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23 March 2018

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

Publication of Prospectus and Notice of General Meeting

Further to the announcement this morning in relation to a share issue to raise gross proceeds of up to £100 million (approximately £97 million net of expenses) through the issue of up to 92,592,592 New Shares by way of a Firm Placing and Placing, Open Offer and Offer for Subscription at a price of 108 pence per New Share, PHP announces that a combined circular and prospectus relating to the Firm Placing and Placing, Open Offer and Offer for Subscription (the "Prospectus") was approved by the UK Listing Authority (the "UKLA") earlier today.

The following documents are expected to be posted to Shareholders shortly:

1. the Prospectus, incorporating a Subscription Form and the notice of General Meeting of the Company to be held at CMS Cameron McKenna Nabarro Olswang LLP, Cannon Place, 78 Cannon Street, London EC4N 6AF at 10.45 a.m. (or as soon thereafter as the annual general meeting of the Company convened for 10.30 a.m. on such day concludes) on 18 April 2018;
2. a form of proxy for use at the General Meeting; and
3. an application form for use by Qualifying Shareholders whose Ordinary Shares are in certificated form (as appropriate).

The Prospectus will shortly be made available on the Company's website www.phpgroup.co.uk. Copies of the Prospectus will be available from the registered office of PHP at 5th Floor, Greener House, 66-68 Haymarket, London, SW1Y 4RF from the date of its publication until Admission free of charge. A copy of the Prospectus has also been submitted to the National Storage Mechanism and will shortly be available for inspection at: <http://www.Hemscott.com/nsm.do>.

Capitalised terms used in this announcement have the meanings given to them in the Prospectus.

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ECM Syndicate: Jock Maxwell Macdonald / Sohail Akbar

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This announcement has been issued by and is the sole responsibility of the Company.

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Any person receiving this announcement is advised to exercise caution in relation to the Capital Raising. If in any doubt about any of the contents of this announcement, independent professional advice should be obtained.