

Primary Health Properties PLC (PHP:LN)



London
Stock Exchange

Real Estate/Health Care REITs

Price: 0.92

Report Date: May 18, 2026

Business Description and Key Statistics

Primary Health Properties PLC is a United Kingdom-based real estate investment trust (REIT). The Company invests primarily in healthcare accommodation across the United Kingdom and Ireland, leased principally to GPs, government healthcare organizations and other associated healthcare users. The Company provides a range of services, including acquisition and development, property management, landlord and tenant, asset management, and finance. The Company's property portfolio includes Primrose Lane Medical Centre, Scotland; The Castle Practice, Tidworth; Oswestry Primary Care Centre, Oswestry; Mace Street Clinic, Old Hill; Stirling Medical Centre, Grimsby; Nairn Healthcare Group, Nairn; North Croft Medical Centre, Paisley; Strathpeffer Medical Centre, Scotland; Killick Street Health Centre, London; Prentis Road Medical Centre, London; Lytham Primary Care Centre, North West; Mallow Primary Healthcare Centre, Republic of Ireland; Mountain Ash Primary Care Centre, Wales, and others.

Website: <https://www.phpgroup.co.uk/>

ICB Industry: Real Estate

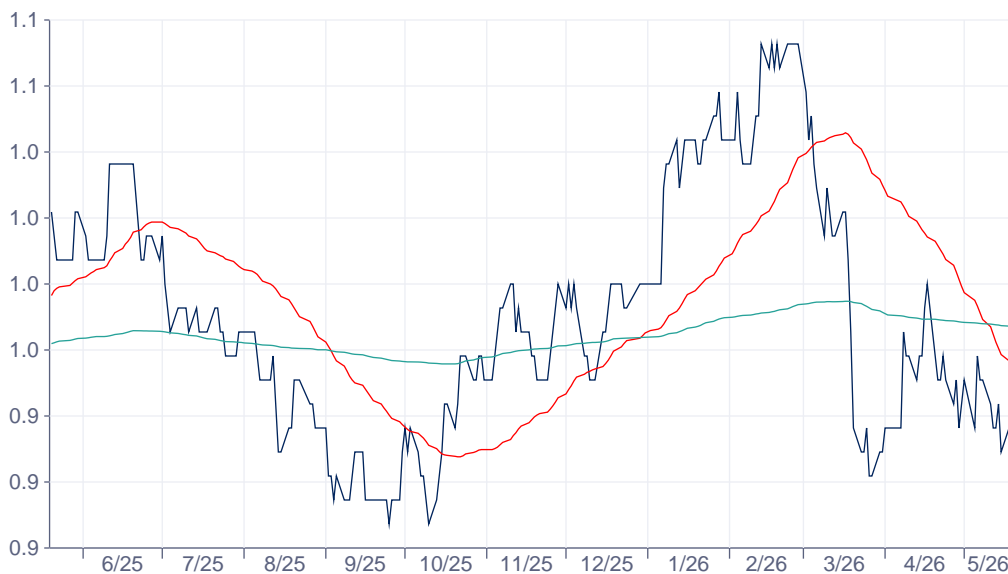
ICB Subsector: Health Care REITs

Address: Fifth floor;Burdett House, 15-16 Buckingham Street
LONDON WC2N 6DU
GBR

Employees: 156

	Current	YTY % Chg
Revenue LFY (M)	259	42.5
EPS Diluted LFY	0.07	236.1
Market Value (M)	2,380	
Shares Outstanding LFY (000)	2,595,000	
Book Value Per Share	0.98	
EBITDA Margin %	82.40	
Net Margin %	56.6	
Long-Term Debt / Capital %	56.4	
Dividends and Yield TTM	0.07 - 7.85%	
Payout Ratio TTM %	81.0	
60-Day Average Volume (000)	12,741	
52-Week High & Low	1.08 - 0.88	
Price / 52-Week High & Low	0.85 - 1.05	

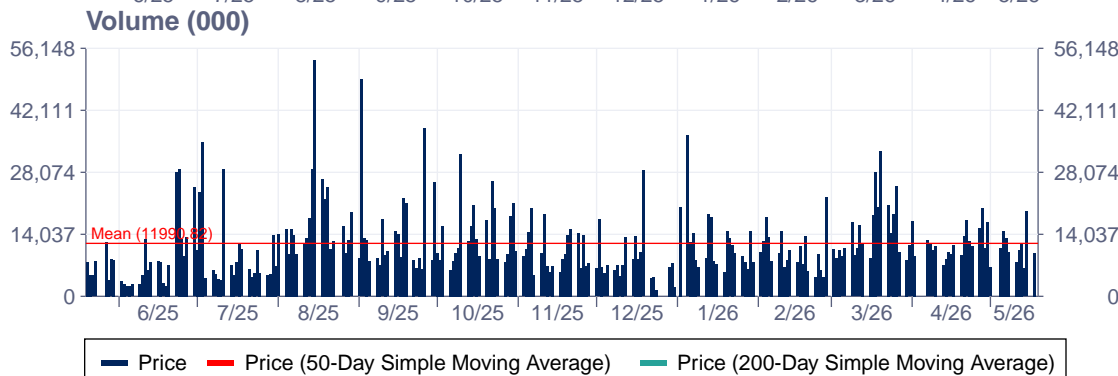
Price, Moving Averages & Volume



Primary Health Properties PLC is currently trading at 0.92 which is 3.2% below its 50 day moving average price of 0.95 and 4.2% below its 200 day moving average price of 0.96.

PHP:LN is currently 15.1% below its 52-week high price of 1.08 and is 5.1% above its 52-week low price of 0.88. Over the past 52-weeks, PHP:LN is down 8.8% while on a calendar year-to-date basis it is down 6.3%.

The Relative Strength Index (RSI) indicator for PHP:LN is currently 41.67. An RSI value of 70 and above is considered overbought and 30 and below oversold.



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Price Performance, Technical Indicators & Risk Metrics

Price Performance	% Change	Difference vs FTSE 350	Technical Indicators	
1-Day %	0.55	-0.58	50-Day Average Price	0.95
1-Week %	-1.87	-2.25	Price / 50-Day Average	0.97
4-Week %	-6.33	-3.18	200-Day Average Price	0.96
52-Week %	-8.76	-26.16	Price / 200-Day Average	0.95
Quarter-to-Date %	0.94	-1.03	RSI - Relative Strength Index	41.67
Year-to-Date %	-6.33	-9.91	Risk Metrics	
Last Month %	2.81	0.42	Price Volatility	0.01
Last Quarter %	-7.20	-8.78	Sharpe Ratio	-0.15
Last Calendar Year %	4.93	-14.99	Sortino Ratio	-0.22

5-Year Price Performance vs. FTSE 350

Primary Health Properties PLC
FTSE 350 Index

Current: 0.59 CAGR: -10.1%
Current: 1.38 CAGR: 6.7%



Over the past five years, Primary Health Properties PLC's stock price is down 41.0% which is 79.0% below the FTSE 350 Index performance of 38.0% over the same period. Primary Health Properties PLC's cumulative annualized growth rate (CAGR) over the five year period has been -10.1% while that of the FTSE 350 Index has been 6.7%.

Over the past year, Primary Health Properties PLC's stock price performance of -8.8% has underperformed that of the FTSE 350 Index by 26.2%. On a year-to-date basis, Primary Health Properties PLC's stock price performance of -6.3% has underperformed the FTSE 350 Index by 9.9%.

Over the past week, Primary Health Properties PLC's stock price performance of -1.9% has underperformed that of the FTSE 350 Index by 2.3%.

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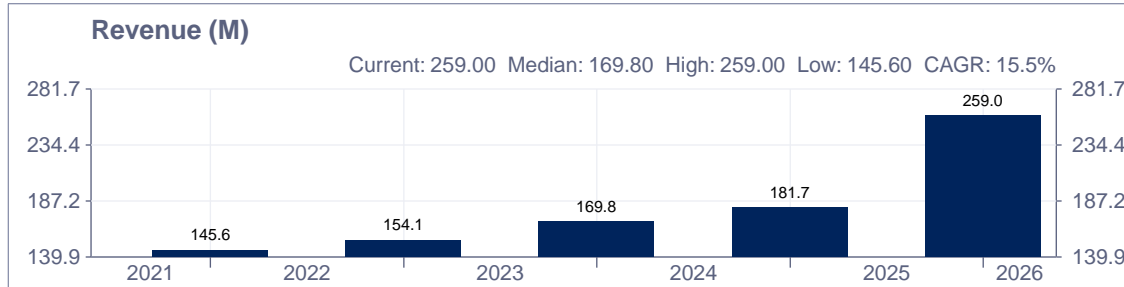
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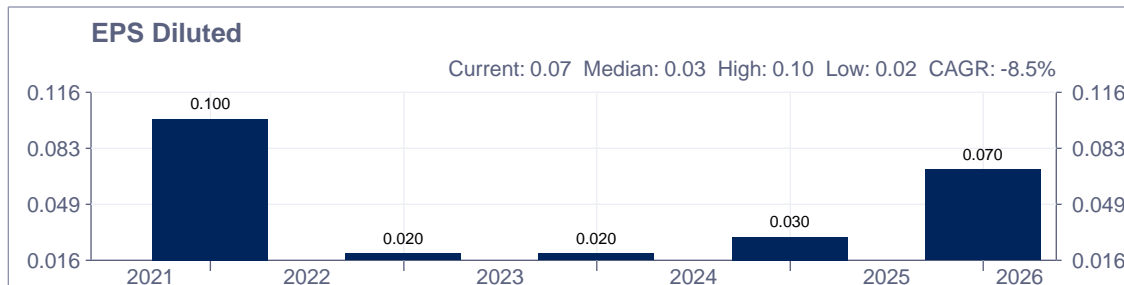
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Growth and Profitability Metrics

Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	18.9	13.3	15.2	Gross Margin %	89.6	90.0	93.4
Revenues Per Share %	12.4	7.3	2.7	EBITDA Margin %	82.4	75.4	91.6
EBITDA %	44.7	4.4	8.4	Pre-Tax Margin %	47.1	47.3	52.5
EPS Diluted %	47.0	1.0	-2.4	Net Margin %	56.6	50.5	63.0
Free Cash Flow %				Return on Equity %	8.6	5.2	7.2
Cash from Operations %	15.0	8.5	12.1	Return on Capital %	4.3	3.0	3.7
Book Value %	-3.9	-1.7	2.5	Return on Assets %	4.1	2.9	3.5



Primary Health Properties PLC's cumulative annualized revenue growth rate over the charted period is 15.5%. This compares to cumulative annualized growth of 18.9% over the past 3 years.



Primary Health Properties PLC's cumulative annualized EPS growth rate over the charted period is -8.5%. This compares to cumulative annualized growth of 47.0% over the past 3 years.



Primary Health Properties PLC's net profit margin of 56.6% is 6.1% above the period's mean net margin of 50.5%. During the charted period, the observed net profit margin high and low were 132.7% and -13.7% respectively.



Primary Health Properties PLC's return on equity of 8.6% is 3.4% above the period's mean return on equity of 5.2%. During the charted period, the observed ROE high and low were 12.3% and -1.4% respectively.

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Valuation Metrics

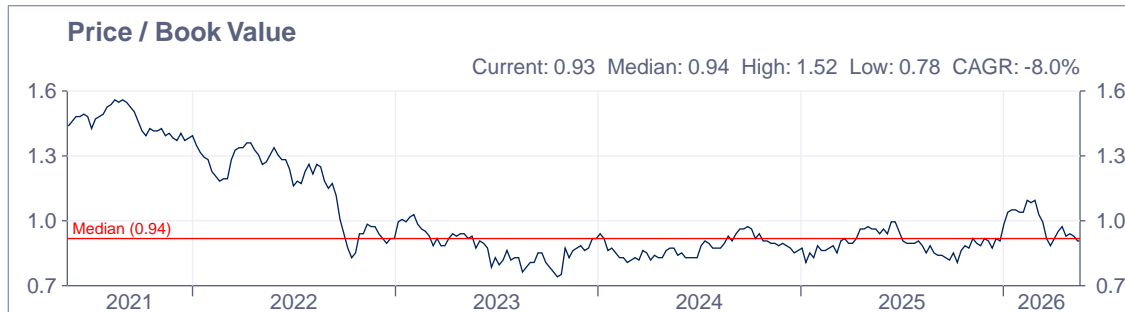
	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	10.5	15.1	14.5	Earnings Yield %	9.56	6.61	6.92
Price / Sales	5.9	8.1	10.3	Free Cash Flow Yield %			
Price / Operating Cash Flow	10.4	54.6	56.3	Dividend Yield %	7.85	6.79	4.63
Price / Book Value	0.9	0.9	1.2	Enterprise Value / EBITDA	26.5	23.1	17.6



Primary Health Properties PLC is trading at 10.46 times its EPS generated during the latest fiscal year. This multiple is below the historically observed median of 15.14, while high and low observations have been 99.90 and 8.91.



Primary Health Properties PLC is trading at a Price to Sales ratio of 5.92 based on sales generated during the latest fiscal year. This ratio is below the historically observed median ratio of 8.09, while high and low observations have been 16.41 and 5.81.



Primary Health Properties PLC is trading at a Price to Book ratio of 0.93 based on book value at the latest fiscal year end. This ratio is below the historically observed median of 0.94, while high and low observations have been 1.52 and 0.78.

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Dividends Data

Dividends Per Share TTM		0.07	Payout Ratio TTM %		81.00%	Dividend Yield TTM %		7.85%
Rate	Ex Date	Record Date	Payment Date	Currency	Note			
0.013	26-03-2026	27-03-2026	08-05-2026	GBP				
0.005	26-03-2026	27-03-2026	08-05-2026	GBP				
0.013	29-01-2026	30-01-2026	13-03-2026	GBP				
0.005	29-01-2026	30-01-2026	13-03-2026	GBP				
0.018	09-10-2025	10-10-2025	21-11-2025	GBP				
0.014	03-07-2025	04-07-2025	15-08-2025	GBP				
0.004	03-07-2025	04-07-2025	15-08-2025	GBP				
0.014	27-03-2025	28-03-2025	09-05-2025	GBP				
0.004	27-03-2025	28-03-2025	09-05-2025	GBP				
0.014	09-01-2025	10-01-2025	21-02-2025	GBP				
0.004	09-01-2025	10-01-2025	21-02-2025	GBP				
0.015	10-10-2024	11-10-2024	22-11-2024	GBP				

Dividend Growth and Yield



Primary Health Properties PLC's trailing 12-month dividend per share is 0.07 and its dividend has grown at a cumulative annualized rate of 3.3% over the charted period. This compares to dividend growth of 2.90% over the past year and cumulative annualized growth of 2.90% over the past 3 years.



Primary Health Properties PLC's current dividend yield is 7.85% based on trailing 12 month dividends. The current yield is above the historically observed median of 6.79% and, over the charted time period, the observed high yield has been 8.05% and the observed low yield has been 3.61%.

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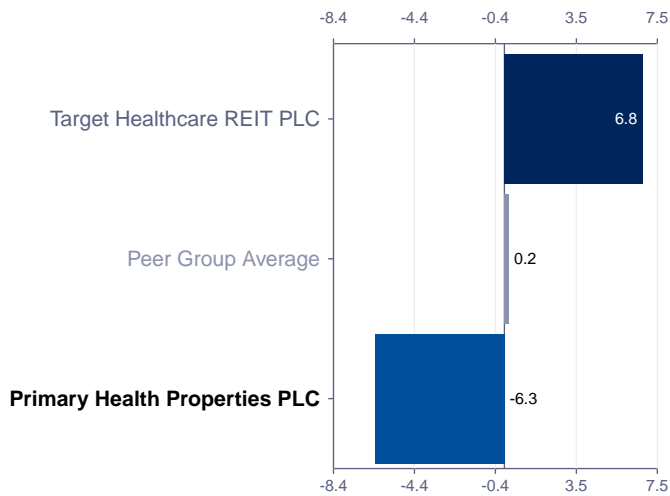
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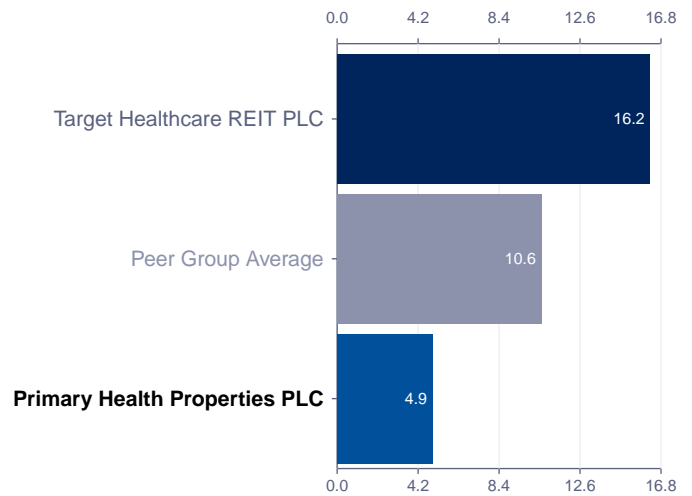
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ICB Subsector Peer Comparisons

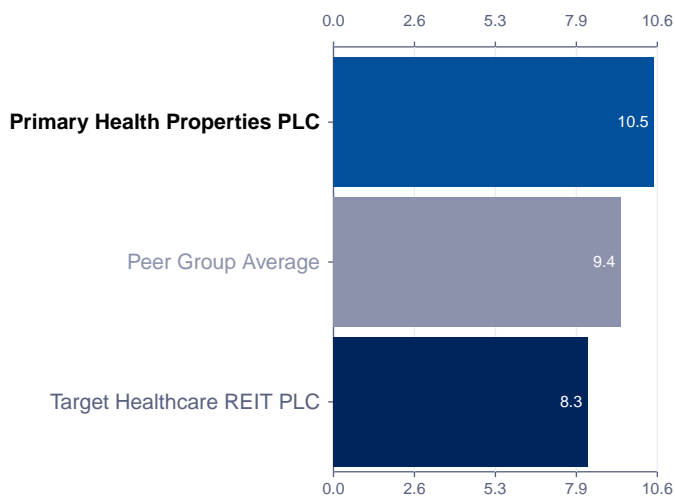
Price Change Year to Date %



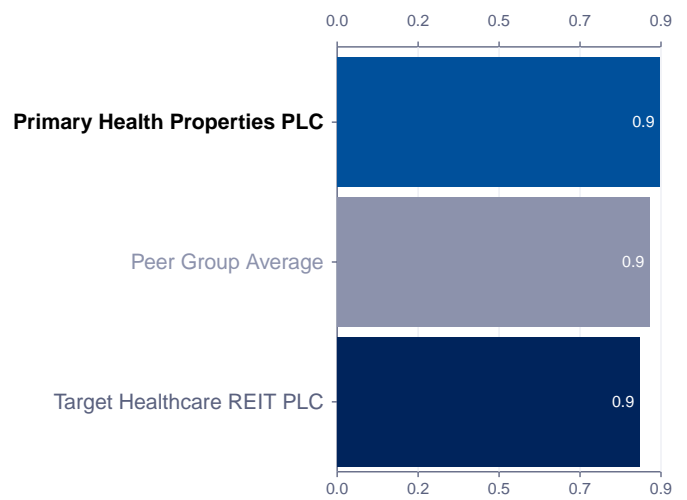
Price Change Last Calendar Year %



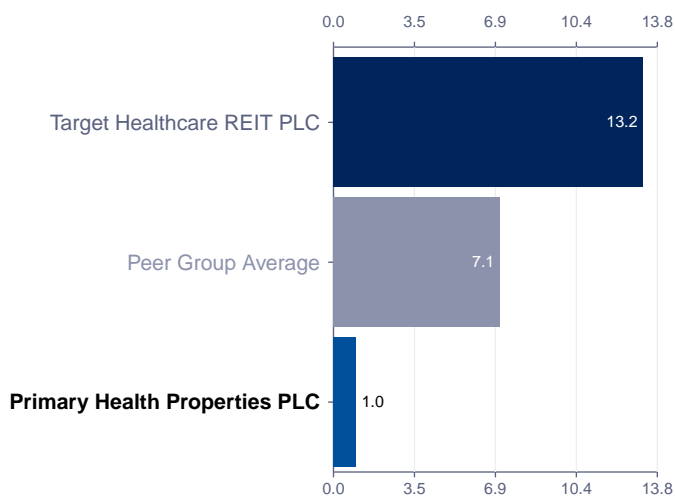
Price / EPS TTM



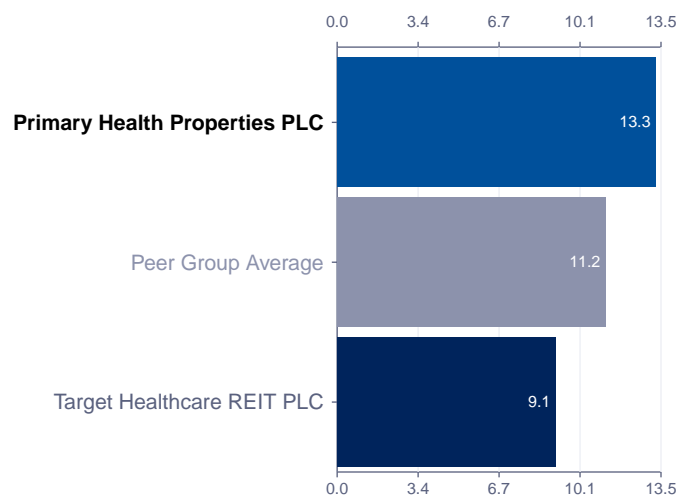
Price / Book Value



EPS 5-Year Growth Rate %



Revenue 5-Year Growth Rate %



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Abbreviations:

CAGR	- Cumulative annual growth rate.
EBIT	- Earnings before interest and taxes.
EBITDA	- Earnings before interest, taxes, depreciation & amortization.
LFY	- Last fiscal year
M	- Million
LON	- London Stock Exchange

Definitions:

Market Value - Weekly Price times latest Shares Outstanding times any applicable ADR factor.

Revenue - Sum of the last four quarters of Revenues.

Revenue Per Share - Sum of the last four quarters of Total Revenue divided by Weighted Average Shares Outstanding.

Normalized EPS LFY- EPS excluding non-recurring, non-operating items, fiscal year aligned TTM value.

60-Day Average Volume (000) - The average of the last 60 daily volume values in thousands of shares.

Price 52-Week High - The high closing price from the last 52 weeks of daily closing prices.

Price 52-Week Low - The low closing price from the last 52 weeks of daily closing prices.

Price / 52-Week High - Latest price divided by the high price from the past 52 weeks of daily closing prices.

Price / 52-Week Low - Latest price divided by the low price from the past 52 weeks of daily closing prices.

50-Day Average Price - Mean of last 50 daily closing prices.

200-Day Average Price - Mean of last 200 daily closing prices.

Price / 50-Day Average Price - Latest closing price divided by mean of last 50 daily closing prices, as a percentage.

Price / 200-Day Average Price - Latest closing price divided by mean of last 200 daily closing prices, as a percentage.

Relative Strength Index - Relative Strength Index or RSI measures the magnitude of gains over a given time period against the magnitude of losses over that period. The equation is $RSI = 100 - 100 / (1 + RS)$ where $RS = (\text{total gains} / n) / (\text{total losses} / n)$ and $n = \text{number of RSI periods}$. In this item, 14 days is used and one year of daily prices are considered. A value of 30 or below may imply oversold and 70 or above may imply overbought.

Price Volatility - The standard deviation of the last 20 days of daily closing prices.

Sharpe Ratio - The 5 year average of the excess monthly return over the risk - free rate(1 - month T - bill) over the 5 year standard deviation of the same series.

Sortino Ratio - The same calculation as the Sharpe Ratio but with positive excess returns set to zero for the standard deviation denominator, so only negative volatility weighs in.

Dividends Per Share TTM - Sum of the last four quarters of Dividends Per Share.

Payout Ratio - Dividends Per Share TTM divided by Normalized EPS TTM.

Dividend Yield TTM % - Sum of the last four quarter of Dividends Per Share divided by Weekly Price.

EBITDA - Sum of the last four quarters of EBITDA (Operating Income + Depreciation & Amortization).

Free Cash Flow - Sum of the last four quarters Net Cash from Operations minus Capital Expenditures (Purchase of Property, Plant & Equipment), from the Cash Flow Statement.

Book Value Per Share - Total Common Equity last quarter divided by Shares Outstanding last quarter.

Gross Margin % - Sum of the last four quarters Gross Profit divided by the sum of the last four quarters Revenues.

EBITDA Margin % - Sum of the last four quarters EBITDA divided by the sum of the last four quarters Revenues.

Pre-Tax Margin % - Sum of the last four quarters of Earnings Before Taxes divided by sum of the last four quarters Revenues.

Net Profit Margin % - Sum of the last four quarters of Normalized EPS divided by sum of the last four quarters Revenues Per Share.

Return on Equity % - Sum of the last four quarters of Normalized EPS divided by the average of the last four quarters Book Value.

Return on Capital % - Sum of the last four quarters of Normalized EPS divided by the average of the last four quarters Total Capital Per Share.

Return on Assets % - Sum of the last four quarters of Normalized EPS divided by the average of the last four quarters Total Assets Per Share.

Price / EPS TTM - Weekly Price divided by the sum of the last four quarters of Normalized EPS (capped at 99.9).

Price / Sales - Weekly Price divided by Revenues Per Share TTM.

Price / Book Value - Weekly Price divided by Book Value Per Share last quarter. Book Value Per Share is Total Common Equity last quarter divided by Shares Outstanding last quarter (capped at 49.9).

Free Cash Flow Yield % - Free Cash Flow Per Share TTM divided by Weekly Price.

Enterprise Value - Market Value plus Total Debt last year plus Preferred Equity last year minus Cash & Cash Equivalents last year.

Enterprise Value / Sales - Enterprise Value divided by the sum of the last four quarters of Revenue.

Enterprise Value / EBITDA - Enterprise Value divided by EBITDA TTM.

Enterprise Value / EBIT - Enterprise Value divided by trailing four quarters of Operating Income.

Enterprise Value / Free Cash Flow - Enterprise Value divided by the sum of the last four quarters of Free Cash Flow.

Russell 1000 Index - The largest 1,000 stocks by market cap, the index comprehensively covers the US large cap universe.

EPS 5-Year Growth Rate % is capped at 999.9%.

Revenue 5-Year Growth Rate % is capped at 999.9%.

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