

Primary Health Properties PLC

Director's & PDMR dealings

On 25 February 2025, the remuneration committee of Primary Health Properties PLC (the "Company" or "PHP") approved the following awards of nil-cost options under the Company's 2021 Long-term Incentive Plan ("LTIP") to Directors and Persons Discharging Managerial Responsibilities ("PDMRs"). These awards, deferred because the Company was subsequently in a prolonged closed period, have now been made on 23 September 2025.

Director	Number of shares under option
Mark Davies	969,643
Richard Howell	670,438
PDMR	
David Austin	137,224
Toby Newman	120,421

The number of nil-cost options were calculated by reference to a price of £0.8927, being the average of the closing middle market quotations for the Company's ordinary shares on 17, 18 and 19 September 2025.

The nil-cost options will vest subject to the attainment of performance conditions measured over three years to 31 December 2027. The remuneration committee has the discretion to adjust the awards downwards at vesting for malus reasons. Details of the operation of the LTIP are set out in the Company's 2023 Report and Accounts.

Details of the transactions referenced above are included below in accordance with the under Article 19 of the retained EU law version of the Market Abuse Regulation (Regulation 596/2014).

1	Details of the person discharging managerial responsibilities/person closely associated		
(a)	Name	Mark Davies	
2	Reason for notification		
(a)	Position/Status	Chief Executive 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, type of instrument and identification code	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of transaction	Award of nil-cost options over the Company's ordinary shares	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil cost	969,643
(d)	Aggregated Information	Single transaction: N/A	
(e)	Date of transaction	23 September 2025	
(f)	Place of transaction	N/A	

1	Details of the 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, type of instrument and identification code	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of transaction	Award of nil-cost options over the Company's ordinary shares	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil cost	670,438
(d)	Aggregated Information	Single transaction: N/A	
(e)	Date of transaction	23 September 2025	
(f)	Place of transaction	N/A	

1	Details of the person discharging managerial responsibility/person closely associated		
(a)	Name	David Austin	
2	Reason for notification		
(a)	Position/Status	PDMR	
(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, type of instrument and identification code	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of transaction	Award of nil-cost options over the Company's ordinary shares	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil cost	137,224
(d)	Aggregated Information	Single transaction: N/A	
(e)	Date of transaction	23 September 2025	
(f)	Place of transaction	N/A	

1	Details of the person discharging managerial responsibilities/person closely associated	
(a)	Name	Toby Newman
2	Reason for notification	
(a)	Position/Status	Company Secretary & Chief Legal 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, type of instrument and identification code	Ordinary shares of 12.5p ISIN: GB00BYRJ5J14	
(b)	Nature of transaction	Award of nil-cost options over the Company's ordinary shares	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		Nil cost	120,421
(d)	Aggregated Information	Single transaction: N/A	
(e)	Date of transaction	23 September 2025	
(f)	Place of transaction	N/A	

More information on Primary Health Properties PLC can be found on www.phpgroup.co.uk

Further details:

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Legal Entity Identifier: 213800Y5CJHXOATK7X11

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