

FORM OF PROXY

Voting ID

Task ID

Shareholders Reference Number:

You may submit your proxy electronically at www.sharevote.co.uk using the above numbers.

I/We, being a member(s) of Primary Health Properties PLC entitled to attend and vote at the AGM of the Company, hereby appoint the Chairman of the AGM or (insert name)

.....as my/our proxy in respect of.....shares to attend, speak* and vote* on my/our behalf as indicated below and on any other resolution as he/she thinks fit at the AGM of the Company to be held at the offices of CMS Cameron McKenna Nabarro Olswang LLP, Cannon Place, 78 Cannon Street, London EC4N 6AF at 10.30 a.m. on Wednesday 18 April 2018 and in the event that the AGM is adjourned, at any reconvened meeting.

Please indicate here if this form of proxy is one of multiple instructions being given (see note 3).

I appoint my/our proxy to attend, speak* and vote* in the manner indicated below (see note 4). If no indication is given, your proxy may vote as he/she thinks fit or withhold from voting on the Resolutions or any other business at the AGM. If you choose 'Withheld', your vote has no legal effect and will count neither for nor against the relevant Resolution.

	For*	Against*	Vote withheld*	Discretionary*
ORDINARY RESOLUTIONS				
1. To receive the Annual Report for the year ended 31 December 2017				
2. To approve the Directors' Remuneration Report				
3. To approve the Company's dividend policy				
4. To re-appoint Deloitte LLP as auditor				
5. To authorise determination of the auditor's remuneration				
6. To re-elect Mr S. Owen as a director				
7. To re-elect Mr H. Hyman as a director				
8. To re-elect Mr R. Howell as a director				
9. To re-elect Ms G. Kennell as a director				
10. To re-elect Mr. N. Wiles as a director				
11. To elect Dr. S. Kell as a director				
12. To elect Mr I. Krieger as a director				
13. To authorise the directors to issue shares				

SPECIAL RESOLUTIONS

14. To dis-apply pre-emption rights				
15. To grant an additional authority to dis-apply pre-emption rights				
16. To approve the notice period for general meetings				
17. To authorise the directors to make market purchases				

ORDINARY RESOLUTION

18. To authorise political donations				
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* Please indicate by marking 'X' in the appropriate space how you wish your vote to be cast.

Signature

Date

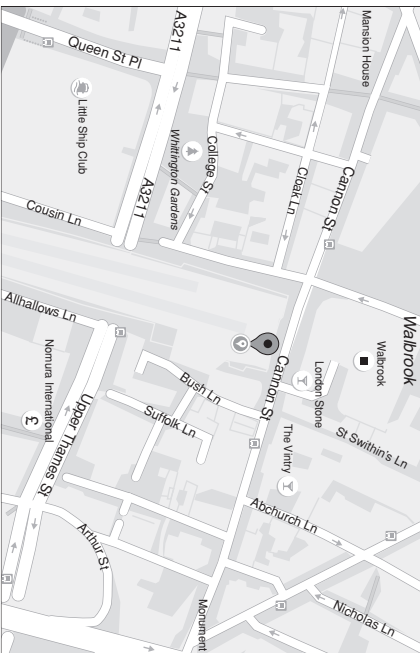
Please ensure you read the Notes carefully before completing this Form of Proxy.

NOTICE OF AVAILABILITY
 The Annual Report and Accounts 2017 and the Notice of Annual General Meeting are now available to be viewed and downloaded on the Company's website: www.phpgroup.co.uk/investors/results-centre/ if you wish to receive electronic communications and manage your shareholding online please visit the website of our Registrar, Equiniti at www.shareview.co.uk and click to register at the top of the page.
 Printed copies of any shareholder communications may be requested from our Registrar, Equiniti on 0371 384 2030 from within the UK (or +44 121 415 7047 from outside the UK).

PRIMARY HEALTH PROPERTIES PLC ADMISSION CARD

The Annual General Meeting of Primary Health Properties PLC will be held at the offices of CMS Cameron McKenna Nabarro Olswang LLP Cannon Place, 78 Cannon Street, London EC4N 6AF on Wednesday 18 April 2018 at 10.30 a.m. If you would like to attend the meeting, please bring this card with you and present it on arrival.

Please detach the Admission Card before posting the Form of Proxy. The Notes should also be detached and kept for your reference.



DIRECTIONS TO THE VENUE FOR THE ANNUAL GENERAL MEETING

18 April 2018, 10.30 a.m.

CMS Cameron McKenna Nabarro Olswang LLP, Cannon Place, 78 Cannon Street, London EC4N 6AF

Underground Stations	Duration (on foot)
St. Paul's	6 minutes
Bank	9 minutes
Cannon Street	
Main Line Stations	Duration (on foot)
London Bridge	22 minutes
Cannon Street	7 minutes
Liverpool Street	10 minutes

The main entrance is on Cannon Street.

Notes:

1. To be entitled to attend and vote at the Annual General Meeting (the 'AGM'), members must be registered in the register of members of the Company by 6.30 p.m. on 16 April 2018 (or, if the AGM is adjourned, at 6.30 p.m. on the date that is two days prior to the adjourned AGM, excluding any day which is not a working day). Changes to entries on the register of members after the relevant deadline shall be disregarded in determining the rights of any person to attend or vote (and the number of votes they may cast) at the AGM or adjourned AGM.
2. A member entitled to attend and vote at the AGM is entitled to appoint a proxy to exercise all or any of his rights to attend, speak and vote on his behalf. A proxy need not be a member of the Company but must attend the AGM in person to represent the member. A form of proxy is attached. The completion of a form of proxy will not preclude a shareholder from attending and voting in person at the AGM.
3. You can appoint the Chairman of the meeting or anyone else to be your proxy at the AGM. You can also, if you wish, appoint more than one proxy provided that each proxy is appointed to exercise the rights attached to different shares held by you.
 - To appoint more than one proxy, you should photocopy the form of proxy. Please indicate the number of shares in relation to which you authorise them to act as your proxy. Please also indicate by marking the box on the form of proxy if the proxy instruction is one of multiple instructions being given.
 - Where a form of proxy does not state the number of shares to which it applies, the proxy is deemed to have been appointed in relation to the total number of shares registered in the name of the appointing member.
 - Where a form of proxy does not state the number of shares to which it applies but is one of multiple instructions or where the aggregate number of shares exceeds a member's entire holding, then the total number of shares registered in the name of the appointing member will be apportioned pro rata.
4. The form of proxy gives your proxy or proxies full rights to attend, speak and vote. If you wish to restrict the rights of your proxies, please cross out either or both of the words 'speak' or 'vote' as you feel appropriate.
5. In the case of a corporation or government body, this form of proxy must be signed by a person who is authorised following a resolution of the board or other governing body, or by authority which is given under seal or signed by an officer duly authorised by the corporation or government body. In accordance with the Companies Act 2006 (as amended by the Companies (Shareholders' Rights) Regulations 2009), each such representative may exercise (on behalf of the corporation or government body) the same powers as the corporation or government body could exercise if it were an individual member of the Company. It is no longer necessary to nominate a designated corporate representative.
6. In the case of joint holders, the signature of any one holder will be sufficient but the names of all the joint holders should be stated and the vote of the senior who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint holders. For this purpose, seniority will be determined by the order in which the names stand in the register of members in respect of the shares.
7. To be valid, the form of proxy, together with any power of attorney or other authority under which it is signed, must be lodged with the Company's registrars, Equiniti Limited, at the address overleaf by no later than 10.30 a.m. on 16 April 2018.
8. If you have appointed a proxy and attend the AGM in person and:
 - vote on a show of hands, all proxy votes will be disregarded; and/or
 - vote on a poll using your poll card, your vote in person will override the proxy votes.
9. If you do not wish the form of proxy to be seen by anyone, except the Company and the Company's registrars, you should post it in an envelope to the address shown on the form of proxy. No stamp is required for UK registered members.
10. Any person to whom this notice is sent who is a person nominated under section 146 of the Companies Act 2006 to enjoy information rights (a 'Nominated Person') may, under an agreement between him/her and the shareholder by whom he/she was nominated, have a right to be appointed (or to have someone else appointed) as a proxy for the meeting. If a Nominated Person has no such proxy appointment right or does not wish to exercise it, he/she may, under any such agreement, have a right to give instructions to the shareholder as to the exercise of voting rights.
11. The statement of the rights of Shareholders in relation to the appointment of proxies in paragraphs 2 to 7 does not apply to Nominated Persons. The rights described in these paragraphs can only be exercised by shareholders of the Company.
12. CREST members who wish to appoint a proxy or proxies by using the CREST electronic appointment service may do so by using the procedures described in the CREST manual. To be valid, the appropriate CREST message, regardless of whether it constitutes the appointment of a proxy or an amendment to the instructions given to a previously appointment proxy, must be transmitted so as to be received by our agent, Equiniti Limited, ID RA19, no later than 10.30 a.m. on 16 April 2018. Please see the notes to the notice of meeting for further information on proxy appointments through the CREST facility.

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Business Reply Plus
Licence Number
RTAK-EULR-BRYC



Equiniti
Aspect House
Spencer Road
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