

Distribution Notice

Section 1: Issuer information				
Name of issuer	Vital Healthcare Property Trust			
Financial product name/description	Ordinary units			
NZX ticker code	VHP			
ISIN	NZCHPE0001S4			
Type of distribution (Please mark with an X in the relevant box/es)	Full Year		Quarterly	X
	Half Year		Special	
	DRP applies	X		
Record date	13 November 2025			
Ex-date (one business day before the Record date)	12 November 2025			
Payment date (and allotment date for DRP)	25 November 2025			
Total monies associated with the distribution	\$16,594,494			
Source of distribution (for example retained earnings)	Vital Healthcare Property Trust Consolidated Profits			
Currency	NZD			
Section 2: Distribution amounts per financial product				
Gross distribution	\$0.02715324			
Gross taxable amount	\$0.00992229			
Total cash distribution	\$0.02437500			
Excluded amount (applicable to listed PIEs)	\$0.01723095			
Supplementary distribution amount	\$0.00126071			
Section 3: Imputation credits and Resident Withholding Tax				
Is the distribution imputed	Fully imputed			
	Partial imputation			
	No imputation			
If fully or partially imputed, please state imputation rate as % applied	11.3979%			
Imputation tax credits per financial product	\$0.00277824			
Resident Withholding Tax per financial product	N/A			

Section 4: Distribution re-investment plan (if applicable)		
DRP % discount (if any)	2.0%	
Start date and end date for determining market price for DRP	12 November 2025	18 November 2025
Date strike price to be announced (if not available at this time)	19 November 2025	
Specify source of financial products to be issued under DRP programme (new issue or to be bought on market)	New issue	
DRP strike price per financial product	To be determined and announced on 19 November 2025	
Last date to submit a participation notice for this distribution in accordance with DRP participation terms	14 November 2025	
Section 5: Authority for this announcement		
Name of person authorised to make this announcement	Michael Groth	
Contact person for this announcement	Michael Groth	
Contact phone number	+61 409 936 104	
Contact email address	Michael.Groth@nwhreit.com	
Date of release through MAP	6/11/2025	