

TR-1: Standard form for notification of major holdings

1. Issuer Details

ISIN

GB00BYRJ5J14

Issuer Name

PRIMARY HEALTH PROPERTIES PLC

UK or Non-UK Issuer

UK

2. Reason for Notification

An acquisition or disposal of voting rights; An acquisition or disposal of financial instruments

3. Details of person subject to the notification obligation

Name

JPMorgan Chase & Co.

City of registered office (if applicable)

Country of registered office (if applicable)

US

4. Details of the shareholder

Name	City of registered office	Country of registered office
J.P. Morgan Securities plc		

5. Date on which the threshold was crossed or reached

12-Aug-2025

6. Date on which Issuer notified

14-Aug-2025

7. Total positions of person(s) subject to the notification obligation

	% of voting rights attached to shares (total of 8.A)	% of voting rights through financial instruments (total of 8.B 1 + 8.B 2)	Total of both in % (8.A + 8.B)	Total number of voting rights held in issuer
Resulting situation on the date on which threshold was crossed or reached	0.676686	4.519581	5.196267	69449562
Position of previous notification (if applicable)	N/A	N/A	N/A	

8. Notified details of the resulting situation on the date on which the threshold was

crossed or reached

8A. Voting rights attached to shares

Class/Type of shares ISIN code(if possible)	Number of direct voting rights (DTR5.1)	Number of indirect voting rights (DTR5.2.1)	% of direct voting rights (DTR5.1)	% of indirect voting rights (DTR5.2.1)
GB00BYRJ5J14		9044195		0.676686
Sub Total 8.A	9044195		0.676686%	

8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))

Type of financial instrument	Expiration date	Exercise/conversion period	Number of voting rights that may be acquired if the instrument is exercised/converted	% of voting rights
Sub Total 8.B1				

8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))

Type of financial instrument	Expiration date	Exercise/conversion period	Physical or cash settlement	Number of voting rights	% of voting rights
Cash-settled Equity Swap	22/09/2025	22/09/2025	Cash	164922	0.012338
Cash-settled Equity Swap	01/10/2025	01/10/2025	Cash	706002	0.052824
Cash-settled Equity Swap	28/11/2025	28/11/2025	Cash	6272938	0.469358
Cash-settled Equity Swap	02/06/2026	02/06/2026	Cash	3605381	0.269762
Cash-settled Equity Swap	24/06/2026	24/06/2026	Cash	11189211	0.837160
Cash-settled Equity Swap	02/07/2026	02/07/2026	Cash	5816177	0.435174
Cash-settled Equity Swap	15/07/2026	15/07/2026	Cash	968574	0.072470
Cash-settled Equity Swap	16/07/2026	16/07/2026	Cash	14906	0.001114
Cash-settled Equity Swap	17/07/2026	17/07/2026	Cash	4303997	0.322028
Cash-settled Equity Swap	27/07/2026	27/07/2026	Cash	4640450	0.347207

Cash-settled Equity Swap	13/08/2026	13/08/2026	Cash	289875	0.021684
Cash-settled Equity Swap	19/08/2026	19/08/2026	Cash	98265	0.007352
Cash-settled Equity Swap	24/08/2026	24/08/2026	Cash	17008721	1.272622
Cash-settled Equity Swap	09/09/2026	09/09/2026	Cash	386500	0.028918
Cash-settled Equity Swap	16/09/2026	16/09/2026	Cash	137681	0.010299
Cash-settled Equity Swap	23/09/2026	23/09/2026	Cash	2970523	0.222260
Cash-settled Equity Swap	05/10/2026	05/10/2026	Cash	644	0.000048
Cash-settled Equity Swap	14/04/2027	14/04/2027	Cash	878724	0.065744
Cash-settled Equity Swap	30/05/2028	30/05/2028	Cash	1472	0.000108
Cash-settled Equity Swap	02/05/2030	02/05/2030	Cash	949760	0.071063
Cash-settled Equity Swap	10/08/2035	10/08/2035	Cash	644	0.000048
Sub Total 8.B2				60405367	4.519581%

9. Information in relation to the person subject to the notification obligation

2. Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entities (please add additional rows as necessary)

Ultimate controlling person	Name of controlled undertaking	% of voting rights if it equals or is higher than the notifiable threshold	% of voting rights through financial instruments if it equals or is higher than the notifiable threshold	Total of both if it equals or is higher than the notifiable threshold
JPMorgan Chase & Co.	J.P. Morgan Securities plc		4.519533	5.196265%

JPMorgan Chase & Co.	J.P. Morgan SE			
JPMorgan Chase & Co.	J.P. Morgan Equities South Africa Proprietary Limited			
JPMorgan Chase & Co.	JPMorgan Chase Bank, National Association			

10. In case of proxy voting

Name of the proxy holder

The number and % of voting rights held

The date until which the voting rights will be held

11. Additional Information

Chain of controlled undertakings:

JPMorgan Chase & Co.
JPMorgan Chase Bank, National Association (100%)
J.P. Morgan International Finance Limited (100%)
J.P. Morgan Capital Holdings Limited (100%)
J.P. Morgan Securities plc (100%)

JPMorgan Chase & Co.
JPMorgan Chase Bank, National Association (100%)
J.P. Morgan International Finance Limited (100%)
J.P. Morgan SE (100%)

JPMorgan Chase & Co.
JPMorgan Chase Bank, National Association (100%)
J.P. Morgan International Finance Limited (100%)
J.P. MORGAN CAPITAL HOLDINGS LIMITED (100%)
J.P. Morgan Equities South Africa Proprietary Limited (100%)

JPMorgan Chase & Co.
JPMorgan Chase Bank, National Association (100%)

12. Date of Completion

14-Aug-2025

13. Place Of Completion

London, United Kingdom

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