

MARKET RELEASE

22 December 2025

Satisfaction of conditions for Vital internalisation

On 10 November 2025, the Independent Directors of Northwest Healthcare Properties Management Limited (the **Manager**), as manager of Vital Healthcare Property Trust (**Vital**), announced that Vital had reached a conditional agreement with Northwest to internalise the management of Vital (**Internalisation**).

The Manager is pleased to announce that key external and regulatory conditions have been satisfied. Completion of the Internalisation is expected to occur on 31 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.

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.