

4 December 2025

Unit Purchase Plan closes oversubscribed

Northwest Healthcare Properties Management Limited (the **Manager**), as manager of Vital Healthcare Property Trust (**Vital**), is pleased to announce that its \$30m unit purchase plan (**UPP**) has closed oversubscribed.

The UPP received strong Unit Holder support, with the Manager receiving applications totalling approximately \$46.8m. The Manager elected to accept additional applications of \$15m, bringing the total amount accepted under the UPP to \$45m. This has resulted in all applicants receiving either their full application or an allocation meaning they at least maintain their relative unit holding.

Applications were scaled having regard to the holdings of existing units at 5.00pm NZ time on 7 November 2025 (being the Record Date for the UPP). Surplus application amounts will be refunded in accordance with the terms of the UPP offer document dated 14 November 2025.

Together with the \$190m placement of new units undertaken on 10 November 2025, Vital has raised \$235m in new equity.

Settlement and allotment of the new units issued under the UPP is expected to occur tomorrow, 5 December 2025.

– ENDS –

ENQUIRIES

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About Vital (NZX code VHP):

Vital Healthcare Property Trust is an NZX-listed fund that invests in high-quality healthcare properties in New Zealand and Australia including private hospitals (~80%* of portfolio value), ambulatory care facilities (~16%* of portfolio value) and life science facilities (4%* of portfolio value).

Vital is the leading specialist listed landlord of healthcare property in Australasia.

Vital is managed by Northwest Healthcare Properties Management Limited, a subsidiary of Toronto Stock Exchange listed Northwest Healthcare Properties REIT (TSX: NWH-UN.TO), a global owner and manager of healthcare infrastructure.

For more information, please visit our website: www.vhpt.co.nz

For more information about Northwest, please visit: www.nwhreit.com

* All figures are as at 30 September 2025, NZD/AUD exchange rate of 0.8770.

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The information in this announcement is of general background and does not purport to be complete. It should be read in conjunction with Vital's other market announcements lodged with NZX, which are available at www.nzx.com/companies/VHP.