

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:	03 Jun 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:	16,171,808	1.21%	9,779,553	0.73%
(2) Cash-settled derivatives:	8,511,825	0.64%	15,426,405	1.15%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	24,683,633	1.85%	25,205,958	1.89%

Class of relevant security:	Guaranteed Convertible Bond 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 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	Purchase	611275	1.0070 GBP	0.9905 GBP

ordinary				
12.5p ordinary	Sale	506202	1.0100 GBP	0.9902 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	Increasing Long	875,534	1.0032 GBP
12.5p ordinary	SWAP	Decreasing Short	899	0.9902 GBP
12.5p ordinary	SWAP	Decreasing Short	23,557	0.9905 GBP
12.5p ordinary	SWAP	Decreasing Short	55,705	0.9913 GBP
12.5p ordinary	SWAP	Decreasing Short	5,874	0.9997 GBP
12.5p ordinary	SWAP	Decreasing Short	4,330	1.0001 GBP
12.5p ordinary	SWAP	Decreasing Short	1,700	1.0018 GBP
12.5p ordinary	SWAP	Decreasing Short	957	1.0029 GBP
12.5p ordinary	SWAP	Decreasing Short	7,076	1.0039 GBP
12.5p ordinary	SWAP	Decreasing Short	89	1.0100 GBP
12.5p ordinary	SWAP	Decreasing Short	2,098	23.9049 ZAR
12.5p ordinary	SWAP	Increasing Short	64,658	0.9905 GBP
12.5p ordinary	SWAP	Increasing Short	552	0.9935 GBP
12.5p ordinary	SWAP	Increasing Short	82,733	0.9971 GBP
12.5p ordinary	SWAP	Increasing Short	10,608	0.9990 GBP
12.5p ordinary	SWAP	Increasing Short	14,152	0.9996 GBP
12.5p ordinary	SWAP	Increasing Short	24,577	1.0006 GBP
12.5p ordinary	SWAP	Increasing Short	332	24.3079 ZAR
12.5p ordinary	CFD	Decreasing Short	2,083	0.9924 GBP
12.5p ordinary	CFD	Decreasing Short	14,978	0.9964 GBP
12.5p ordinary	CFD	Decreasing Short	8,213	0.9992 GBP
12.5p ordinary	CFD	Decreasing Short	42,305	1.0003 GBP
12.5p ordinary	CFD	Decreasing Short	332	24.3065 ZAR
12.5p ordinary	CFD	Increasing Short	15,158	0.9967 GBP
12.5p ordinary	CFD	Increasing Short	60,401	1.0041 GBP
12.5p ordinary	CFD	Increasing Short	2,098	23.9080 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
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(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:			04 Jun 2025	
Contact name:			Large Holdings Regulatory Operations	
Telephone number:			020 3134 7213	

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