

Vital HEALTHCARE PROPERTY TRUST

NZX RELEASE

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	Tuesday, 17/11/2026			
Ex-date (one business day before the Record date)	Monday, 16/11/2026			
Payment date (and allotment date for DRP)	Tuesday, 01/12/2026			
Total monies associated with the distribution[1]	$19,729,408			
Source of distribution (for example retained earnings)	Vital Healthcare Property Trust Consolidated Profits			
Currency	NZD			
Section 2: Distribution amounts per financial product				
Gross distribution	$0.02437500			
Gross taxable amount	$0.00000000			
Total cash distribution	$0.02437500			
Excluded amount (applicable to listed PIEs)	$0.02437500			
Supplementary distribution amount	$0.00000000			
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	0.0000%			
Imputation tax credits per financial product	$0.00000000			
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	Monday, 16/11/2026		Sunday, 22/11/2026	
Date strike price to be announced (if not available at this time)	Monday, 23/11/2026			
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 23 Nov 2026			
Last date to submit a participation notice for this distribution in accordance with DRP participation terms	Wednesday, 18/11/2026			
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@vhpt.co.nz			
Date of release through MAP	Tuesday, 10/11/2026			

1 Based on the number of units on issue as at date of notice