

THIS ANNOUNCEMENT IS BEING MADE PURSUANT TO THE REQUIREMENTS OF RULE 19.6(C) OF THE CITY CODE ON TAKEOVERS AND MERGERS (THE "CODE") WHICH, INTER ALIA, REQUIRES A PARTY TO AN OFFER TO MAKE AN ANNOUNCEMENT AT THE END OF A PERIOD OF 12 MONTHS FROM THE DATE ON WHICH THE OFFER PERIOD ENDED CONFIRMING WHETHER IT HAS TAKEN, OR NOT TAKEN, THE COURSE OF ACTION SET OUT IN ITS STATED INTENTIONS

FOR IMMEDIATE RELEASE

12 August 2026

Primary Health Properties PLC ("PHP")

Rule 19.6(c) confirmation with respect to post-offer intention statements regarding Assura plc ("Assura")

PHP announces that, further to the completion of the recommended shares and cash offer for the entire issued, and to be issued, ordinary share capital of Assura, which was declared unconditional on 12 August 2025, it has duly confirmed in writing to The Panel on Takeovers and Mergers in accordance with the requirements of Rule 19.6(c) of the Code that it has complied with the post-offer intention statements made pursuant to Rule 2.7(c)(viii) and Rule 24.2 of the Code, as detailed in its announcement made under Rule 2.7 of the Code on 16 May 2025, the original offer document published on 13 June 2025 and the revised offer document published on 27 June 2025.

For further information contact:

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/Madeleine Gordon-Foxwell
T: +44 (0) 207 250 1446
E: PHP@client.sodali.com

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