

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

**Annual Report 2025 and Notice of 2026 Annual General Meeting**

PHP, the UK's largest healthcare REIT, with a portfolio of over 1,100 assets which act as essential social infrastructure enabling the provision of healthcare services across the UK and Ireland, announces that it has today published its Annual Report for the year ended 31 December 2025 ("Annual Report 2025") which is now available on the Company's website [www.phpgroup.co.uk](http://www.phpgroup.co.uk).

The Company also announces that the Notice of Annual General Meeting ("AGM"), to be held at the offices of CMS Cameron McKenna Nabarro Olswang LLP, Cannon Place, 78 Cannon Street, London EC4N 6AF on 29 April 2026 at 10:30 a.m. (UK time)/12.30 p.m. (South Africa time), together with a form of proxy for use at the meeting, are also available on the website [www.phpgroup.co.uk](http://www.phpgroup.co.uk). A conference call facility will be available for shareholders. To participate in the Conference Call, register using the link below:

<https://www.netroadshow.com/events/login/LE9zwo3j8myn6zJfW1CzJExfcJyfbnic4az>

Only those holders of Ordinary Shares registered in the register of members of the Company at 6:30 p.m. (UK time)/8:30 p.m. (South Africa time) on 27<sup>th</sup> April (or, if the AGM is adjourned, 6:30 p.m. (UK time)/8:30 p.m. (South Africa time) on the day that is 48 hours before any adjourned meeting) (excluding any part of any day that is not a working day) shall be entitled to attend (either in person, remotely or by proxy) and vote (in person) at the AGM, or any adjourned meeting, in respect of the number of shares registered in their names at that time. Any changes to the register of members after the relevant deadline shall be disregarded in determining the right of any person to attend and vote at the AGM or an adjourned meeting.

Printed copies of the Annual Report 2025, the AGM Notice and proxy form will be posted to shareholders who have elected to receive paper copies shortly, expected to be on 27 March 2026.

As required under Listing Rule 6.4.1, copies of the Annual Report 2025, the AGM Notice and proxy form will be submitted to the National Storage Mechanism and will shortly be available for inspection at <https://data.fca.org.uk/#/nsm/nationalstoragemechanism>.

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