

Section 1: Issuer information	
Name of issuer	Northwest Healthcare Properties Management Limited (Manager) in its capacity as the manager of Vital Healthcare Property Trust (Vital)
NZX ticker code	VHP
Class of financial product	Ordinary units in Vital
ISIN (If unknown, check on NZX website)	NZCHPE0001S4
Currency	NZD
Section 2: Capital change details	
Number issued/acquired/redeemed	23,530,644 ordinary units issued under the Unit Purchase Plan announced to NZX on 10 November 2025
Nominal value (if any)	N/A
Issue/acquisition/redemption price per security	\$1.9124
Nature of the payment (for example, cash or other consideration)	Cash
Amount paid up (if not in full)	N/A
Percentage of total class of Financial Products issued/acquired/redeemed/ (calculated on the number of Financial Products of the Class, excluding any Treasury Stock, in existence)	3% (subject to rounding)
For an issue of Convertible Financial Products or Options, the principal terms of Conversion (for example the Conversion price and Conversion date and the ranking of the Financial Product in relation to other Classes of Financial Product) or the Option (for example, the exercise price and exercise date)	N/A
Reason for issue/acquisition/redemption and specific authority for issue/acquisition/redemption/ (the reason for change must be identified here)	<p>Issue of units under unit purchase plan conducted by the Manager in its capacity as the manager of Vital, authorised by Board resolutions dated 9 November 2025 and first announced on 10 November 2025, the results of which (including the extent to which oversubscriptions were accepted) were announced on 4 December 2025.</p> <p>Net proceeds will be used to fund the management termination payment payable to implement the internalisation of Vital and provide additional balance sheet</p>

	flexibility to execute on near-term developments.
Total number of Financial Products of the Class after the issue/acquisition/redemption/Conversion (excluding Treasury Stock) and the total number of Financial Products of the Class held as Treasury Stock after the issue/acquisition/redemption.	801,766,315 ordinary units None held as Treasury Stock.
In the case of an acquisition of shares, whether those shares are to be held as treasury stock	N/A
Specific authority for the issue, acquisition, or redemption, including a reference to the rule pursuant to which the issue, acquisition, or redemption is made	Board resolutions dated 9 November 2025, NZX Listing Rule 4.3.
Terms or details of the issue, acquisition, or redemption (for example: restrictions, escrow arrangements)	New units in Vital which rank equally with all other fully paid units.
Date of issue/acquisition/redemption	5/12/2025
Section 4: Authority for this announcement and contact person	
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	5/12/2025