

## 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")



### Update to Notice of Interim Dividend for Shareholders on the South African Register

The Company announces that the first quarterly interim dividend in 2025 of 1.775 pence per ordinary share of a nominal value of 12.5 pence each will be paid as 1.375 pence by way of a Property Income Distribution ("PID") and the remainder as an ordinary dividend of 0.400 pence ("Non-PID") on Friday, 21 February 2025 to shareholders on the register on 10 January 2025. The interim dividend should be regarded as a 'foreign dividend' for SA income tax and dividends tax purposes and the funds will be paid from the United Kingdom.

Certain qualifying shareholders may receive PIDs without deduction of withholding tax and further details are available on the Company's website [www.phpgroup.co.uk](http://www.phpgroup.co.uk).

The Company also confirms, further to its announcement on RNS on 5 January 2023, that shareholders on the UK share register ("**UK Shareholders**") may participate in a dividend reinvestment plan ("**DRIP**") in respect of the current interim dividend and any future dividends. The DRIP is provided by Equiniti Financial Services Limited ("**Equiniti FS**") and administered by PHP's registrars, Equiniti Limited ("**Equiniti**"), and provides UK Shareholders with the opportunity to reinvest dividend payments to purchase additional ordinary shares in PHP in the market. The DRIP is currently not available to shareholders on the South African ("**SA**") share register ("**SA Shareholders**"). SA Shareholders will receive the fourth quarterly interim dividend in cash.

UK Shareholders who hold their ordinary shares in certificated form and who wish to participate in the DRIP will need to ensure that a completed DRIP Application Form is received by Equiniti no later than 5:00pm UK time on Friday, 31 January 2025 (the "**Election Date**"). Shareholders who hold their ordinary shares in CREST and who wish to participate in the DRIP must do so by submitting an election by CREST input message by the Election Date.

The key dates for the dividend are detailed in the timetable below.

<b>Timetable</b>	
Last day to trade (SA Shareholders)	Tuesday, 7 January 2025
Ex-dividend date (SA Shareholders)	Wednesday, 8 January 2025
Last day to trade (UK Shareholders)	Wednesday, 8 January 2025
Ex-dividend date (UK Shareholders)	Thursday, 9 January 2025
Record Date	Friday, 10 January 2025
Latest date for receipt by Equiniti of DRIP Application Forms and input of CREST elections (UK Shareholders)	5.00 p.m. UK time on Friday, 31 January 2025
Dividend payment date – CSDP/broker accounts credited/updated//CREST credit date	Friday, 21 February 2025
Estimated DRIP purchase date (UK Shareholders)	Friday, 21 February 2025

DRIP shares credited/certificates posted (UK Shareholders)	Wednesday, 26 February 2025
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The above dates and times are subject to change. Any changes will be released on RNS and SENS as soon as practically possible.

To facilitate settlement of the dividend to entitled SA Shareholders, share certificates may not be dematerialised or rematerialised between Wednesday, 8 January 2025 and Friday, 10 January 2025. No transfers of shares shall be registered in the SA share register, or between the SA share register and the UK share register, between Thursday, 2 January 2025 and Friday, 10 January 2025. All dates are inclusive.

### Shareholders receiving the dividend in cash

SA Shareholders are advised that the exchange rate for the dividend will be 23.449 ZAR to 1.00 GBP (the “**Exchange Rate**”), resulting in a gross local dividend amount of 41.62198 ZAR cents per share. The aforesaid rate was fixed by the Company on 30 December 2024. The date on which the Sterling payment will be converted to ZAR will be 14 January 2025.

Accordingly, shareholders will be paid a cash dividend per share as follows:

Dividend	UK Shareholders (GBP pence)	SA Shareholders (ZAR cents)
Total (gross)	1.775	41.62198
Gross amount of PID	1.375	32.24238
Less 20% UK withholding tax*	0.280	6.44848
Net PID dividend payable**	1.095	25.79390
Less effective 5% SA dividends tax for SA Shareholders***	N/A	1.61212
Net PID dividend payable***	1.095	24.18179
Non-PID dividend payable	0.400	9.37960
Less 20% SA dividends tax****	N/A	1.87592
Net non PID dividend payable	0.400	7.50368

\* Certain categories of UK Shareholders may apply for exemption, in which case the PID element will be paid gross of UK withholding tax.

\*\* Net position after deducting UK withholding tax for both UK and SA Shareholders, but before SA Shareholders have claimed back 5% from His Majesty’s Revenue & Customs under the double tax agreement between the United Kingdom and South Africa in respect of the UK withholding tax.

\*\*\* SA dividends tax applies at the rate of 20% for SA Shareholders, but SA Shareholders receive a rebate of the UK withholding taxes suffered (which is effectively 15%, after taking into account the 5% rebate referred to in \*\*).

\*\*\*\* SA dividends tax applies at the rate of 20% for SA Shareholders if an exemption does not exist.

Legal Entity Identifier: 213800Y5CJHXOATK7X11

The issued share capital of PHP is 1 336 493 786 ordinary shares of 12.5 pence.

### For further information:

#### Primary Health Properties PLC

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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

2 January 2025

Sponsor: PSG Capital



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