Primary Health Properties PLC

("PHP" or the "Company"),

Director/PDMR Shareholding

The Company has been notified that the following information relating to the transaction detailed below has been filed with the FCA in accordance with Article 19(1) of the Market Abuse Regulation.

1	Details of person discharging managerial responsibilities/person closely associated	
(a)	Name	Anita Hyman
2	**Reason for notification**	
(a)	Position/Status	PCA of Harry Hyman
(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	Transfer of shares already owned into SIPP
(c)	Price(s) and volume(s)	Price(s): £0.97 — Volume(s): 51,736
(d)	Aggregated volume price	Single transaction £50,158.05
(e)	Date of transaction	14 October 2024
(f)	Place of transaction	London Stock Exchange (xlon)

For further information

Primary Health Properties PLC

Toby Newman, Company Secretary & Chief Legal Officer
+44(0) 7729 047 959

Legal Entity Identifier: 213800Y5CJHXOATK7X11

END

DSHBBBDGXSBDGSS