

EVERCORE

The Board of Directors
MedicX Fund Limited
Regency Court
Glategny Esplanade
St Peter Port
Guernsey
GY1 1WW

8 February 2019

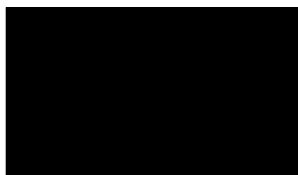
Dear Sirs,

Scheme of Arrangement – Scheme Document

We refer to the circular (the **Scheme Document**) to be sent by MedicX Fund Limited (**MedicX**) to MedicX shareholders in connection with the recommended offer by Primary Health Properties plc to acquire the entire issued and to be issued share capital of MedicX.

We hereby consent to the issue of the Scheme Document with the inclusion therein of our name and our advice in the form and context in which they appear in the draft of the Scheme Document which is attached to this letter.

Yours faithfully,



Edward Banks
For and on behalf of Evercore Partners International LLP