

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

Director/PDMR Shareholding

The Company has been notified that the following information relating to the transactions detailed below 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	Ian Krieger	
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	Exchange of shares in Assura plc for shares in PHP by way of acceptance of PHP tender offer for Assura plc	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		n/a	201,539
(d)	Aggregated volume price	Single transaction n/a	
(e)	Date of transaction	26 August 2025	
(f)	Place of transaction	London Stock Exchange (xlon)	

1	Details of person discharging managerial responsibilities/person closely associated	
(a)	Name	Caron Krieger
2	Reason for notification	
(a)	Position/Status	PCA of Ian Krieger
(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	Exchange of shares in Assura plc for shares in PHP by way of acceptance of PHP tender offer for Assura plc	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		n/a	111,853
(d)	Aggregated volume price	Single transaction n/a	
(e)	Date of transaction	26 August 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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