7 May 2025

Assura plc ("the Company")

Notifications of transactions by Persons Discharging Managerial Responsibilities ("PDMRs")

The Company announces that on 6 May 2025 the following named PDMRs acquired partnership shares and were awarded matching shares over ordinary shares of 10 pence each in the Company under the Company's Share Incentive Plan ("SIP").

PDMR	Position	Number of partnership shares acquired	Number of matching shares awarded	Shareholding of PDMR and PCAs post acquisition and award
Jonathan Murphy	CEO	306	357	3,333,290
Jayne Cottam	CFO	306	357	958,435
Orla Ball	General Counsel	306	357	45,133
Robert James	Group Development Director	306	357	35,859
Sarah Taylor	Chief People Officer	306	357	24,513
Steven Noble	Chief Investment Officer	306	357	610,727

The Notification of Dealing Form for each PDMR can be found below.

This notification is made in accordance with the Market Abuse Regulation.

Notification of dealing form

1	Details of the person discharging managerial responsibilities/person closely associated				
a)	Name	Jonathan Murphy			
2	Reason for the n	otification			
a)	Position/status	CEO			
b)	Initial notification/ Amendment				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor				
a)	Name	Assura plc			
b)	LEI	21380026T19N2Y52XF72			
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	Ordinary shares of 10 pence each			

	of instrument, type of instrument Identification					
	code	GB00BVGBWW93				
b)	Nature of the transaction	Acquisition of partnership shares and award of matching shares under the SIP				
C)	Price(s) and					
	volume(s)	Price(s)	Volume(s)			
		£0.490069 GBP	663			
d)	Aggregated information					
	 Aggregated volume 	Aggregate Price	Aggregate Volume	Aggregate Total		
	– Price	£0.490069 GBP	663	£324.92 GBP		
e)	Date of the transaction	6 May 2025				
f)	Place of the transaction	XLON				

1	Details of the person discharging managerial responsibilities/person closely associated			
a)	Name	Jayne Cottam		
2	Reason for the n	notification		
a)	Position/status	CFO		
b)	Initial notification/ Amendment	Initial notification		
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			
a)	Name	Assura plc		
b)	LEI	21380026T19N2Y52XF72		
4	instrument; (ii) ea	nsaction(s): section to be repeated for (i) each type of ach type of transaction; (iii) each date; and (iv) each place ns have been conducted		
a)	Description of the financial instrument, type of instrument	Ordinary shares of 10 pence each		
	Identification code	GB00BVGBWW93		
b)	Nature of the transaction	Acquisition of partnership shares and award of matching shares under the SIP		
c)	Price(s) and volume(s)	Price(s)Volume(s)£0.490069 GBP663		
y)	Annrenated			

ч <u>,</u>	information			
	 Aggregated volume 	Aggregate Price	Aggregate Volume	Aggregate Total
	– Price	£0.490069 GBP	663	£324.92 GBP
e)	Date of the transaction	6 May 2025		
f)	Place of the transaction	XLON		

1	Details of the person discharging managerial responsibilities/person closely associated				
a)	Name	Orla Ball			
2	Reason for the ne	otification			
a)	Position/status	General Counsel			
b)	Initial notification/ Amendment	Initial notification			
3	Details of the issu platform, auction	uer, emission allowater or auction mon	ance market partici itor	pant, auction	
a)	Name	Assura plc			
b)	LEI	21380026T19N2Y52	XF72		
4	instrument; (ii) ea	nsaction(s): section t ach type of transacti ns have been condu	on; (iii) each date;	i) each type of and (iv) each place	
a)	Description of the financial instrument, type of instrument	Ordinary shares of 10 pence each			
	Identification code	GB00B\/GB\MM/93			
b)	Nature of the transaction	GB00BVGBWW93 Acquisition of partnership shares and award of matching shares under the SIP			
c)	Price(s) and			٦	
	volume(s)	Price(s)	Volume(s)	-	
		£0.490069 GBP	663		
d)	Aggregated information				
	 Aggregated volume 	Aggregate Price	Aggregate Volume	Aggregate Total	
	– Price	£0.490069 GBP	6063	£324.92 GBP	
e)	Date of the transaction	6 May 2025			
f)	Place of the transaction	XLON			

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a)	Name	Robert James				
2	Reason for the ne	otification				
a)	Position/status	Group Development	Group Development Director			
b)	Initial notification/ Amendment	Initial notification	Initial notification			
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	Assura plc				
b)	LEI	21380026T19N2Y52	XF72			
4	instrument; (ii) ea	nsaction(s): section t ach type of transacti ons have been condu	on; (iii) each date;	(i) each type of and (iv) each place		
a)	Description of the financial instrument, type of instrument	Ordinary shares of 10 pence each				
	Identification code	GB00BVGBWW93				
b)	Nature of the transaction	Acquisition of partnership shares and award of matching shares under the SIP				
c)	Price(s) and		I			
	volume(s)	Price(s)	Volume(s)	-		
		£0.490069 GBP 663				
d)	Aggregated information					
	 Aggregated volume 	Aggregate Price	Aggregate Volume	Aggregate Total		
	– Price	£0.490069 GBP	663	£324.92 GBP		
e)	Date of the transaction	6 May 2025				
f)	Place of the transaction	XLON				

1	Details of the person discharging managerial responsibilities/person c associated			
a)	Name	Sarah Taylor		
2	Reason for the n	otification		
a)	Position/status	Chief People Officer		
b)	Initial notification/ Amendment	Initial notification		
3		uer, emission allowance market participant, auction neer or auction monitor		
a)	Name	Assura plc		
b)	LEI	21380026T19N2Y52XF72		
4	instrument; (ii) ea	nsaction(s): section to be repeated for (i) each type of ach type of transaction; (iii) each date; and (iv) each place ons have been conducted		

Description of the financial instrument, type of instrument	Ordinary shares of 10 pence each				
	GB00BVGBWW93				
Nature of the transaction	Acquisition of partnership shares and award of matching shares under the SIP				
Price(s) and					
	£0.490069 GBP	663			
Aggregated					
 Aggregated volume 	Aggregate Price	Aggregate Volume	Aggregate Total		
– Price	£0.490069 GBP	663	£324.92 GBP		
Date of the transaction	6 May 2025				
Place of the transaction	XLON	XLON			
Details of the per associated	son discharging ma	inagerial respon	sibilities/person closely		
Name	Steven Noble				
Reason for the ne	otification				
Position/status	Chief Investment Off	Chief Investment Officer			
Initial notification/ Amendment	Initial notification				
	er, emission allowance market participant, auction eer or auction monitor				
platform, auction	eer or auction mon	itor			
platform, auction Name LEI Details of the trai instrument; (ii) ea	Assura plc 21380026T19N2Y52 nsaction(s): section	itor XF72 to be repeated f ion; (iii) each da	or (i) each type of te; and (iv) each place		
platform, auction Name LEI Details of the transformer transaction Description of the financial instrument, type of instrument	Assura plc 21380026T19N2Y52 nsaction(s): section f ach type of transacti	itor XF72 to be repeated f ion; (iii) each da ucted			
platform, auction Name LEI Details of the transition instrument; (ii) existence where transaction Description of the financial instrument, type of instrument Identification code	Assura plc 21380026T19N2Y52 nsaction(s): section ach type of transactions have been condu	itor XF72 to be repeated f ion; (iii) each da ucted			
platform, auction Name LEI Details of the traninstrument; (ii) earning where transaction Description of the financial instrument, type of instrument instrument Identification	Assura plc 21380026T19N2Y52 nsaction(s): section f ach type of transactions have been condu Ordinary shares of 1 GB00BVGBWW93	itor XF72 to be repeated f ion; (iii) each da ucted 10 pence each			
platform, auction Name LEI Details of the transinstrument; (ii) earning where transaction Description of the financial instrument, type of instrument, type of instrument Identification code Nature of the transaction Price(s) and	Assura plc 21380026T19N2Y52 mach type of transaction ach type of transaction ins have been condu Ordinary shares of 1 GB00BVGBWW93 Acquisition of partner under the SIP	itor XF72 to be repeated f on; (iii) each da ucted 10 pence each ership shares and	te; and (iv) each place		
platform, auction Name LEI Details of the transinstrument; (ii) earning where transaction Description of the financial instrument, type of instrument, type of instrument Identification code Nature of the transaction	Assura plc 21380026T19N2Y52 saction(s): section t ach type of transacti ns have been condu Ordinary shares of 1 GB00BVGBWW93 Acquisition of partne	itor XF72 to be repeated f ion; (iii) each da ucted 10 pence each	te; and (iv) each place		
	the financial instrument, type of instrument Identification code Nature of the transaction Price(s) and volume(s) Aggregated information - Aggregated volume - Price Date of the transaction Place of the transaction Place of the transaction Details of the per associated Name Reason for the ne Position/status Initial notification/ Amendment	the financial instrument, type of instrumentGB00BVGBWW93Identification codeGB00BVGBWW93Nature of the transactionAcquisition of partne under the SIPPrice(s) and volume(s)Price(s) £0.490069 GBPAggregated informationAggregate Price £0.490069 GBP-Aggregated volume-Price£0.490069 GBPDate of the transaction6 May 2025Place of the transactionXLONPlace of the transactionXLONPlace of the transactionSteven NobleReason for the notificationChief Investment OffInitial notification/ AmendmentInitial notification	the financial instrument, type of instrument GB00BVGBWW93 Nature of the transaction Acquisition of partnership shares and under the SIP Price(s) and volume(s) Price(s) Volume(s) £0.490069 GBP 663 Aggregated information Aggregate Price Aggregate Volume - Aggregated volume £0.490069 GBP 663 Date of the transaction 6 May 2025 663 Date of the transaction XLON Details of the person discharging managerial respor associated Name Steven Noble Reason for the notification Position/status Chief Investment Officer Initial notification/ Amendment		

d)	Aggregated information			
	 Aggregated volume 	Aggregate Price	Aggregate Volume	Aggregate Total
	– Price	£0.490069 GBP	663	£324.92 GBP
e)	Date of the transaction	6 May 2025		
f)	Place of the transaction	XLON		

For more information, please contact:

Assura plc

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Gordon Simpson Notes to Editors

Assura plc is the UK's leading diversified healthcare REIT. Assura enables better health outcomes through its portfolio of more than 600 healthcare buildings, from which over six million patients are served.

A UK REIT based in Altrincham, Assura is a constituent of the FTSE 250 and the EPRA* indices and has a secondary listing on the Johannesburg Stock Exchange. As at 30 September 2024, Assura's portfolio was valued at £3.2 billion and has a strong track record of growing financial returns and dividends for shareholders.

At Assura we BUILD for health and as the first FTSE 250 certified B Corp we are committed to keeping ESG at the heart of our strategy, creating Healthy Environments (E) and Healthy Communities (S) and maintaining a Healthy Business (G).

Further information is available at <u>www.assuraplc.com</u>

*EPRA is a registered trademark of the European Public Real Estate Association

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