Primary Health Properties

THE FOUNDATIONS OF FUTURE GROWTH

Primary Health Properties PLC
Half Year Results Presentation 2021

AGENDA

- PHP at a glance
- Continued progress in H1 2021
- Nexus internalisation
- Pipeline and developments
- Key financial highlights and results
- Debt summary
- Property portfolio overview and ESG
- Dividend track record
- Conclusion - investment highlights
- Appendices

PHP AT A GLANCE

- Leading investor in flexible, modern primary healthcare accommodation across UK and Ireland
- Leading portfolio of 514 properties valued at just under £2.7 billion
- FTSE 250 UK Real Estate Investment Trust (“REIT”) with £2.1 billion market capitalisation
- 90% of income funded by government bodies (GPs, NHS or HSE); rent roll £136m; WAULT of just under 12 years
- 25 consecutive years of dividend growth; dividend covered by earnings
- Q1-Q3 2021 dividend of 1.55p per quarter paid or declared, equivalent to 6.2p annualised, 5.1% increase (2020: 5.9p +5.4%)
- £1.3m/1.0% additional income from rent reviews and asset management projects in H1 2021 (FY 2020: £2.0m/1.6%)
- Internalisation of Group’s management structure successfully completed resulting in cost savings of £4.0m p.a.
- Strong capital base with a prudent balance of shareholder equity and debt finance
- Strong ESG credentials

25 years

Dividend growth

CONTINUED PROGRESS IN H1 2021

- Successful completion of the internalisation of the Group's management structure delivering annual cost savings of approximately £4m
- The foundations of future growth strong pipeline of immediate transactions:
  - ✓ Investment pipeline in UK and Ireland totalling £195m including £155m in legal due diligence
  - ✓ Direct development pipeline totalling £21m across 4 projects at advanced stage plus medium term pipeline totalling £125m across 17 projects
- 4 development projects successfully delivered at Mountain Ash, Wales, Llanbradach, Wales, Epsom, Surrey and Eastbourne, East Sussex with a total development cost of £20.1m further de-risking forward funded development exposure
- Loan to value (LTV) ratio 40.9% lower end of target range of 40% to 50%
- Headroom/liquidity: £335m of undrawn loan facilities and cash post capital commitments
- Robust rental collections with over 99% collected in both the UK and Ireland for 2020 and 2021 rents
- Rental growth from rent reviews in H1 2021 : £1.0m/1.5% added to rent roll (FY20: £1.7m/1.8%; FY19: £1.6m/1.9%)
- COVID-19 update: technology and digitalisation changing the shape of consulting and triage in the UK and Ireland; but
- Realisation within the NHS following the creation of Integrated Care Systems ("ICS"), that will focus on 'collaboration rather than competition', that primary care can be used for many more things e.g. diagnostics, minor operations and treatments. More investment in healthcare likely across UK, Ireland and Western Europe.
- July 2021, Government published draft Health and Social Care Bill setting out a number of reforms in order to implement NHS Long Term Plan including creation of ICS and Partnerships tasked with co-ordinating NHS partners with local government services and budgets such as social care and mental health, in geographical areas, for the first time to deliver the best patient outcomes potentially resulting in more services being delivered from primary care.

90%
Government backed income

NEXUS INTERNALISATION - STRATEGIC AND FINANCIAL BENEFITS

- ✓ Acquisition by the Group of a fully operational management platform with the transfer of the systems, know-how and proprietary market knowledge that Nexus has developed since 1996
- ✓ Secures the continuity of a well regarded and experienced management team; including the services of Harry Hyman as CEO of PHP, consistent with the commitments made at the time of the MedicX merger
- ✓ An internally managed structure is expected to appeal to more investors broadening the universe of potential investors in the Company, in particular those investors unwilling or unable to invest in externally managed vehicles
- ✓ Confers operational benefits with a simpler decision-making process and a clearer and more accountable management structure
- ✓ As PHP is now of significant scale, an internalised management structure is more appropriate with succession planning, operational security and long-term stability expected to be enhanced as a result of the Internalisation
- ✓ Removes potential or perceived conflicts of interest between Nexus and PHP and reliance on Nexus as a third party asset manager
- ✓ The Company is on track to deliver annual cost savings of approximately £4.0 million equivalent to 0.3p per share
- ✓ The Company has assumed Nexus's existing management and overhead costs which will lead to a lower ongoing administrative cost to the Company and the EPRA cost ratio, which is already amongst the lowest in the sector, has fallen further to 9.0% at H1 2021
- ✓ The delinking of the Company's administrative costs from its gross asset value will provide further cost benefits as the gross asset value of the Company's portfolio is anticipated to grow in the future
- ✓ Potential for the Company's equity valuation to be enhanced and its cost of capital to be reduced

FOUNDATIONS FOR FUTURE GROWTH - STRONG PIPELINE OF ACQUISITIONS, DEVELOPMENTS AND ASSET MANAGEMENT PROJECTS

Total funding requirement of c. £262m over the next 2-3 years to fund a mix of future acquisition pipeline, direct developments and asset management projects

1 Pipeline

Immediate pipeline of active opportunities, include:

Region	Number	Est. acq'n/dev't cost
UK	10	£87m
Ireland	6	£108m (€126m)
Direct Developments	4	£21m

Funding requirement

Estimated pipeline of c.£195m (including £155m under offer)

Direct Developments £21m

2 Asset management projects

Active management of existing assets to create additional value

Property	Number	Asset Management cost
Board approved	26	£15m
Advanced pipeline	80	£31m

Estimated capex on projects in FY21 and FY22 of c. £46m

- Further medium-term pipeline opportunities

FORWARD FUNDED DEVELOPMENT PIPELINE

- ✓ Two schemes currently on site in Ireland with a net development cost of £26m
- ✓ Four developments completed in the period at Mountain Ash, Wales, Llanbradach, Wales, Epsom, Surrey and Eastbourne East Sussex with a net development cost of £20m

Arklow Primary Care Centre, Co. Wicklow, Ireland – On site

Tenants
- ✓ Health Service Executive (HSE)
- ✓ GP Practice
- ✓ Pharmacy
- ✓ TUSLA (Irish government)

Purchase date:	November 2019
PC date:	Q1 2022
Development cost:	£15.4m (€18.0m)
Size:	5,333 sqm
WAULT:	28.8 years
Rent review:	Irish CPI
BER rating :	A3

Enniscorthy Phase 1, County Wexford, Ireland – On site

Tenants
- ✓ Health Service Executive (HSE)
- ✓ GP Practice
- ✓ TUSLA (Irish government)
- ✓ Pharmacy

Purchase date:	December 2020
PC date:	Q1 2022
Development cost:	£10.8m (€12.6m)
Size:	4,633 sqm
WAULT:	24.44 years
Rent review:	Irish CPI
BER rating:	A3

Eastbourne Primary Care Centre, East Sussex - Completed

Tenants
- ✓ GP Practice
- ✓ Pharmacy

Purchase date:	Acquired under Medix Merger
PC date:	July 2021
Development cost:	£8.4m
Size:	1,976 sqm
Number of GPs:	13
Patients:	23,317
WAULT:	25 years
Rent review:	OMV
BREEAM rating:	Excellent

DIRECT DEVELOPMENTS

- ✓ 4 projects with a combined gross development value £21m which are progressing towards a start on site
- ✓ A significant medium-term pipeline with a gross development value £125m across 17 projects are progressing.

New Primary Care Centre, Lincolnshire

Tenant
- ✓ GP Practice
- ✓ NHS Trust (likely assignment to ICS)

Estimated Start on Site:	Q4 2021
Development cost:	£4.0m
Size:	905 sqm
No. of GPs:	4
Patients:	7,500 rising to 10,000
WAULT:	25 years
Rent review:	OMV
BREEAM rating :	Excellent

New Primary Care Centre, West Sussex

Tenants
- ✓ GP Practice
- ✓ Pharmacy

Estimated Start on Site:	Q1 2022
Development cost:	£6.7m
Size:	1,447 sqm
Number of GPs:	8
Patients:	12,000 rising to 22,000
WAULT:	25 years
Rent review:	OMV
BREEAM rating:	Excellent

New Primary Care Centre, South London

Tenant
- ✓ NHS Trust (likely assignment to ICS)

Estimated Start on Site:	Q2 2022
Development cost:	£5.6m
Size:	1,400 sqm
Number of GPs:	8
Patients:	15,000 plus o/p services
WAULT:	25 years
Rent review:	CPI
BREEAM rating:	Excellent

New Primary Care Centre, North London

Tenant
- ✓ GP Practice

Estimated Start on Site:	Q3 2023
Development cost:	£4.6m
Size:	824 sqm
No. of GPs	4
Patients	8,000 rising to 13,000
WAULT:	25 years
Rent review:	OMV
BREEAM rating:	Very Good (shell fit out)

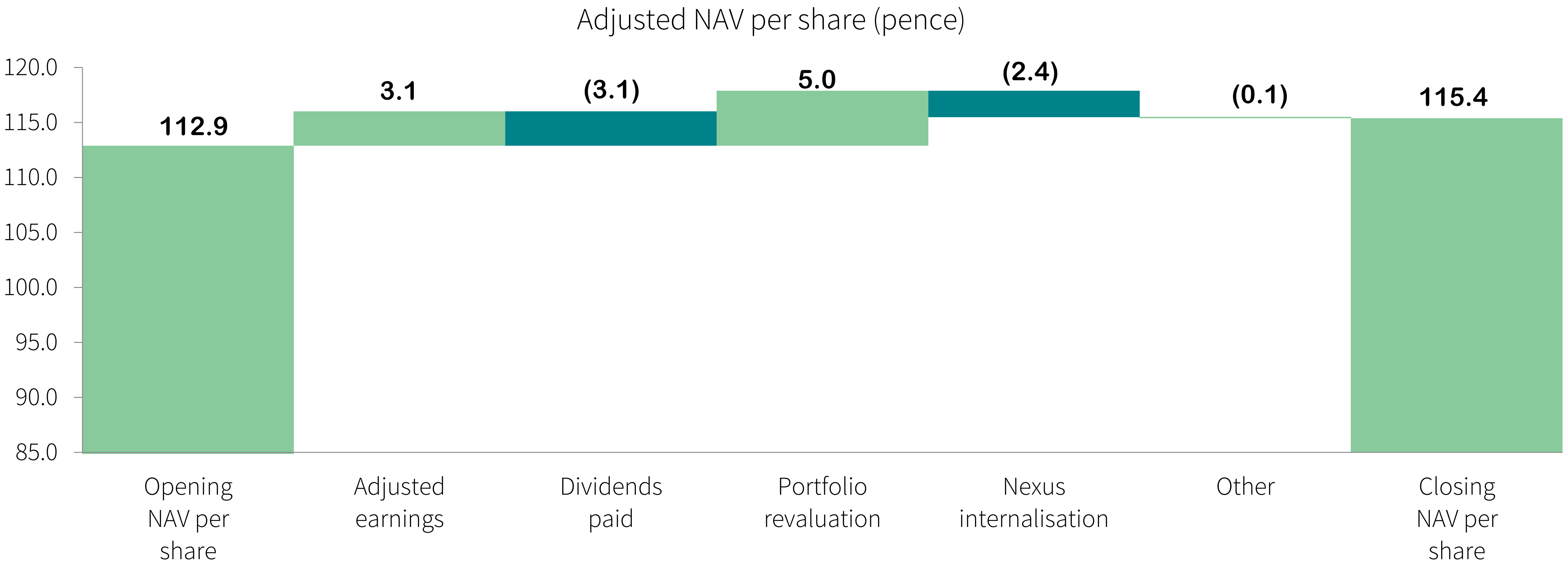
KEY FINANCIAL HIGHLIGHTS

Performance	30 June 2021	30 June 2020	Change
Net rental income (£m)	67.7	64.8	+4.5%
Adjusted earnings (£m)	40.7	36.0	+13.1%
Adjusted earnings per share (pence)	3.1p	3.0p	+3.3%
Dividends paid (£m)	41.1	35.9	+14.5%
Dividend cover	99%	100%	-
Dividend per share (pence)	3.1p	2.95p	+5.1%
Position	**30 June 2021**	**31 December 2020**	**Change**
Investment property (£bn)	2.7	2.6	+2.6%
Adjusted NTA per share (pence)	115.4	112.9p	+2.2%
Loan to value	40.9%	41.0%	-10bp
Management	**30 June 2021**	**31 December 2020**	**Change**
Growth on rent reviews	1.5% p.a.	1.8% p.a.	-30bps
WAULT	11.8 years	12.1 years	-0.3 years
Occupancy	99.7%	99.6%	+10bp
EPRA cost ratio	9.0%	11.9%	-290bp
Average cost of debt	3.4%	3.5%	-10bps

INCOME STATEMENT

	30 June 2021 £m	30 June 2020 £m	Change
Net rental income	67.7	64.8	+4.5%
Administrative expenses	(4.3)	(5.7)	
Performance incentive fee	(0.7)	(0.8)	
Operating profit before financing costs	62.7	58.3	
Net financing costs	(22.0)	(22.3)	
Adjusted earnings	40.7	36.0	+13.1%
Revaluation surplus and profit on sales	66.9	10.5	
Fair value loss on derivatives and convertible bond	(0.2)	(8.4)	
Adjusted profit excluding exceptional adjustments	107.4	38.1	+181.9%
Amortisation of MedicX debt MtM at acquisition	1.6	1.5	
Exceptional termination payment and impairment of goodwill on acquisition of Nexus	(35.3)	-	
Exceptional item – Nexus acquisition costs	(1.7)	-	
IFRS profit before tax	72.0	39.6	+81.8%
Adjusted earnings per share	3.1p	3.0p	+3.3%
IFRS earnings per share	5.4p	3.2p	+68.8%

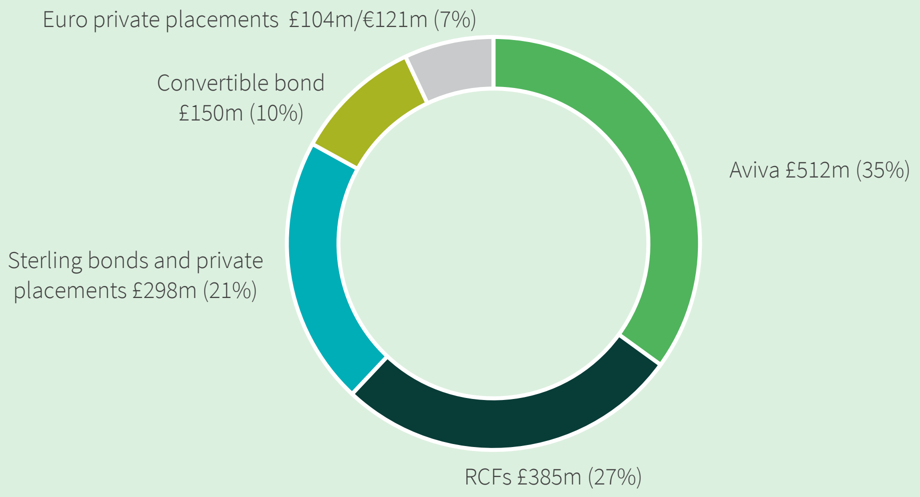
BALANCE SHEET STRENGTHENED



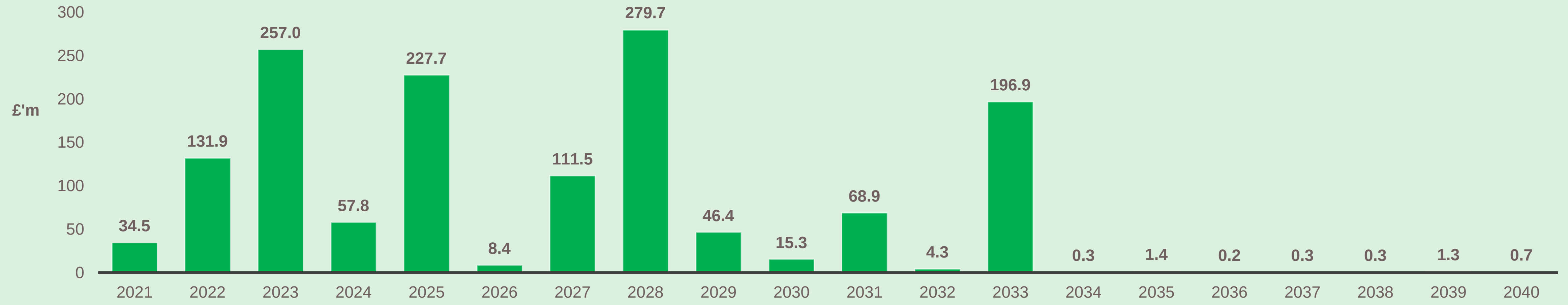
	30 June 2021	31 December 2020	Change
Adjusted net tangible assets	£1,535m	£1,485m	+3.4%
Adjusted net tangible asset value per share	115.4p	112.9 p	+2.2%

DEBT SUMMARY

- Broad and diverse range of lending partners
- Long weighted average debt maturity of 7.0 years
- 100% of debt fixed or hedged
- Total debt facilities of £1.45bn (90% secured/10% unsecured)
- Drawn net debt £1.1bn
- £335m of undrawn headroom after capital commitments
- Group LTV 40.9% (35.2% excluding £150m convertible bond)
- Average cost of debt 3.4% falling to 3.1% assuming fully drawn
- Low marginal cost of debt 1.7%



Debt maturity profile



PROPERTY PORTFOLIO OVERVIEW

Key Figures[1]	30 June 2021
Total number of properties	514
Including properties in Ireland	19
Investment portfolio value (£bn)	2.65
Floor area (000's sqm)	684
Capital value (£ per sqm)	3,876
Contracted rent roll (£m)	136.1
Net initial yield (NIY)	4.7%
Average lot size (£m)	5.2
Average WAULT (years)	11.8
Occupancy	99.7%
Government backed rent	90%

Capital Value[1]	Number	Value (£m)	%
> £10m	50	749	28%
£5m - £10m	126	892	34%
£3m - £5m	157	623	24%
£1m - £3m	176	382	14%
< £1m (incl. land £1.5m)	5	5	0%
Total	514	2,651	100%

1. All data as at 30 June 2021

HIGH QUALITY RECURRING INCOME

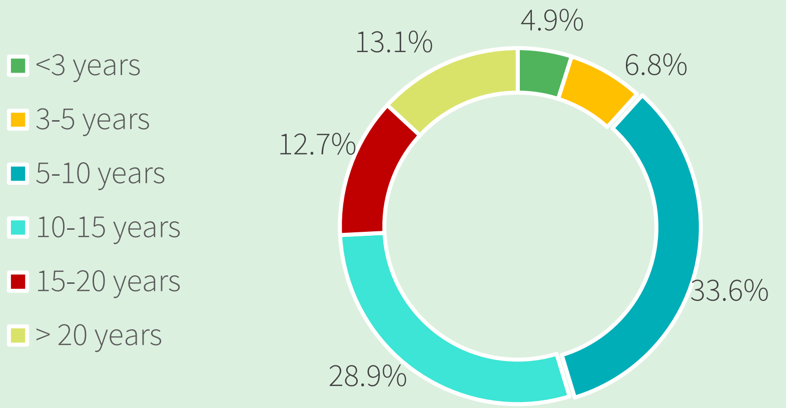
Key characteristics of the portfolio

- Weighted average unexpired lease length of 11.8 years
- Occupancy rate of 99.7%
- Strong tenant covenant – 90% of rent roll paid directly/indirectly by Government bodies
- UK leases have effectively upward only rent reviews. Irish leases linked to Irish CPI
- 31% of portfolio on fixed or indexed uplifts. 69% OMV review, typically every three years

...these characteristics result in highly visible cash flows and stable valuation yields

- ✓ Contracted rent roll of over £136.1m p.a.
- ✓ H1 21 - L4L rental growth from rent reviews and asset management projects of £1.3m or 1.0% (FY20: £2.0m or 1.6%)
- ✓ Positive rental growth though marginal reduction in rate. Immediate growth outlook remains positive, though muted, with limited number of reviews being settled in London and SE and a small spike in reviews being settled at nil uplift, partially offset by rising inflation expectations.
- ✓ Only £6.7m or 4.9% of rent roll expiring in next three years of which c.75% is subject to a planned asset management initiative or terms have been agreed to renew the lease

Analysis of leases unexpired by rent roll



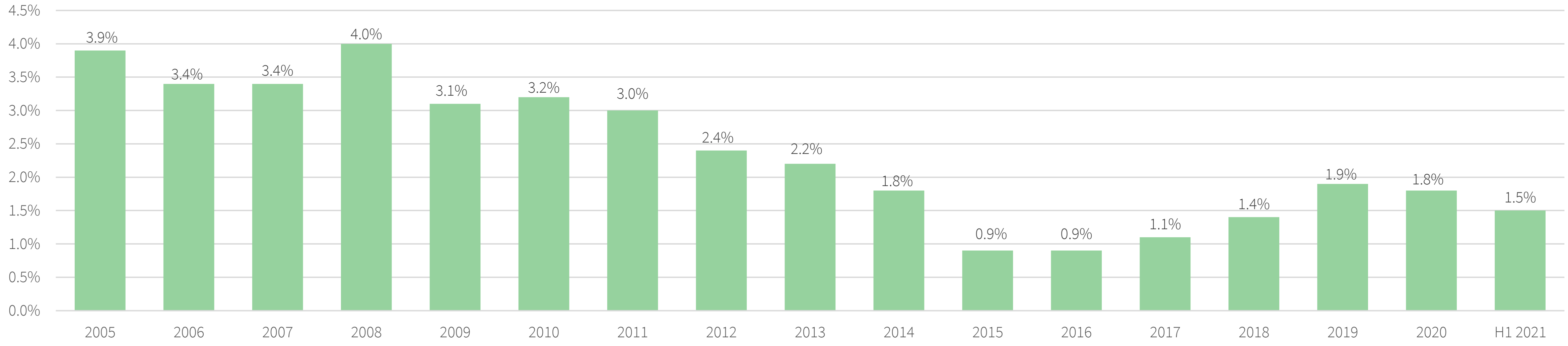
LONG LEASES WITH RENTAL GROWTH POTENTIAL

- Effectively upward only rent roll in UK
- Total weighted average rental growth 1.5% p.a.
  - ✓ 69% reviewed to open market (ave. 1.0% p.a.)
  - ✓ 25% index linked (ave. 2.2% p.a.)
  - ✓ 6% on fixed uplift (ave. 2.7% p.a.)

Drivers of rental growth

- Completion of historic rent reviews – increased momentum
- Increased development activity
- Building cost inflation
- Reducing the NHS carbon footprint
- Building regulations and specification creep
- Replacement cost

Rental growth history



ASSET MANAGEMENT – ENHANCING EXISTING PORTFOLIO

- ✓ 17 projects either completed or on-site in year investing £10.8m, £0.3m additional rent and WAULT extended back to 21 years
- ✓ Strong pipeline of over 100 projects either Board approved or advanced negotiations investing c. £46m, £1.4m of additional rent and WAULT extended back to 22 years

Waterside Medical Centre, Leamington Spa
Est. completion April 2022

Significant 2 storey extension to both front and rear elevations creating an additional 10 consulting rooms to meet local population growth. Designed to BREEAM Very Good with investment in PV panels, EV charging and LED lighting throughout.

Completion date:	Est. April 2022
Capex:	£1.8m
Additional Rent:	£76,000 pa
New Lease:	24 years
Size:	935 sqm
Patients:	13,000
Number of GPs:	6
EPC Target:	B

Vale Practice, Crouch End
Est. completion October 2021

The existing accommodation will benefit from an internal refurbishment bringing the premises into line with current NHS standards. PHP are funding the scheme which will also replace external doors and windows as well as installing LED lighting.

Completion date:	Est. October 2021
Capex:	£0.5m
Additional Rent:	£15,000 pa
New Lease:	25 years
Size:	608 sqm
Patients:	10,840
Number of GPs:	8
EPC Target:	B

St Stephens Gate, Norwich
Est. completion Sept 2021

PHP are funding an internal refurbishment of the existing premises, creating 2 additional clinical rooms and creation of a new enhanced treatment suite. The project will benefit from new heating system and LED lighting throughout.

Completion date:	Est. Sept 2021
Capex:	Est. £0.6m
Additional Rent:	£20,000 pa
New Lease:	21 years
Size:	1,540 sqm
Patients:	18,000
Number of GPs:	13
EPC Target:	B

Millwood Surgery, Bradwell
Pharmacy Phase completed May 2021

PHP are funding a 234 sqm GIA two-storey building extension, creating 6 additional clinical rooms on both ground and first floor levels for the GPs, alongside an internal refurbishment.

Completion date:	Est. Dec 2021
Capex:	Est. £1.2m
Additional Rent:	£55,000 pa
New Lease:	23 years
Size:	234 sqm
Patients:	19,000
Number of GPs:	8
EPC Target:	B

ESG: PREMISES, HEALTH AND PEOPLE

Built Environment

- Supporting the NHS target to be Carbon Net Zero by 2045 and interim reduction of 80% by 2036-2039
- All acquisitions to have an EPC rating of C or better
- In the UK, all new developments to have a BREEAM rating of 'Excellent' and in Ireland, all new developments to have a BER[1] rating of A3 or better.
- All future asset management to be assessed in line with BREEAM, with a focus on undertaking measures to mitigate energy usage and improve the EPC rating to at least B or better (81% of portfolio currently rated C or better)
- Reduce scope 1 and 2 GHG emissions by 25% in absolute and 40% in intensity terms
- Green lease clauses to be standard in all new lettings and lease renewals

Community Impact

- ESG Policy published setting out our commitment and approach to responsible business
- Community impact fund established – £250k p.a. for social and charitable activities linked to the communities and services of our occupiers

Responsible Business

- Joined Real Estate Balance, an association that seeks to address gender imbalance in the real estate sector
- Good governance practices adopted including transparency of our business to all stakeholders
- ESG committee became a full committee of the Board reflecting the Company's commitment to environmental, social and governance matters with standalone ESG report to be published in H2 2021

3 GOOD HEALTH AND WELL-BEING

11 SUSTAINABLE CITIES AND COMMUNITIES

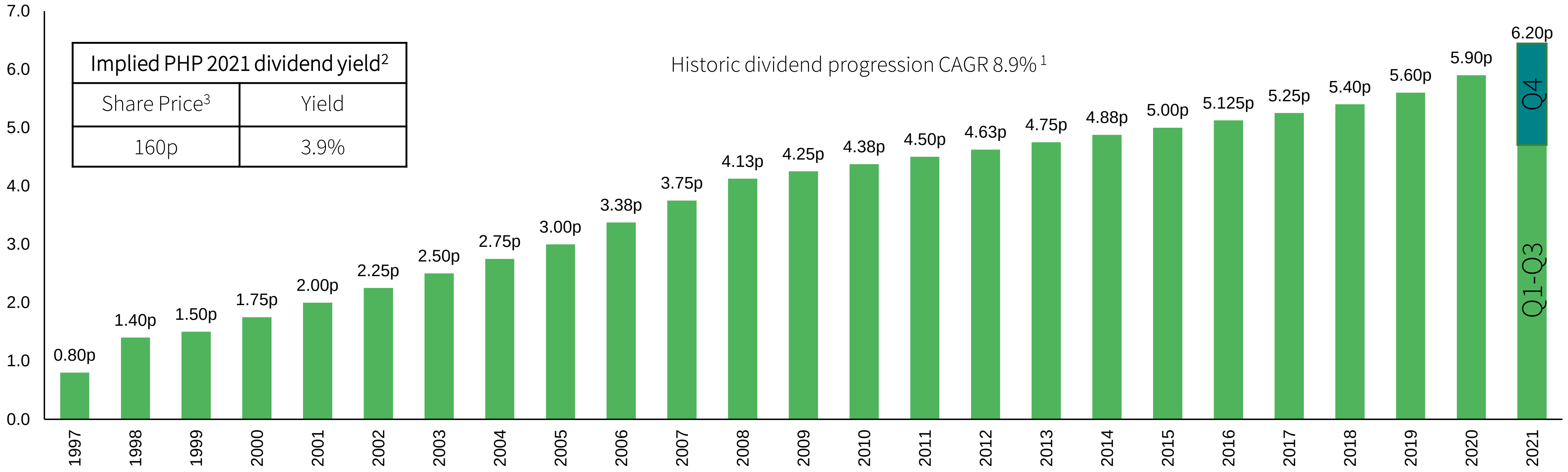
REAL ESTATE BALANCE

GRESB

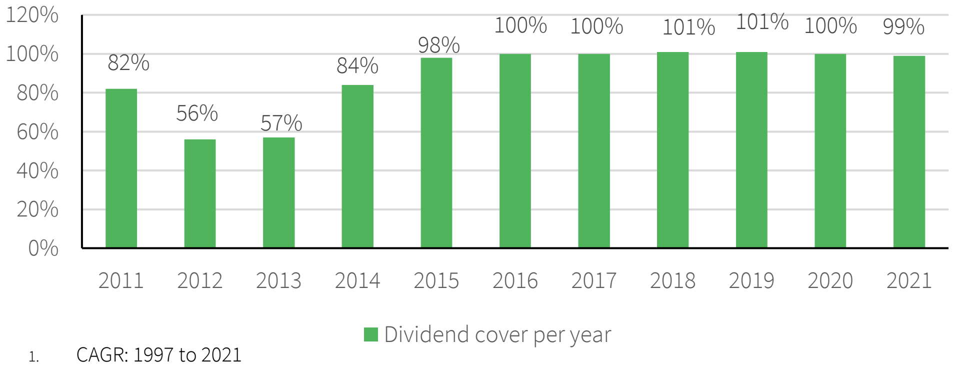
[1] Building energy rating

25 YEAR TRACK RECORD OF DIVIDEND GROWTH

Implied PHP 2021 dividend yield[2]	
Share Price[3]	Yield
160p	3.9%



Historic dividend cover



- ✓ Q1-Q3 2021 dividend of 1.55p per quarter paid or declared (equivalent to 6.2p annualised) a 5.1% increase and 25th year of growth
- ✓ H1 2021 dividend cover at 99%
- ✓ Total dividends paid increased by 14.5% in H1 2021

1. CAGR: 1997 to 2021
2. Based on Q1-Q3 2021 dividend of 1.55p paid or declared per share annualised and is illustrative only
3. Share price is the closing mid market price on 22 July 2021

CONCLUSION - INVESTMENT HIGHLIGHTS

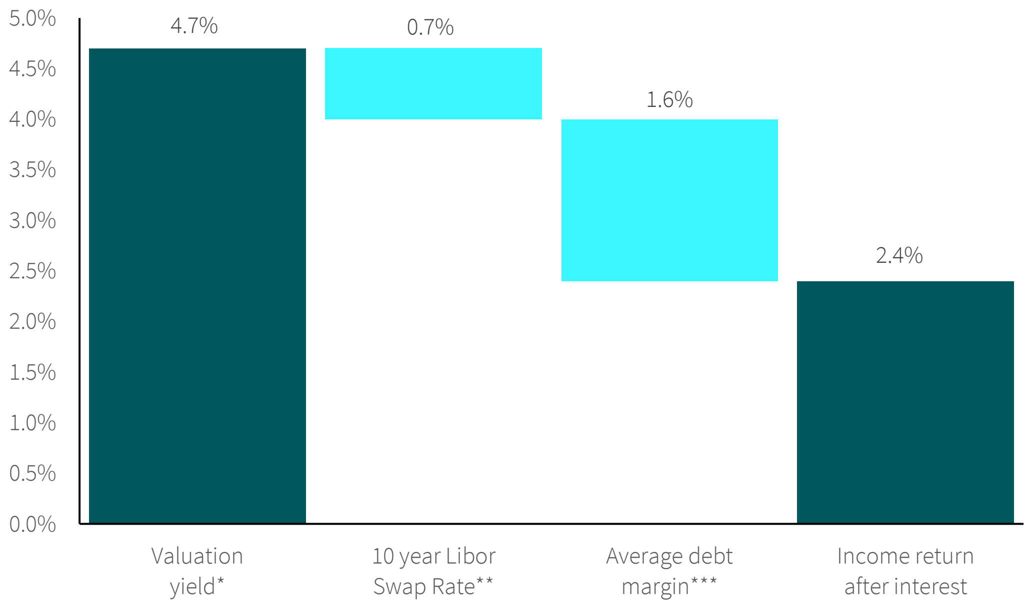
One of the UK's largest primary health property investors	• One of the UK's largest listed primary health property investors with 514 properties valued at £2.7 billion • FTSE 250 UK REIT with market capitalisation of £2.1 billion and improved share liquidity • Underlying investment characteristics and strong portfolio metrics continue to reflect the secure, long-term predictable income stream
Low risk, long-term, low volatility market	• Continued disciplined approach to acquisitions and asset management initiatives avoiding asset obsolescence • Continued opportunities in the UK and Ireland • 90% of income funded by government bodies (NHS or HSE) on long lease terms – WAULT of 11.8 years
Strong, high-quality and growing cash flows	• Positive yield gap between acquisition yield and funding costs • Effectively upward-only or indexed rent reviews in UK with improving outlook • Rent reviews in Ireland indexed linked to Irish CPI • Simple and transparent cost structure enhancing earnings
Adding value and reducing costs	• Continued organic rental growth from rent reviews and asset management projects • Proactive approach to refinancing to access lower cost of funds over the medium term with 60bp of savings delivered post MedicX merger • Low marginal cost of finance at 1.7% will reduce average cost of finance in future • EPRA cost ratio the lowest in the UK REIT sector and significantly reduced further following internalisation
Sector demand factors dictate continued development of healthcare premises	• Healthcare demand increasing due to ageing and growing populations in the UK and Ireland • Unwavering political support in UK and Ireland and promotion of integrated care • Historic underinvestment in primary care estate – in need of replacement and modernisation • COVID-19 – will create more opportunities in the future, more investment in health care with more procedures and consultations taking place in primary care facilities
Proven business model with strong management	• Proven track record of successfully identifying and investing in new assets on attractive terms to grow the portfolio • Consistently maintained high level of occupancy – currently 99.7% • Experienced management team with corporate, financial, property, investment and NHS experience

Further background on PHP

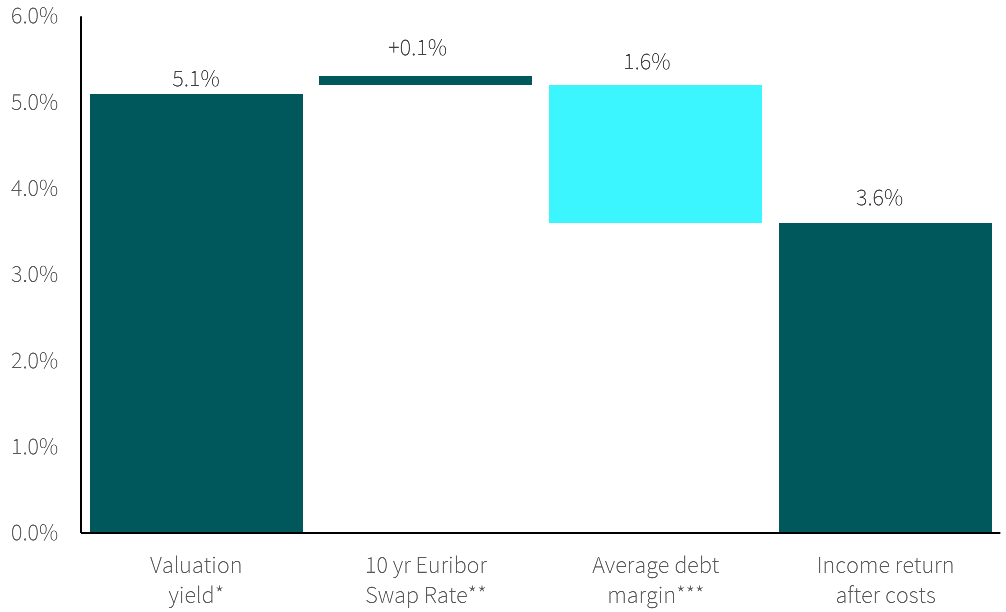
POSITIVE YIELD GAP

Illustrative yield gap on property investment

UK acquisitions



Ireland acquisitions



* PHP portfolio valuation yield 30 June 2021 (used as proxy for market purchases)
** Sourced from Chatham Financial – 26 July 2021
*** Company incremental margin on debt facilities

PRIMARY HEALTH CARE OPPORTUNITY IN THE UK

- The UK population has been steadily getting older and this trend is projected to continue in the future.
- By 2066, it is estimated there will be a further 8.6 million UK residents aged 65 years and over, an increase broadly equivalent to the size of the population of London today, taking the total number in this group to 20.4 million and making up 26% of the total population.
- Meanwhile, the NHS is adopting a new service model where, amongst other targets, patients get joined-up care, including the right to online digital GP consultations.
- This includes the creation of Integrated Care Systems (“ICS”), that will focus on ‘collaboration rather than competition’ and bring together budgets that were previously ‘siloed’ to better serve the overall healthcare needs of a local population.
- At the same time, GP practices have been encouraged to form Primary Care Networks (“PCN’s”), typically covering 30-50,000 people, to deliver integrated services at scale.
- To encourage this, Practices will be funded to work together and create genuinely integrated teams of GPs, community health and social care staff.
- Over the next five years, investment in primary medical and community services will grow faster than the overall NHS budget, with a ringfenced local fund worth at least an extra £4.5 billion a year in real terms by 2023/24
- However many GP Premises in the UK remain unfit for their current purpose, let alone this expanded role.

PRIMARY HEALTH CARE OPPORTUNITY IN THE UK

- Common challenges include lack of space in waiting rooms and consultation rooms, growing list sizes and lack of disabled access.
- The COVID-19 crisis undoubtedly accelerated the intended transition away from initial face to face GP consultations, with various estimates suggesting c. 85% are currently being conducted remotely.
- Nonetheless, PHP does not believe this level is sustainable for long periods of time. For example, it is estimated that c.10m people could be waiting for treatment by the end of the year and the number of people waiting more than a year for routine procedures has risen from c. 1,600 before the pandemic to nearly 200,000 today.
- PHP believes that primary health premises have a vital short term role to play in alleviating some of the immediate consequences of COVID-19, including the delivery of some of the backlog of treatments as well as new challenges, such as treating ‘long-COVID’.
- This includes the delivery of some of the backlog of treatments, testing and, potentially, vaccination in due course as well as the resumption of more, but not all, consultations in a face to face format.
- Over the medium to longer term, PHP believes its modern, purpose built premises and its program of active asset management, means its assets are well placed to benefit under the new ICS from the shift of services away from acute hospitals into the community setting.
- This is in line with fundamental demographic trends and NHS plans, including funding, for primary care to deliver integrated services and ‘operate at scale’.

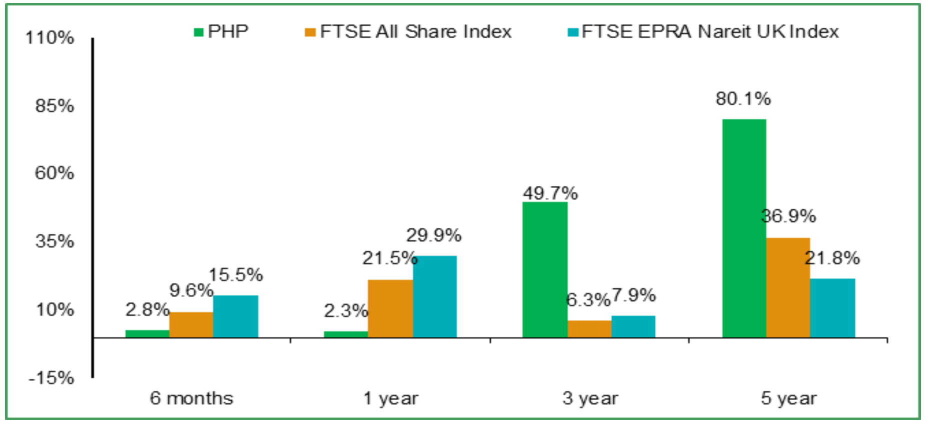
STRONG TRACK RECORD OF RELATIVE PERFORMANCE

- IRR over period since inception of 13.3%[1] (Average annual inflation (RPI) over period: 2.7%)

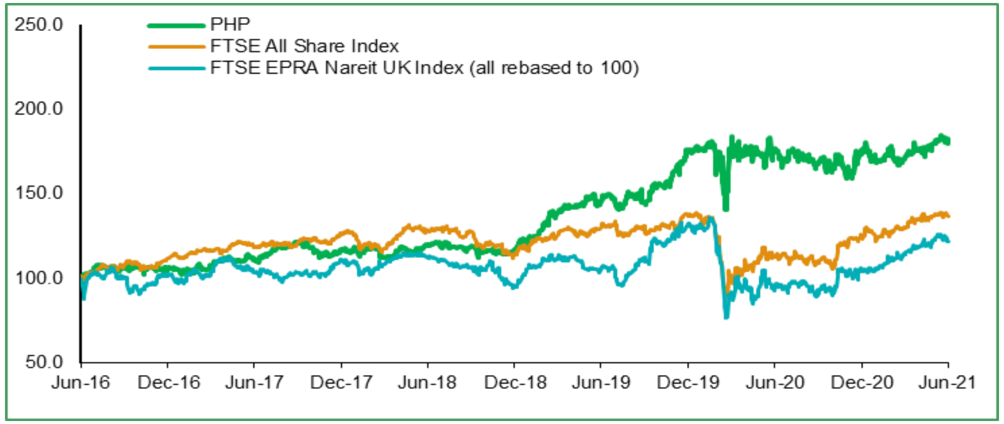
CAGR total shareholder returns

	PHP	Assura	EPRA UK
6 months	5.7%	(3.3%)	33.5%
1 year	2.3%	(2.0%)	29.9%
3 years	14.4%	13.3%	2.6%
5 years	12.5%	10.8%	4.0%
10 years	12.2%	10.4%	7.1%
20 years	13.2%	-	3.5%

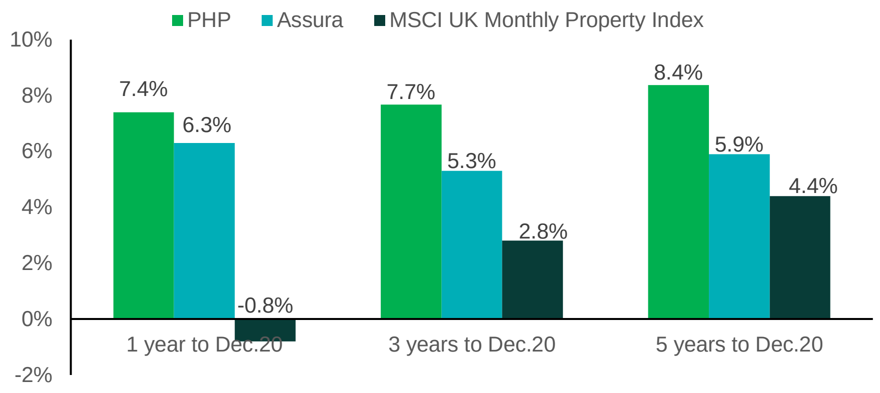
PHP TSR (absolute change) – 6 months / 1yr / 3yr/ 5yr



PHP 5 year relative TSR performance



PHP TPR vs MSCI UK Monthly Property Index



Source: all data sourced from Thomson Reuters EIKON as at close 31 December 2020; IMSCI UK Monthly Property Index

[1] IRR includes total dividends paid or declared to 26 July 2021 of 93.5 pence and assumes the sale of the underlying ordinary shares at 160.7 pence, the closing mid market price as at 23 July 2021, having been issued at 25 pence (dividend and share issue price data adjusted where required to reflect four for one share sub-division in November 2015)

BALANCE SHEET

£m	30 June 21	31 Dec.20
Investment properties	2,655.2	2,576.1
Cash	72.5	103.6
Debt	(1,157.7)	(1,159.3)
Net debt	(1,085.2)	(1,055.7)
Other net current liabilities	(35.3)	(35.1)
Adjusted net tangible assets (NAV)	1,534.7	1,485.3
Convertible bond fair value adjustment	(24.5)	(25.0)
Fixed rate debt and swap MtM	(39.4)	(42.4)
Deferred tax	(3.9)	(3.5)
IFRS net assets	1,466.9	1,414.4
Fixed rate debt and swap MtM adjustment	(50.9)	(87.9)
EPRA NDV (NNNAV)	1,416.0	1,326.5
Loan to value	*40.9%*	*41.0%*
Adjusted NTA per share (pence)	*115.4p*	*112.9p*
IFRS NAV per share (pence)	*110.3p*	*107.5p*
EPRA NDV per share (pence)	*106.4p*	*100.8p*
Number of shares (millions)	*1,330.2*	*1,315.6*

SPREAD OF FUNDING SOURCES

	Secured facilities [3]								
Provider	Santander	RBS[1]	HSBC	Lloyds	Barclays	Aviva	Secured bond	Aviva One Medical	Secured bond
Tenor	Bullet	Bullet	Bullet	Bullet	Bullet	Bullet	Bullet	Amortising	Bullet
Expiry	Jul-2021	Mar-2022	Nov-2023	Dec-2023	Dec-2023	Dec-2022	Dec-2025	Nov-2028	Mar-2027
Facility	£31m	£100m	£100m	£50m	£100m	£25m	£70m	£24m	£100m
Drawn	£nil	£67m	£nil	£28m	£nil	£25m	£70m	£24m	£100m
Collateral[2]	£68m	£236m	£193m	£102m	£213m	£48m	£137m	£54m	£203m
Contracted rent	£4m	£11m	£9m	£5m	£10m	£2m	£7m	£3m	£10m
LTV Max	65%	55%	67.5%	65%	60%	70%	74%	65%	70%
LTV actual	n/a	28%	n/a	27%	n/a	52%	51%	45%	49%
ICR Min	1.75x	1.5x	2.0x	1.75x	1.5x	1.6x	1.15x	1.05x	1.15x
ICR actual	n/a	4.7x	n/a	10.9x	n/a	2.7x	4.1x	1.9x	3.5x
Valuation fall to breach	£68m	£115m	£193m	£59m	£213m	£12m	£43m	£16m	£60m
Income fall to breach	£4m	£8m	£9m	£4m	£10m	£1m	£5m	£1m	£7m

1. Excludes unsecured £5m overdraft facility
2. Includes only assets mortgaged to the applicable facility
3. All data as at 30 June 2021

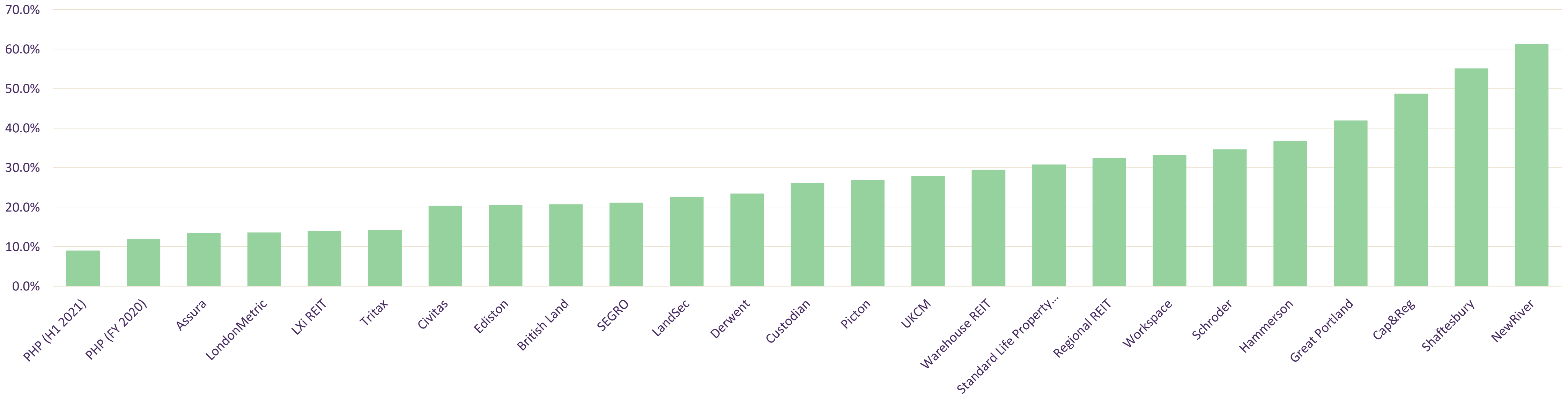
SPREAD OF FUNDING SOURCES (CONTINUED)

	Secured facilities [3]								Unsecured facilities [1]	Cash/ Unfettered assets	Total
Provider	Aviva	Ignis	Standard Life	Aviva	Euro PP (€)	Euro PP (€)	Aviva	Aviva	Convertible bond		
Tenor	Bullet	Bullet	Bullet	Bullet	Bullet	Bullet	Amortising	Amortising	Bullet		
Expiry	Nov-2028	Dec-2028	Sept-2028	Aug-2024 Aug-2029	Dec-2028 Dec-2030	Sept 2031	Jan-2032	Sept-2033	Jul-2025		
Facility	£75m	£50m	£78m	£108m	£44m (€51m)	£60m (€70m)	£20m	£259m	£150m	-	£1,444m
Drawn	£75m	£50m	£78m	£108m	£44m (€51m)	£60m (€70m)	£20m	£259m	£150m	(£73m)	£1,085m
Collateral[2]	£147m	£93m	£143m	£213m	£75m	£106m	£49m	£460m	-	£115m	£2,655m
Contracted rent	£8m	£5m	£7m	£11m	£4m (€5m)	£6m (€7m)	£3m	£23m	-	£8m	£136m
LTV Max	70%	74%	74%	65%	70%	70%	70%	75%	-	-	
LTV actual	51%	54%	54%	51%	58%	57%	40%	56%	-	-	
ICR Min	1.6x	1.15x	1.15x	1.2x	1.15x	1.15x	1.6x	1.4x	-	-	
ICR actual	3.2x	2.6x	2.5x	2.0x	3.9x	6.8x	2.1x	1.9x	-	-	
Valuation fall to breach	£40m	£26m	£38m	£46m	£14m	£22m	£21m	£114m	-	£188m	£1,288m
Income fall to breach	£4m	£3m	£2m	£4m	£3m	£5m	£1m	£7m	-	£7m	£85m

1. Excludes unsecured £5m overdraft facility
2. Includes only assets mortgaged to the applicable facility
3. All data as at 30 June 2021

EPRA COST RATIO

	Half-year ended 30 June 2021	Half-year ended 30 June 2020	Year ended 31 December 2020
	£m	£m	£m
Gross rent less ground rent and service charge income	69.1	66.2	134.6
Direct property expense	4.0	3.2	7.8
Administrative expenses	4.3	5.7	11.6
Performance incentive fee ("PIF")	0.7	0.8	1.6
Less: service charge costs	(2.4)	(1.7)	(4.3)
Less: ground rent	(0.2)	(0.1)	(0.2)
Less: other operating income	(0.2)	(0.2)	(0.4)
EPRA costs (including direct vacancy costs)	6.2	7.7	16.1
EPRA cost ratio	9.0%	11.6%	11.9%
Administrative expenses as a percentage of gross asset value (annualised)	0.4%	0.5%	0.5%



RENT REVIEW RESULTS

- £1.0m (1.5% p.a.) increase from 213 rent reviews completed
- 1.0% p.a. achieved on 132 open market value reviews
- 2.2% p.a. achieved on 71 indexed linked reviews
- 2.7% achieved on 6 fixed reviews
- 619 open market value reviews outstanding with ERV £83.4m or uplift of £1.9m equivalent to 0.8% p.a.

Outstanding reviews focused by region	
London and South East	37%
North	23%
Midlands	19%
South West	6%
Wales	9%
Scotland	5%
Ireland	1%
	100%

6 months to 30 June 2021	OMV Rent reviews completed		Number of outstanding reviews (current rent)	
	No	%	No	£m
Reviews relating to calendar years:				
2012	1	0.8%	-	-
2013	-	-	3	0.4
2014	-	-	2	0.3
2015	10	1.4%	15	1.4
2016	8	1.2%	31	5.0
2017	5	1.0%	36	5.6
2018	28	1.6%	91	11.5
2019	28	1.3%	149	19.6
2020	10	1.2%	168	24.8
2021	-	-	124	14.8
	90	1.4%	619	83.4
Nil increases	42	0.0%		
Total OMV reviews	132	1.0%		

CONTACT DETAILS

Harry Hyman
Chief Executive
harry.hyman@
phpgroup.co.uk

Richard Howell
Chief Financial Officer
richard.howell@
phpgroup.co.uk

Chris Santer
Chief Investment Officer
chris.santer@
phpgroup.co.uk

David Bateman
Investment Director
david.bateman@
phpgroup.co.uk

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July 2021