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

Notice of Interim Dividend

The Company announces that the fourth quarterly interim dividend in 2024 of 1.725 pence per ordinary share of 12.5 pence each will be paid as to 1.45 pence by way of a Property Income Distribution ("PID") and the remainder as an ordinary dividend on 22 November 2024 to shareholders on the register on 11 October 2024.

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.

The Company also confirms, further to its announcement on 5 January 2023, that 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 shareholders with the opportunity to reinvest dividend payments to purchase additional ordinary shares in PHP in the market.

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 on 1 November 2024 (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.

Timetable	
Ex-dividend date	10 October 2024
Record Date	11 October 2024
Latest date for receipt by Equiniti of DRIP Application Forms and input of CREST elections	5.00 p.m. on 1 November 2024
Dividend payment date/CREST credit date	22 November 2024
Estimated DRIP purchase date	22 November 2024
DRIP shares credited/certificates posted	27 November 2024

Legal Entity Identifier: 213800Y5CJHXOATK7X11

For further information:

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