

Primary Health Properties PLC
("PHP" or the "Company"),

Director/PDMR Shareholdings

The Company has been notified by certain Directors and PDMRs of the Company of the purchase of a total of 163,928 shares, as detailed below, which has been filed with the FCA in accordance with Article 19(1) of the Market Abuse Regulation.

1	Details of person discharging managerial responsibilities/person closely associated		
(a)	Name	Richard Howell	
2	Reason for notification		
(a)	Position/Status	Chief Financial Officer	
(b)	Initial notification/amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
(a)	Name	Primary Health Properties PLC	
(b)	LEI	213800Y5CJHXOATK7X11	
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 instrument	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of the transaction	Purchase	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£0.961209	70,745
(d)	Aggregated volume price	Single transaction £68,000.73	
(e)	Date of transaction	31 July 2025	
(f)	Place of transaction	London Stock Exchange (xlon)	

1	Details of person discharging managerial responsibilities/person closely associated	
(a)	Name	Claire Murphy
2	Reason for notification	
(a)	Position/Status	PCA of Richard Howell
(b)	Initial notification/amendment	Initial notification
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
(a)	Name	Primary Health Properties PLC
(b)	LEI	213800Y5CJHXOATK7X11
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 instrument	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14

(b)	Nature of the transaction	Purchase	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£0.960904	20,849
(d)	Aggregated volume price	Single transaction £20,033.89	
(e)	Date of transaction	31 July 2025	
(f)	Place of transaction	London Stock Exchange (xlon)	

1	Details of person discharging managerial responsibilities/person closely associated		
(a)	Name	Myles Howell	
2	Reason for notification		
(a)	Position/Status	PCA of Richard Howell	
(b)	Initial notification/amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
(a)	Name	Primary Health Properties PLC	
(b)	LEI	213800Y5CJHXOATK7X11	
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 instrument	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of the transaction	Purchase	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£0.961209	9,389
(d)	Aggregated volume price	Single transaction £9,024.79	
(e)	Date of transaction	31 July 2025	
(f)	Place of transaction	London Stock Exchange (xlon)	

1	Details of person discharging managerial responsibilities/person closely associated		
(a)	Name	Ivonne Cantú	
2	Reason for notification		
(a)	Position/Status	Non-executive Director	
(b)	Initial notification/amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
(a)	Name	Primary Health Properties PLC	
(b)	LEI	213800Y5CJHXOATK7X11	
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 instrument	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of the transaction	Purchase	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£0.957755	20,764
		£0.9560	31,181
(d)	Aggregated volume price	Two transactions	

(d)	Aggregated volume price	Two transactions £19,886.82 £29,809.04
(e)	Date of transaction	31 July 2025
(f)	Place of transaction	London Stock Exchange (xlon)

1	Details of person discharging managerial responsibilities/person closely associated		
(a)	Name	Dr Bandhana Rawal	
2	Reason for notification		
(a)	Position/Status	Non-executive Director	
(b)	Initial notification/amendment	Initial notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
(a)	Name	Primary Health Properties PLC	
(b)	LEI	213800Y5CJHXOATK7X11	
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 instrument	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of the transaction	Purchase	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£0.9583	11,000
(d)	Aggregated volume price	Single transaction £10,541.30	
(e)	Date of transaction	31 July 2025	
(f)	Place of transaction	London Stock Exchange (xlon)	

For further information

Primary Health Properties PLC

Toby Newman, Company Secretary & Chief Legal Officer
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Legal Entity Identifier: 213800Y5CJHXOATK7X11

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