

Primary Health Properties PLC

(Incorporated in the United Kingdom)

Company Number: 3033634

LSE Share Code: PHP

JSE Share Code: PHP

ISIN Code: GB00BYRJ5J14

LEI: 213800Y5CJHXOATK7X11

("PHP" or the "Company")

**Director's & PDMR dealings**

On 5 March 2024, the remuneration committee of Primary Health Properties PLC (the "Company" or "PHP") made the following awards of nil-cost options under the Company's 2021 Long-term Incentive Plan ("LTIP") to a Director and Persons Discharging Managerial Responsibilities ("PDMR's").

Director	Number of shares under option
Richard Howell	539,779
PDMR	
David Bateman	348,137
Toby Newman	115,488
David Austin	131,109

The number of nil-cost options were calculated by reference to a price of £0.8962, being the average of the closing middle market quotations for the Company's ordinary shares on 28 February 2024, 29 February 2024 and 1 March 2024.

The nil-cost options will normally vest on the third anniversary of grant, subject to the attainment of performance conditions. The remuneration committee has the discretion to adjust the awards downwards at vesting for malus reasons. Details of the operation of the LTIP are set out in the Company's 2022 Report and Accounts.

Details of the transactions referenced above are included below in accordance with the under Article 19 of the retained EU law version of the Market Abuse Regulation (Regulation 596/2014).

1	Details of the person discharging managerial responsibilities/person closely associated	
(a)	Name	Richard Howell
2	Reason for notification	
(a)	Position/Status	Chief Financial Officer
(b)	Initial notification/amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
(a)	Name	Primary Health Properties PLC
(b)	LEI	213800Y5CJHXOATK7X11

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 and identification code	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of transaction	Award of nil-cost options over the Company's ordinary shares	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil cost	539,779
(d)	Aggregated Information	Single transaction: N/A	
(e)	Date of transaction	7 March 2024	
(f)	Place of transaction	N/A	

1	Details of the person discharging managerial responsibilities/person closely associated		
(a)	Name	David Bateman	
2	Reason for notification		
(a)	Position/Status	PDMR	
(b)	Initial notification/amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
(a)	Name	Primary Health Properties PLC	
(b)	LEI	213800Y5CJHXOATK7X11	
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 and identification code	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of transaction	Award of nil-cost options over the Company's ordinary shares	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil cost	348,137
(d)	Aggregated Information	Single transaction: N/A	
(e)	Date of transaction	7 March 2024	
(f)	Place of transaction	N/A	

1	Details of the person discharging managerial responsibility/person closely associated		
(a)	Name	Toby Newman	

2	Reason for notification		
(a)	Position/Status	Company Secretary & Chief Legal Officer	
(b)	Initial notification/amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
(a)	Name	Primary Health Properties PLC	
(b)	LEI	213800Y5CJHXOATK7X11	
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 and identification code	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of transaction	Award of nil-cost options over the Company's ordinary shares	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil cost	115,488
(d)	Aggregated Information	Single transaction: N/A	
(e)	Date of transaction	7 March 2024	
(f)	Place of transaction	N/A	

1	Details of the person discharging managerial responsibilities/person closely associated		
(a)	Name	David Austin	
2	Reason for notification		
(a)	Position/Status	PDMR	
(b)	Initial notification/amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
(a)	Name	Primary Health Properties PLC	
(b)	LEI	213800Y5CJHXOATK7X11	
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 and identification code	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of transaction	Award of nil-cost options over the Company's ordinary shares	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil cost	131,109

(d)	Aggregated Information	Single transaction: N/A
(e)	Date of transaction	7 March 2024
(f)	Place of transaction	N/A

More information on Primary Health Properties PLC can be found on www.phpgroup.co.uk

Further details:

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The Company has a primary listing on the London Stock Exchange and a secondary listing on the JSE Limited.

United Kingdom

8 March 2024

Sponsor: PSG Capital



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