

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

Director/PDMR Shareholding

The Company announces that it was notified on 17 December 2025 that Nexus Group Holdings Limited ("Nexus"), a person closely associated ("PCA") with Harry Hyman, Non-executive Chair of PHP, has entered into a security arrangement as detailed below. The security arrangement came into effect on 17 December 2025.

The pledge of 10,000,000 Ordinary Shares in PHP is as security against a £1.5 million loan facility with Royal Bank of Canada ("RBC"). Nexus remains the beneficial owner of the 10,000,000 Ordinary Shares subject to the pledge and retains full voting rights.

Following the transaction, Nexus' shareholding in PHP remains unchanged, being 12,330,000 Ordinary Shares, representing approximately 0.475% of the Company's Issued Share Capital. The ultimate beneficial ownership of Mr Hyman and his connected parties in PHP shares is similarly unchanged, being 24,602,103 Ordinary Shares, representing approximately 0.948% of the Company's Issued Share Capital.

1	Details of person discharging managerial responsibilities/person closely associated	
(a)	Name	Nexus Group Holdings Limited
2	Reason for notification	
(a)	Position/Status	PCA of Harry Hyman, Non-executive Chair
(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	The pledge of 10,000,000 Ordinary Shares as security against a loan facility with RBC. Nexus remains the beneficial owner of the shares subject to the pledge and retains full voting rights.
(c)	Price(s) and volume(s)	Price(s) Volume(s) Nil 10,000,000
(d)	Aggregated volume Price	10,000,000 Nil
(e)	Date of transaction	17 December 2025
(f)	Place of transaction	Outside of a trading venue

For further information

Primary Health Properties PLC

Toby Newman, Company Secretary & Chief Legal Officer
+44(0) 7729 047 959

Legal Entity Identifier: 213800Y5CJHXOATK7X11

information, please contact rns@seg.com or visit www.rns.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

DSHBBBDBBXBDGUI