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**FOR IMMEDIATE RELEASE**

20 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

On 23 June 2025, the Boards of PHP and Assura 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 in relation to PHP exercising the procedure under sections 974-991 of the Companies Act 2006 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, PHP today announces the admission of 24,950,071 New PHP Shares to (a) 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 and (b) the Main Board of the JSE (together, "**Admission**") and commencement of dealings in the New PHP Shares became effective at 8.00 a.m. (London time) today.

PHP confirms that, as at the date of this announcement, it has 2,595,089,751 ordinary shares of 12.5p ("**PHP Ordinary Shares**") each in issue and admitted to trading on the London Stock Exchange. There are no PHP Ordinary Shares held in treasury. Therefore, this figure (2,595,089,751) may be used by shareholders (and others with notification obligations) as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, PHP under the FCA's Disclosure Guidance and Transparency Rules.

The International Securities Identification Number for the PHP Ordinary Shares is GB00BYRJ5J14 and the LEI number is 213800Y5CJH0ATK7X11.

Capitalised terms used in this announcement (the "**Announcement**"), unless otherwise defined, have the same meanings as set out in the Original Offer Document (as amended by the Revised Offer Document).

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CMS Cameron McKenna Nabarro Olswang LLP is acting as legal adviser to PHP.

The LEI of PHP is 213800Y5CJHXOATK7X11 and the LEI of Assura is 21380026T19N2Y52XF72.

The person responsible for arranging the release of this Announcement on behalf of PHP is Toby Newman, Company Secretary.

#### **Further information**

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