

22 June 2026

Intention to appoint Independent Director – Mark Menhinnitt

Vital Healthcare Property Trust (**Vital**) is pleased to announce the intention to appoint Mark Menhinnitt as an Independent Director of the Vital Board, effective 1 September 2026.

Vital Chair, Graham Stuart, said "Following an external review and search, we are delighted to welcome Mark to the Vital Board, to further strengthen the Board's trans-Tasman real estate experience. Mark is an experienced director and former senior executive with extensive experience across investment management, development, construction, asset operations and maintenance in the real estate and infrastructure sectors."

Mark has held several senior executive roles in Australia and internationally over a 30-year career with Lendlease from 1988 to 2018, including as Chief Executive Officer of Lendlease Australia. Mark currently serves as a Non-executive Director of The GPT Group (ASX:GPT) and Chairman and Non-Executive Director of Downer EDI Limited (ASX:DOW).

Mark holds a Bachelor of Engineering (Mechanical) and Master of Business (Applied Finance) from the Queensland University of Technology. He is a member of the Australian Institute of Company Directors and a Fellow of the Governance Institute of Australia.

The Board has determined that Mark Menhinnitt will be Independent for the purposes of NZX listing rule 2.6.1 on his appointment.

Mark will also sit as a member of the People and Culture Committee, following the retirement of Dr. Michael Stanford from the Committee on 1 September 2026. Michael remains an Independent Director and Chair of the Audit Committee.

In accordance with Vital's Trust Deed, Vital will direct the shareholder to formally appoint Mark as a director, effective 1 September 2026, and Mark will stand for re-election by Unit Holders at the next annual meeting.

– ENDS –

ENQUIRIES

Chris Adams

Chief Executive Officer, Vital Healthcare Properties Management Limited

Tel +61 408 665 332, Email chris.adams@vhpt.co.nz

Michael Groth

Chief Financial Officer, Vital Healthcare Properties Management Limited

Tel +61 409 936 104, Email michael.groth@vhpt.co.nz

Jarrold Gill

Head of Investor Relations, Vital Healthcare Properties Management Limited

Tel +61 408 612 998, Email jarrod.gill@vhpt.co.nz

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 sciences (~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

* All figures are as at 31 March 2026, NZD/AUD exchange rate of 0.8330.