

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

Director/PDMR Shareholding

The Company has been notified that the following information relating to the transaction detailed below has been filed with the FCA in accordance with Article 19(1) of the Market Abuse Regulation.

1	Details of person discharging managerial responsibilities/person closely associated					
(a)	Name	Harry Hyman				
2	Reason for notification					
(a)	Position/Status	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	Purchase by ISA under dividend re-investment plan				
(c)	Price(s) and volume(s)	<table border="1"> <tr> <td>Price(s)</td> <td>Volume(s)</td> </tr> <tr> <td>£ 1.01341</td> <td>4,543</td> </tr> </table>	Price(s)	Volume(s)	£ 1.01341	4,543
Price(s)	Volume(s)					
£ 1.01341	4,543					
(d)	Aggregated volume price	Single transaction £4,603.92				
(e)	Date of transaction	8 May 2026				
(f)	Place of transaction	London Stock Exchange (xlon)				

For further information

Primary Health Properties PLC

Phil Higgins, Company Secretary
CoSec@phpgroup.co.uk

Legal Entity Identifier: 213800Y5CJHXOATK7X11

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