

AH MEDICAL PROPERTIES PLC - REFINANCE AND REVALUATION

31 October 2007

The Board of AH Medical Properties plc ("AHMP" or the "Company") is pleased to announce that it has successfully completed a refinance secured on 31 of its current 42 properties with its main lender Norwich Union Commercial Finance Ltd.

New Facility

The new facility of GBP 58.5m will replace many different asset specific facilities by a new single corporate facility. Among its features and advantages, the new facility will:

1. provide GBP 14m of additional capital to facilitate the continued growth of AHMP both organically and by acquisition;
2. be interest only for 6 years, thereby enhancing the Company's cashflow; and
3. reduce the interest rate payable to 5.76% per annum, a reduction of some 0.2% per annum compared to the weighted average cost of the existing debt. Whilst there is a break cost for re-arranging the existing fixed debt, the Board believes that the benefits of the new facility far outweigh this cost.

Revaluation

As part of agreeing this new facility, 33 of the properties in the portfolio were revalued by DTZ. This has resulted in an uplift of approximately GBP 1m in net asset value due to planning gain on land (acquired by exercise of an option at a figure significantly below open market value) adjoining our multi tenanted Health Centre at Wantage, Berkshire and due to increases achieved through rent reviews on 3 properties since the last valuation reported in the full year accounts to 30 April 2007.

Current trading and prospects

AHMP continues to be offered on an exclusive and regular basis new purpose built medical facilities, let on NHS backed long term leases by AHMP's Asset Manager, Ashley House plc, as part of the contractual arrangements between the companies.

The refinancing announced today has secured the funding required by AHMP to enable it to take up these opportunities into the medium term, thereby ensuring the continued growth of the portfolio.

The revaluation demonstrates the Company's ability to continue to deliver value enhancement based on the Board's policy of adopting a balanced approach to valuation in order to provide stability in uncertain times.

The Directors of AHMP accept responsibility for this announcement.

ENQUIRIES:

AH MEDICAL PROPERTIES PLC
Stephen Minion, Chief Executive
Bruce Walker, Finance Director
Tel: 01628 600340

CITIGATE DEWE ROGERSON
Sarah Gestetner/ Ged Brumby
Tel: 0207 638 9571

LUDGATE INVESTMENTS LTD
Charles Sebag-Montefiore
Tel: 0207 621 5770

AH Medical Properties plc

The Priory
Stomp Road
Burnham
Buckinghamshire
SL1 7LW

Tel: +44(0)1628 600 340
Fax: +44(0)1628 600 345
enquiries@ashleyhouseplc.com
www.ashleyhouseplc.com

AH Medical Properties plc
No. 4188281
Medical Properties Ltd
No. 2644203
Ashley House Investments Ltd
No. 5500122
Registered in England and Wales
Registered office as above