

FORM 8 (OPD)

PUBLIC OPENING POSITION DISCLOSURE BY A PARTY TO AN OFFER
Rules 8.1 and 8.2 of the Takeover Code (the "Code")

1. KEY INFORMATION

(a) Full name of discloser:	Primary Health Properties PLC (the "Company")
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	Primary Health Properties plc
(d) Is the discloser the offeror or the offeree?	OFFEROR
(e) Date position held: <i>The latest practicable date prior to the disclosure</i>	21 March 2025
(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer? <i>If it is a cash offer or possible cash offer, state "N/A"</i>	Yes - in relation to Assura plc

2. POSITIONS OF THE PARTY TO THE OFFER MAKING THE DISCLOSURE

If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.

(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates

Class of relevant security:	Ordinary shares of 12.5 pence each			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	Nil	-	Nil	-
(2) Cash-settled derivatives:	Nil	-	Nil	-
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	Nil	-	Nil	-
TOTAL:	Nil	-	Nil	-

Class of relevant security:	Convertible Bond (ISIN: XS2016141637)			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	Nil	-	Nil	-
(2) Cash-settled derivatives:	Nil	-	Nil	-
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	Nil	-	Nil	-
TOTAL:	Nil	-	Nil	-

All interests and all short positions should be disclosed.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

(b) Rights to subscribe for new securities

Class of relevant security in relation to which subscription right exists:	N/A
Details, including nature of the rights concerned and relevant percentages:	N/A

3. POSITIONS OF PERSONS ACTING IN CONCERT WITH THE PARTY TO THE OFFER MAKING THE DISCLOSURE

Details of any interests, short positions and rights to subscribe (including directors' and other employee options) of any person acting in concert with the party to the offer making the disclosure:

- a) Holdings of ordinary shares of 12.5p each in the Company and holdings in the Convertible Bond (ISIN: XS2016141637) by directors and their close relatives and related trusts

Name	No. of ordinary shares of no par value each held	Percentage of issued share capital	Holdings in the Convertible Bond
Harry Hyman	12,154,376	0.909	Nil
Anita Hyman	51,736	0.003	Nil
Nexus Group Holdings Limited	12,330,000	0.922	Nil
Mark Davies	287,610	0.021	Nil
Richard Howell	262,826	0.019	Nil
Claire Murphy	281,633	0.021	Nil
Simon Briscoe	23,169	0.001	Nil
Ian Krieger	101,481	0.007	Nil
Ivonne Cantú	25,000	0.001	Nil
Dr Bandhana (Bina) Rawal	27,549	0.002	Nil

- (1) Anita Hyman is the wife of Harry Hyman
(2) Nexus Group Holdings Limited is a wholly owned subsidiary of Nexus Investco Limited which is owned by Harry Hyman and his children Adam Hyman and Sarah Bates.
(3) Claire Murphy is the wife of Richard Howell
(4) Simon Briscoe is the husband of Laure Duhot, a Non-Executive Director of the Company

- b) Share options with performance conditions over ordinary shares of 12.5p each in the Company held by directors and their close relatives and related trusts

Name	No. of conditional unvested interests	Vesting date	Expiry date	Exercise price
Harry Hyman	7,411	1 June 2026 (for 2023 Sharesave option in respect of 7,411 ordinary shares)	1 June 2026	£0.8096
Mark Davies	912,207	8 May 2027 (for 2024 LTIP award in respect of 886,824 ordinary shares) 1 June 2027 (for 2024 Sharesave option in respect of 25,383 ordinary shares)	8 May 2027 1 June 2027	£nil per share £0.7308 per share
Richard Howell	1,290,631	5 March 2025 (for 2022 LTIP award in respect of 313,745 shares - <i>not yet vested</i>)	5 March 2025 - <i>not yet vested subject to scheme rules</i>	£nil per share

		<i>subject to scheme rules due to close period at vesting date</i>	<i>due to close period at vesting date</i>	
		27 February 2026 (for 2023 LTIP award in respect of 414,874 ordinary shares)	27 February 2026	£nil per share
		7 March 2027 (for 2024 LTIP award in respect of 539,779 ordinary shares)	7 March 2027	£nil per share
		1 June 2026 (for 2023 Sharesave option in respect of 22,233 ordinary shares)	1 June 2026	£0.8096

- c) Holdings of ordinary shares of 12.5p each in the Company and holdings in the Convertible Bond (ISIN: XS2016141637) by connected advisers of the Company

Name	No. of ordinary shares of no par value each held	Percentage of issued share capital	Holdings in the Convertible Bond
DBX Advisors LLC	1,230,095	0.092	Nil
JPMorgan Chase Bank, National Association	29	0.000	Nil

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

4. OTHER INFORMATION

(a) Indemnity and other dealing arrangements

<p>Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by the party to the offer making the disclosure or any person acting in concert with it:</p> <p><i>Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"</i></p> <p>None</p>

(b) Agreements, arrangements or understandings relating to options or derivatives

<p>Details of any agreement, arrangement or understanding, formal or informal, between the party to the offer making the disclosure, or any person acting in concert with it, and any other person relating to:</p> <p>(i) the voting rights of any relevant securities under any option; or</p> <p>(ii) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced:</p> <p><i>If there are no such agreements, arrangements or understandings, state "none"</i></p> <p>None</p>

(c) Attachments

Are any Supplemental Forms attached?

Supplemental Form 8 (Open Positions)	NO
Supplemental Form 8 (SBL)	NO

Date of disclosure:	24 March 2025
Contact name:	Toby Newman
Telephone number:	0203 8241 841

Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.

The Panel's Market Surveillance Unit is available for consultation in relation to the Code's disclosure requirements on +44 (0)20 7638 0129.

The Code can be viewed on the Panel's website at www.thetakeoverpanel.org.uk.

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