

FORM 8.5 (EPT/NON-RI)

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:	09 May 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: 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:	11,269,516	0.84%	10,138,454	0.76%
(2) Cash-settled derivatives:	8,801,034	0.66%	10,247,766	0.77%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	20,070,550	1.50%	20,386,220	1.53%

Class of relevant security:	Guaranteed ConvertibleBond 2025			
	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	0	0.00%	0	0.00%

agreements to purchase/sell:				
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	747629	1.0100 GBP	1.0040 GBP
12.5p ordinary	Sale	536448	1.0100 GBP	1.0037 GBP

(b) Cash-settled derivative transactions

Class of relevant security	Product description	Nature of dealing	Number of reference securities	Price per unit
12.5p ordinary	SWAP	Decreasing Short	4,300	1.0059 GBP
12.5p ordinary	SWAP	Decreasing Short	317	1.0060 GBP
12.5p ordinary	SWAP	Decreasing Short	215	1.0069 GBP
12.5p ordinary	SWAP	Decreasing Short	10,093	1.0100 GBP
12.5p ordinary	SWAP	Decreasing Short	1,005	24.0040 ZAR
12.5p ordinary	SWAP	Decreasing Short	5	24.2641 ZAR
12.5p ordinary	SWAP	Increasing Short	180,856	1.0055 GBP
12.5p ordinary	SWAP	Increasing Short	18,121	1.0056 GBP
12.5p ordinary	SWAP	Increasing Short	692	1.0060 GBP
12.5p ordinary	SWAP	Increasing Short	19,538	1.0062 GBP
12.5p ordinary	SWAP	Increasing Short	43,305	1.0063 GBP
12.5p ordinary	SWAP	Increasing Short	17,503	1.0099 GBP
12.5p ordinary	SWAP	Increasing Short	2,987	1.0100 GBP
12.5p ordinary	SWAP	Increasing Short	42	24.6058 ZAR
12.5p ordinary	CFD	Decreasing Short	963	1.0039 GBP
12.5p ordinary	CFD	Decreasing Short	21,707	1.0099 GBP
12.5p ordinary	CFD	Decreasing Short	42	24.6026 ZAR
12.5p ordinary	CFD	Increasing Short	110,406	1.0053 GBP
12.5p ordinary	CFD	Increasing Short	2,600	1.0087 GBP
12.5p ordinary	CFD	Increasing Short	1,005	24.0072 ZAR
12.5p ordinary	CFD	Increasing Short	5	24.2660 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)

4. OTHER INFORMATION

(a) Indemnity and other dealings arrangements

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) Agreements, arrangements or understandings relating to options or derivatives

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

(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	12 May 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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