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FOR IMMEDIATE RELEASE

15 October 2025

Recommended Combination of
Assura Plc ("Assura")
and
Primary Health Properties PLC ("PHP")
to be implemented by means of a takeover offer
under Part 28 of the Companies Act 2006

Completion of Squeeze-out Procedure and Application for Admission of New PHP Shares

On 23 June 2025, the Boards of PHP and Assura (the "**Recommended Offer Announcement**") jointly announced the terms of an increased and recommended shares and cash offer pursuant to which PHP will acquire the entire issued, and to be issued, ordinary share capital of Assura (the "**Revised Offer**").

Further to the announcement by PHP on 27 August 2025, PHP has exercised the procedure under sections 974-991 of the Companies Act 2006 (the "**Act**") to acquire, on a compulsory basis, the balance of the Assura Shares for which acceptances had not been received pursuant to the Revised Offer by the final closing date of 13 October 2025 (the "**Compulsory Acquisition Process**"). PHP announces that it has completed the Compulsory Acquisition Process and that application has been made today by PHP for 24,950,071 New PHP Shares to be (a) admitted to the Equity Shares (Commercial Companies) category of the Official List of the FCA and to trading on the London Stock Exchange's Main Market for listed securities, respectively and (b) listed and traded on the Main Board of the JSE (together, "**Admission**"). The New PHP Shares are expected to be admitted and commencement of dealings to become effective at 8.00 a.m. (London time) on 16 October 2025 (i) in satisfaction of valid elections under the mix and match facility which was available during the Compulsory Acquisition Process, and (ii) otherwise in satisfaction of the rights of Assura Shareholders whose Assura Shares were otherwise compulsorily acquired under the Compulsory Acquisition Process ("**Residual Assura Shareholders**") and which will be held by Assura as trustee on behalf for the Residual Assura Shareholders until such time as they are transferred to such persons.

Equiniti will shortly write to Residual Assura Shareholders to explain how they may apply to Assura to claim the consideration due to them.

Any New PHP Shares which would otherwise be attributable to Residual Assura Shareholders who are in Restricted Territories will not be issued to Assura to hold on behalf of those shareholders but will be sold in the market and the net proceeds retained for those Residual Assura Shareholders, other than Residual Assura Shareholders in South Africa, whose aggregate net proceeds from such sale, together with their cash entitlement per Assura Share, will be remitted to them through Strate on or around 22 October 2025.

A further announcement is expected to be made by PHP tomorrow morning confirming that Admission has become effective.

There have been no material changes affecting any matters contained in the announcement by PHP made on 13 June 2025 as supplemented by the Recommended Offer Announcement.

Results of elections under the mix and match facility under the Compulsory Acquisition Process

The Compulsory Acquisition Process offered Assura Shareholders the option to elect for "**More Shares**" or "**More Cash**" under a mix and match facility (the "**Compulsory Acquisition Mix and Match Facility**").

PHP now confirms the results of elections under the Compulsory Acquisition Mix and Match Facility and that Assura Shareholders who made valid elections under that facility will receive the following consideration under the Compulsory Acquisition Process for each Assura Share for which an election was made:

| | |
|---|--|
| Shareholders who elected for " More Shares " | Fully satisfied at 0.50727295 New PHP Shares |
| Shareholders who elected for " More Cash " | More cash elections scaled and satisfied at: 0.19956281 New PHP Shares and 0.31848018 pence in cash |

General

Capitalised terms used in this announcement (the "Announcement"), unless otherwise defined, have the same meanings as set out in the Recommended Offer Announcement.

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The LFI of PHP is 213800Y5CJHX0ATK7X11 and the LFI of Assura is 213800Z6T10N9Y59XF72

Further information

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