

2 December 2025

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

Director Appointment

Primary Health Properties PLC, the UK's leading investor in modern primary healthcare facilities, is pleased to announce the appointment of Jonathan Davies as an independent Non-executive Director of the Company with effect from 1 December 2025.

Jonathan was until recently Chief Financial Officer of SSP Group plc ("SSP"), where he will continue to serve as Deputy Chief Executive until the end of December 2025. From June 2018, Jonathan also served as a Non-executive Director of Assura plc ("Assura") until the clearance of the Company's acquisition of Assura by the Competition and Markets Authority on 29 October 2025.

Jonathan brings extensive experience of finance, mergers and acquisitions and corporate governance, having taken SSP private in 2006, listed it on the London Stock Exchange in 2014 and undertaken numerous debt and equity raises since then. Jonathan also brings a deep understanding of Assura, having served as its Senior Independent Director and, latterly, Chair. He will be able to provide the Company's stakeholders with continuity during the integration period and beyond.

The Company's Board now comprises eight directors, with an enlarged majority of independent Non-executive Directors.

There are no other details to disclose under Listing Rule 6.4.8 in respect of Jonathan Davies's appointment.

Harry Hyman, PHP's Non-executive Chair, commented:

"On behalf of the Board, I am delighted that Jonathan is joining as an independent Non-executive Director. He brings a wealth of experience from senior executive and non-executive roles, including with Assura. We are confident his insight and knowledge will be of significant benefit to the Company as it moves forward with the integration of Assura to deliver an exciting future for the combined business and its stakeholders."

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

Further details:

Harry Hyman, Non-Executive Chair	+44 (0) 20 7466 5066
Mark Davies, Chief Executive Officer	
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