

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

Issue of shares for Long Term Incentive Plan

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 issued and allotted 59,473 ordinary shares of 12.5 pence each in the capital of the Group (the "New Shares") in order to satisfy the exercises of awards granted in 2023 to participants of the Group's Long Term Incentive Plan ("LTIP").

In relation to above, application has been made to the London Stock Exchange for the New Shares to be admitted to trading on its Main Market for listed securities. Admission is expected to take place at 8:00 a.m. on 30 March 2026.

Following Admission of the New Shares, the Company will have 2,595,149,224 Ordinary Shares of 12.5 pence each in issue. There are no shares held in treasury. Therefore, following Admission of the New Shares the total number of voting rights in the Company will be 2,595,149,224 (the "Voting Rights Figure") and this Voting Rights Figure may be used by Shareholders as the denominator for the calculations by which they will determine if they are required to notify their voting rights interest, or a change to that interest, in the Company under the FCA's Disclosure Guidance and Transparency Rules.

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