

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

**Director/PDMR Shareholding**

The Company announces that it was notified on 18 December 2024 that Harry Hyman, Chair of PHP, has entered into a security arrangement as detailed below. The security arrangement came into effect on 18 December 2024.

The pledge of 11,485,080 Ordinary Shares in PHP is as security against a £2.5 million personal loan facility with EFG Private Bank Limited to provide liquidity for personal investment commitments. His desire to maintain title to the underlying ownership of the shares is indicative of Mr Hyman's confidence in the Company's future performance.

Mr Hyman remains the beneficial owner of the 11,485,080 Ordinary Shares subject to the pledge and retains full voting rights.

Following the transaction Mr. Hyman's shareholding in the Company remains unchanged, being 24,507,304 Ordinary Shares, representing approximately 1.8% of the Company's Issued Share Capital.

1	Details of the person discharging managerial responsibilities/person closely associated		
a)	Name:	Harry Hyman	
2	Reason for the notification		
a)	Position/Status:	Chair	
b)	Initial Notification/Amendment:	Initial Notification	
3	Details of the issuer, emission allowance market participation, auction platform, auctioneer or auction monitor		
a)	Name:	Primary Health Properties PLC	
b)	LEI:	213800Y5CJHXOATK7X11	
4.	Details of 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 each	
	Identification code:	ISIN: GB00BYRJ5J14	
b)	Nature of the transaction:	The pledge of 11,485,080 Ordinary Shares as security against a personal loan facility with EFG Private Bank Limited. Mr Hyman remains the beneficial owner of the shares subject to the pledge and retains full voting rights.	
c)	Price(s) and volume(s):	Price(s)	Volume(s)
		Nil	11,485,080
d)	Aggregated volume:	11,485,080	
	Price:	Nil	
e)	Date of the Transaction:	18 December 2024	
f)	Place of the Transaction:	Outside a trading venue	

For further information:

**Primary Health Properties PLC**

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