

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	Richard Howell	
2	Reason for notification		
(a)	Position/Status	Chief Financial Officer	
(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	Grant of options under all employee share plan (ShareSave)	
(c)	Price(s) and volume(s)	Price(s)	Volume(s)
		£0.76	23,947
(d)	Aggregated volume	23,947	
	Price	£0.76	
(e)	Date of transaction	29 May 2026	
(f)	Place of transaction	Outside of a trading venue	

For further information

Mark Davies CEO
Primary Health Properties PLC

Richard Howell CFO
Primary Health Properties PLC

David Purcell Investor Relations
Primary Health Properties PLC
T: +44 (0) 7921 190 136
E: david.purcell@phpgroup.co.uk

Sodali & Co Financial PR
Elly Williamson/Louisa Henry/Saskia Bottomley
T: +44 (0) 207 250 1446 E: PHP@client.sodali.com

The Company has a primary listing on the London Stock Exchange and a secondary listing on the JSE Limited.

Legal Entity Identifier: 213800Y5CJHXOATK7X11

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