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

Notice of Interim Dividend

The Company announces that the first quarterly interim dividend in 2025 of 1.775 pence per ordinary share of 12.5 pence each will be paid as to 1.375 pence by way of a Property Income Distribution ("PID") and the remainder as an ordinary dividend on 21 February 2025 to shareholders on the register on 10 January 2025.

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 31 January 2025 (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	9 January 2025
Record Date	10 January 2025
Latest date for receipt by Equiniti of DRIP Application Forms and input of CREST elections	5.00 p.m. on 31 January 2025
Dividend payment date/CREST credit date	21 February 2025
Estimated DRIP purchase date	21 February 2025
DRIP shares credited/certificates posted	26 February 2025

Legal Entity Identifier: 213800Y5CJHXOATK7X11

For further information:

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