

**Disclosure of movement of 1% or more in substantial holding or change in nature of relevant interest, or both**

*Section 277 and 278, Financial Markets Conduct Act 2013*

<b>To:</b>	NZX Limited
and	
<b>To:</b>	Vital Healthcare Property Trust
Relevant event being disclosed:	Movement of 1% or more in substantial holding
Date of relevant event:	12 September 2025
Date of this disclosure:	15 September 2025
Date last disclosure made:	12 May 2025
<b>Substantial product holder(s) giving disclosure:</b>	
Full name(s):	Forsyth Barr Investment Management Limited (FBIM)
<b>Summary of substantial holding</b>	
Class of quoted voting products:	Vital Healthcare Property Trust Ordinary Units
Summary for FBIM	
For <b>this</b> disclosure,—	
(a) total number held in class:	87,077,435
(b) total in class:	678,896,043
(c) total percentage held in class:	12.826%
For <b>last</b> disclosure,—	
(a) total number held in class:	79,641,347
(b) total in class:	677,083,392
(c) total percentage held in class:	11.762%

### Details of transactions and events giving rise to relevant event

Date of event	Nature of event	Consideration	Number of financial products	Current registered holder(s)	Registered holder(s) once transfers are registered
9 May 2025 – 12 September 2025	On-market sales	\$3,497,285	1,746,617	Forsyth Barr Custodians Limited ( <b>FBCL</b> ) (1,614,117) / Trustees Executors Limited ( <b>TEL</b> ) (132,500)	Unknown
	On-market purchases	\$16,980,037	8,638,556	Unknown	FBCL (8,047,425) / TEL (591,131)
	Off-market transfers out of DIMS	Nil	748,192	FBCL	Unknown
	Off-market transfers into DIMS	Nil	1,290,656	Unknown	FBCL
	Dividend reinvestment plan	Nil	1,685	Unknown	FBCL

### Details after relevant event

Details for FBIM

Nature of relevant interest(s):

The relevant interest arises under various investment management agreements to which FBIM and/or Forsyth Barr Limited are a party in their capacity as providers of discretionary investment management services (**DIMS**) and from FBIM being the manager of managed investment schemes. The relevant interest arises only from the powers of investment contained in the relevant agreement documents, including the power to control the exercise of the right to vote attached to the shares and to control the disposal of the shares.

Pursuant to regulation 142, the relevant agreement documents need not be attached under regulation 139.

For that relevant interest,—

(a) number held in class: 87,077,435

(b) percentage held in class: 12.826%

(c) current registered holder(s):	See above
(d) registered holder(s) once transfers are registered:	See above
For a derivative relevant interest, also—	
(a) type of derivative:	Not applicable
(b) details of derivative:	Not applicable
(c) parties to the derivative:	Not applicable
(d) if the substantial product holder is not a party to the derivative, the nature of the relevant interest in the derivative:	Not applicable

### **Additional Information**

Address(es) of substantial product holder(s):	Forsyth Barr House, The Octagon, Dunedin
Contact details:	Debbie Murray T: +64 9 363 8739 E: <a href="mailto:compliance@forsythbarr.co.nz">compliance@forsythbarr.co.nz</a>
Name of any other person believed to have given, or believed to be required to give, a disclosure under the Financial Markets Conduct Act 2013 in relation to the financial products to which this disclosure relates:	Not applicable

### **Certification**

I, Debbie Murray, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.