

Primary Health Properties PLC
("PHP" or the "Company"),

Director/PDMR Shareholding

On 26 April 2024, the following executive director was granted options to subscribe for new ordinary shares of 12.5 pence each in Primary Health Properties PLC (the "Company" or "PHP") at a price of £0.7308 per share under the Company's 2024 Sharesave Plan, exercisable from May 2027 following the close of the associated three-year savings contract.

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

1	Details of person discharging managerial responsibilities/person closely associated		
(a)	Name	Mark Davies	
2	Reason for notification		
(a)	Position/Status	Chief Executive 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	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of the transaction	Award of options over the Company's ordinary shares	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£0.7308	25,383
(d)	Aggregated volume price	Single transaction: N/A	
(e)	Date of transaction	26 April 2024	
(f)	Place of transaction	n/a	

For further information

Primary Health Properties PLC

Toby Newman, Company Secretary & Chief Legal Officer
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Legal Entity Identifier: 213800Y5CJHXOATK7X11

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