 65,686,539 ordinary shares of 0.01 pence each in issue. The ISIN number of the Ordinary Shares is GB00B1KLLN99.

Enquiries:

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Dealing Disclosure Requirements

Under the provisions of Rule 8.3 of the City Code on Takeovers and Mergers (the 'Code'), if any person is, or becomes, 'interested' (directly or indirectly) in 1% or more of any class of 'relevant securities' of the Company, all 'dealings' in any 'relevant securities' of the Company (including by means of an option in respect of, or a derivative referenced to, any such 'relevant securities') must be publicly disclosed by no later than 3.30pm (London time) on the London business day following the date of the relevant transaction. This requirement will continue until the date on which the offer becomes, or is declared, unconditional as to acceptances, lapses or is otherwise withdrawn or on which the 'offer period' otherwise ends. If two or more persons act together pursuant to an agreement or understanding, whether formal or informal, to acquire an 'interest' in 'relevant securities' of the Company, they will be deemed to be a single person for the purpose of Rule 8.3.

Under the provisions of Rule 8.1 of the Code, all 'dealings' in 'relevant securities' of the Company by the Company or by any of its respective 'associates', must be disclosed by no later than 12.00 noon (London time) on the London business day following the date of the relevant transaction.

A disclosure table, giving details of the companies in whose 'relevant securities' 'dealings' should be disclosed, and the number of such securities in issue, can be found on the Takeover Panel's website at www.thetakeoverpanel.org.uk.

'Interests in securities' arise, in summary, when a person has long economic exposure, whether conditional or absolute, to changes in price or securities. In particular, a person will be treated as having an 'interest' by virtue of the ownership or control of securities, or by virtue of any option in respect of, or derivative referenced to, securities.

Terms in quotation marks are defined in the Code, which can be found on the Panel's website. If you are in any doubt as to whether or not you are required to disclose a 'dealing' under Rule 8, you should consult the Panel.

If you are in any doubt as to the application of Rule 8 to you, please contact an independent financial advisor authorised under the Financial Services and Markets Act 2000, consult the Panel's website at www.thetakeoverpanel.org.uk or contact the Panel on telephone number +44 20 7638 0129; fax +44 20 7236 7013.

The Directors of the Company accept responsibility for the information contained in this announcement. To the best of knowledge and belief of the Directors, who have taken all reasonable care to ensure such is the case, the information contained in this announcement is in accordance with the facts and does not omit anything likely to affect the import of such information.

Execution Noble & Company Limited is acting for the Company and for no-one else in connection with the possible offer for the Company and will not regard any other person as its client nor be responsible to anyone other than the Company for providing the protections afforded to clients of Execution Noble & Company Limited nor for providing advice in relation to the possible offer or any matter referred to herein. Execution Noble & Company Limited, is authorised and regulated by the Financial Services Authority in respect of regulated activities.