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

Notice of Interim Dividend

The Company announces that the third quarterly interim dividend in 2026 of 1.825 pence per ordinary share of a nominal value of 12.5 pence each ("**Dividend**") will be paid as 0.725 pence by way of a Property Income Distribution ("**PID**") and the remainder as an ordinary dividend of 1.100 pence ("**Non-PID**") on Friday, 14 August 2026 ("**Dividend Payment Date**") to shareholders on the register on 3 July 2026 ("**Record Date**").

The Company also confirms that shareholders may participate in a dividend reinvestment plan ("DRIP") in respect of the current interim dividend. The DRIP is provided by Equiniti Financial Services Limited ("Equiniti FS") and administered by PHP's registrars, Equiniti Limited ("Equiniti"), and provides shareholders with the opportunity to reinvest dividend payments to purchase additional ordinary shares in PHP in the market. More information can be found at www.shareview.co.uk/info/drip.

Shareholders who hold their ordinary shares in certificated form and who wish to participate in the DRIP will need to ensure that a completed DRIP Application Form is received by Equiniti no later than 5:00pm on 24 July 2026 (the "Election Date"). Shareholders who hold their ordinary shares in CREST and who wish to participate in the DRIP must do so by submitting an election by CREST input message by the Election Date.

The key dates for the dividend are detailed in the timetable below.

Timetable	
Ex-dividend date	2 July 2026
Record Date	3 July 2026
Latest date for receipt by Equiniti of DRIP Application Forms and input of CREST elections	5.00 p.m. on 24 July 2026
Dividend payment date/CREST credit date	14 August 2026
Estimated DRIP purchase date	14 August 2026
DRIP shares credited/certificates posted	19 August 2026

A separate announcement with additional information concerning shares held on the Johannesburg Stock Exchange is published by the Company via the SENS system.

Legal Entity Identifier: 213800Y5CJHXOATK7X11

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