

FORM 8.5 (EPT/NON-RI)

Amendment - this form replaces RNS number 3645D published at 11:53 on 02/04/2025 changes made to section 2A and 3A

PUBLIC OPENING POSITION DISCLOSURE/DEALING DISCLOSURE BY AN  
EXEMPT PRINCIPAL TRADER WITHOUT RECOGNISED INTERMEDIARY ("RI") STATUS  
(OR WHERE RI STATUS IS NOT APPLICABLE)  
Rule 8.5 of the Takeover Code (the "Code")

**1. KEY INFORMATION**

|     |   |                                 |
|-----|---|---------------------------------|
| (a) | Name of exempt principal trader:  | BARCLAYS CAPITAL SECURITIES LTD |
| (b) | Name of offeror/offeree in relation to whose relevant securities this form relates:   | PRIMARY HEALTH PROPERTIES PLC   |
| (c) | Name of the party to the offer with which exempt principal trader is connected  | ASSURA PLC                      |
| (d) | Date position held/dealing undertaken:  | 01 Apr 2025                     |
| (e) | In addition to the company in 1(b) above, is the exempt principal trader making disclosures in respect of any other party to the offer? | YES:<br>ASSURA PLC              |

**2. POSITIONS OF THE EXEMPT PRINCIPAL TRADER**

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

| Class of relevant security:  |  | 12.5p ordinary                           |       |                 |       |
|--|--|--|-------|-----------------|-------|
|  |  | Interests                                |       | Short Positions |       |
|  |  | Number                                   | (%)   | Number          | (%)   |
| (1) Relevant securities owned and/or controlled:                                   |  | 3,278,182                                | 0.23% | 11,984,599      | 0.90% |
| (2) Cash-settled derivatives:  |  | 10,475,859                               | 0.78% | 2,393,589       | 0.18% |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: |  | 0  | 0.00% | 0               | 0.00% |
| TOTAL:   |  | 13,754,041                               | 1.02% | 14,378,188      | 1.08% |
| Class of relevant security:  |  | Guaranteed Convertible Bond XS2016141637 |       |                 |       |
|  |  | Interests                                |       | Short Positions |       |
|  |  | Number                                   | (%)   | Number          | (%)   |
| (1) Relevant securities owned and/or controlled:                                   |  | 2,855,000                                | 1.90% | 0               | 0.00% |
| (2) Cash-settled derivatives:  |  | 0  | 0.00% | 0               | 0.00% |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: |  | 0  | 0.00% | 0               | 0.00% |
| TOTAL:   |  | 2,855,000                                | 1.90% | 0               | 0.00% |

(b) Rights to subscribe for new securities (including directors and other executive options)

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

**3. DEALINGS (IF ANY) BY THE EXEMPT PRINCIPAL TRADER**

(a) Purchase and sales

| Class of relevant security | Purchase/sale | Total number of securities | Highest price per unit paid/received | Lowest price per unit paid/received |
|----------------------------|---------------|----------------------------|--------------------------------------|-------------------------------------|
| 12.5p ordinary             | Purchase      | 1780409                    | 0.9436 GBP                           | 0.9320 GBP                          |
| 12.5p ordinary             | Sale          | 1203603                    | 0.9438 GBP                           | 0.9324 GBP                          |

(b) Cash-settled derivative transactions

| Class of relevant | Product description | Nature of dealing | Number of reference | Price per unit |
|-------------------|---------------------|-------------------|---------------------|----------------|
|-------------------|---------------------|-------------------|---------------------|----------------|

| security       |      |                  | securities | price       |
|----------------|------|------------------|------------|-------------|
| 12.5p ordinary | SWAP | Increasing Long  | 2,457      | 0.9367 GBP  |
| 12.5p ordinary | SWAP | Increasing Long  | 24,274     | 0.9373 GBP  |
| 12.5p ordinary | SWAP | Increasing Long  | 45         | 0.9385 GBP  |
| 12.5p ordinary | SWAP | Increasing Long  | 157,590    | 0.9449 GBP  |
| 12.5p ordinary | SWAP | Increasing Long  | 69         | 22.4338 ZAR |
| 12.5p ordinary | SWAP | Decreasing Long  | 6,617      | 0.9320 GBP  |
| 12.5p ordinary | SWAP | Decreasing Long  | 60,060     | 0.9343 GBP  |
| 12.5p ordinary | SWAP | Decreasing Long  | 90,775     | 0.9344 GBP  |
| 12.5p ordinary | SWAP | Decreasing Long  | 112,255    | 0.9375 GBP  |
| 12.5p ordinary | SWAP | Decreasing Long  | 28,097     | 0.9384 GBP  |
| 12.5p ordinary | SWAP | Decreasing Long  | 33,892     | 0.9385 GBP  |
| 12.5p ordinary | SWAP | Decreasing Long  | 16,776     | 0.9395 GBP  |
| 12.5p ordinary | SWAP | Decreasing Long  | 24,123     | 0.9399 GBP  |
| 12.5p ordinary | SWAP | Decreasing Long  | 2,174      | 0.9430 GBP  |
| 12.5p ordinary | SWAP | Decreasing Long  | 13,500     | 0.9436 GBP  |
| 12.5p ordinary | SWAP | Decreasing Long  | 70,000     | 22.4529 ZAR |
| 12.5p ordinary | CFD  | Decreasing Short | 13,994     | 0.9362 GBP  |
| 12.5p ordinary | CFD  | Decreasing Short | 2,528      | 0.9370 GBP  |
| 12.5p ordinary | CFD  | Decreasing Short | 134,178    | 0.9384 GBP  |
| 12.5p ordinary | CFD  | Decreasing Short | 8,274      | 0.9385 GBP  |
| 12.5p ordinary | CFD  | Decreasing Short | 70,000     | 22.4499 ZAR |
| 12.5p ordinary | CFD  | Increasing Short | 3,390      | 0.9303 GBP  |
| 12.5p ordinary | CFD  | Increasing Short | 67,060     | 0.9329 GBP  |
| 12.5p ordinary | CFD  | Increasing Short | 4,773      | 0.9383 GBP  |
| 12.5p ordinary | CFD  | Increasing Short | 134,178    | 0.9384 GBP  |
| 12.5p ordinary | CFD  | Increasing Short | 2,940      | 0.9407 GBP  |
| 12.5p ordinary | CFD  | Increasing Short | 35,710     | 0.9418 GBP  |
| 12.5p ordinary | CFD  | Increasing Short | 69         | 22.4350 ZAR |

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

| Class of relevant security | Product description | Writing, purchasing, selling, varying etc | Number of securities to which option relates | Exercise price per unit | Type | Expiry date | Option money paid/ received per unit |
|----------------------------|---------------------|---|--|-------------------------|------|-------------|--------------------------------------|
|                            |                     |   |  |                         |      |             |                                      |

(ii) Exercising

| Class of relevant security | Product description | Exercising/ exercised against | Number of securities | Exercise price per unit |
|----------------------------|---------------------|-------------------------------|----------------------|-------------------------|
|                            |                     |                               |                      |                         |

(d) Other dealings (including subscribing for new securities)

| Class of relevant security | Nature of Dealings | Details | Price per unit (if applicable) |
|----------------------------|--------------------|---------|--------------------------------|
|                            |                    |         |                                |

|   |  |                                      |          |
|---|--|--------------------------------------|----------|
| security  |  |                                      | approver |
|   |  |                                      |          |
| <b>4. OTHER INFORMATION</b>   |  |                                      |          |
| <b>(a) Indemnity and other dealings arrangements</b>  |  |                                      |          |
| 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 exempt principal trader making the disclosure and any party to the offer or any person acting in concert with a party to the offer: |  |                                      |          |
| NONE  |  |                                      |          |
| <b>(b) Agreements, arrangements or understandings relating to options or derivatives</b>  |  |                                      |          |
| Details of any agreement, arrangement or understanding, formal or informal, between the exempt principal trader making the disclosure and any other person relating to:   |  |                                      |          |
| (i) the voting rights of any relevant securities under any option; or   |  |                                      |          |
| (ii) the voting rights of future acquisition or disposal of any relevant securities to which any derivative is referenced:  |  |                                      |          |
| NONE  |  |                                      |          |
| <b>(c) Attachments</b>  |  |                                      |          |
| Is a Supplemental Form 8 (Open Positions) attached?   |  | NO                                   |          |
| Date of disclosure:   |  | 10 Apr 2025                          |          |
| Contact name:   |  | Large Holdings Regulatory Operations |          |
| Telephone number:   |  | 020 3134 7213                        |          |

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