

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 & PDMR dealing**

Primary Health Properties PLC (the "Company" or "PHP"), one of the UK's leading investors in modern primary healthcare facilities, announces the following share dealing by a person closely associated with a person discharging managerial responsibilities/person closely associated.

The Notification of Dealing Form for each PDMR can be found below. This notification is made in accordance with the UK Market Abuse Regulation.

| | | | |
|----------|--|---|-----------|
| 1 | Details of person discharging managerial responsibility/person closely associated | | |
| (a) | Name | Philippa Bateman | |
| 2 | Reason for notification | | |
| (a) | Position/Status | PCA, being the wife of David Bateman, Chief Investment Officer and 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 | Ordinary shares of 12.5p ISIN: GB00BYRJ5J14 | |
| (b) | Nature of the transaction | Purchase | |
| (c) | Price(s) and volume(s) | Price(s) | Volume(s) |
| | | £0.913 | 10,881 |
| (d) | Aggregated volume price | Single transaction £9,939.71 | |
| (e) | Date of transaction | 7 March 2024 | |
| (f) | Place of transaction | London Stock Exchange (xlon) | |

For further information

Primary Health Properties PLC

Toby Newman, Company Secretary & Chief Legal Officer

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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



PSG CAPITAL