

Primary Health Properties PLC

PDMR dealing

On 8 May 2024, the Remuneration Committee of Primary Health Properties PLC (the "Company" or "PHP") made the following award of nil-cost options under the Company's 2021 Long-term Incentive Plan ("LTIP") to a Person Discharging Managerial Responsibilities ("PDMR"):

PDMR	Number of shares under option
Mark Davies	886,824

The number of nil-cost options was calculated by reference to a price of £0.9472, being the average of the closing middle market quotations for the Company's ordinary shares on 7 May 2024, 3 May 2024 and 2 May 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 2023 Report and Accounts.

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 Responsibility/person closely associated with them ("PCA")		
(a)	Name	Mark Davies	
2	Reason for the 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 nil-cost options over the Company's ordinary shares	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil cost	886,824
(d)	Aggregated volume price	Single transaction: N/A	
(e)	Date of transaction	8 May 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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Legal Entity Identifier: 213800Y5CJHXOATK7X11

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