

For immediate release

23 September 2024

Primary Health Properties PLC
(‘PHP’ or the ‘Company’)

Inclusion of PHP in the FTSE/JSE Africa Index Series

PHP, one of the UK’s leading investors in modern primary healthcare facilities, is pleased to announce that, following its secondary listing on the Main Board of the Johannesburg Stock Exchange (“JSE”) by way of an introduction less than a year ago, it has now been included in a number of key South African indices, including the prominent FTSE/JSE All Share index and All Property index. A full list can be found later in this announcement.

The inclusion comes at an exciting time for PHP, as the new Labour Government in the UK has signalled the need for further capital investment in primary care, and the Group continues to demonstrate its ability to deliver secure, reliable earnings growth as the only REIT to offer a high proportion of income funded by Government bodies at c.90%.

Mark Davies, Chief Executive Officer (“CEO”) of PHP, commented:

"Achieving a place in the FTSE/JSE Africa Index Series is testimony to the initiatives that we've launched to increase liquidity on the JSE and we look forward to continuing to increase the tradability of the Company's shares. As we continue to deliver growth for shareholders, we are excited by the prospect of growing our South African investor base and providing the JSE investor community with an opportunity to invest in a first-of-its-kind, United Kingdom-based, primary healthcare-focused REIT and leading investor in modern primary healthcare across the United Kingdom and the Republic of Ireland".

- Ends -

For further information contact:

Mark Davies
Chief Executive Officer
Primary Health Properties PLC

Richard Howell
Chief Financial Officer
Primary Health Properties PLC

Mark Court/Stephanie Whitmore/ Verity Parker
Burson Buchanan
T: +44 (0) 20 7466 5000
E: php@buchanan.uk.com

Notes to Editors

Indices list:-

FTSE/JSE Index name	Index description
All Share	The All Share Index represents 99% of the full market cap value of all eligible securities listed on the Main Board of the JSE.
All Property	The FTSE/JSE All Property Index consists of all constituents of the FTSE/JSE Shareholder Weighted All Share Index which belong to the ICB Real Estate Industry (35).
Capped Property	The Capped Property Index comprises the top 20 liquid companies, by full market cap, in the ICB Real Estate Industry (35), capped at 15% at each quarterly review.
Tradeable Property	The FTSE/JSE Tradeable Property Index consists of the FTSE/JSE Large & Mid Cap Index constituents of the FTSE/JSE All Property Index, which belong to the ICB Real Estate Industry (35).

Notes to Editors

The above inclusions follow the recent quarterly review of the FTSE/JSE Africa Index Series and are effective today, Monday 23 September 2024.

Primary Health Properties (LSE and JSE: PHP) is a leading investor in modern primary healthcare properties across the UK and Ireland. Since listing on the London Stock Exchange (“LSE”) in 1998, it has created progressive returns for shareholders through a combination of rental growth and capital appreciation, generating 28 years of consecutive dividend growth.

Its primary listing is on the LSE (Equity shares (commercial companies)) and it is included on the FTSE 250 Index. It has a secondary listing on the South African JSE LIMITED (“JSE”).

The Group owns and manages a £2.8 billion portfolio of healthcare assets that generate strong, high quality rent roll of just under \$452 million. Its internal management team delivers sector leading financial management with the

or just under £133 million. Its internal management team delivers sector leading financial management, with the lowest peer cost ratios. In particular, PHP is positioned for growth in the emerging Irish market following its 2023 acquisition of Axis Technical Services, the Irish property management business.

PHP's long-term leases offer unique security with c.90% of rental income directly or indirectly backed by the government, via the NHS in the UK or HSE in Ireland. Growing and ageing patient populations are placing increasing and significant pressure on the government's under-invested healthcare systems; the provision of better front line primary care offers a proven solution. The Board has a strong commitment to responsible growth and has set out a clear plan to transition operational, development and asset management activities to Net Zero Carbon by 2030.

Further information about PHP can be found here: <https://www.phpgroup.co.uk/>

Legal Entity Identifier: 213800Y5CJHXOATK7X11

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@lse.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

MSCPPUCPBUPCGCU