NZX RELEASE

10 November 2026

FY27 First Quarter Results Summary

Vital Healthcare Property Trust (Vital) provides the following first quarter (unaudited) results summary.

Commenting on Vital's Q1 results, Chris Adams, Vital CEO said:

"Vital has made a solid start to FY27, with our portfolio continuing to perform well. Like-for-like net property income increased 4.1%[1] over the prior corresponding period, reflecting the resilience of our healthcare property portfolio.

Construction is now underway at both Coomera Health Campus (Stage 1) and Macarthur Health Precinct (Stage 2), while the $29.1 million expansion at Grace Hospital in New Zealand was completed in July.

We remain focused on disciplined capital allocation and investing in essential healthcare infrastructure that supports long-term returns for Unit Holders."

FY27 First Quarter Distribution

Record date	17 November 2026
Payment date	1 December 2026
Cash distribution (cpu)	2.4375
Imputation credits (cpu)	0.0000
Excluded income (cpu)	2.4375

Vital's distribution reinvestment plan, with a 2.0% discount, remains active for this distribution.

Refer to the separate FY27 First Quarter Distribution announcement for further details.

[1] On a constant currency basis

Financial Performance (unaudited)

	3 months to 30 September 2026 ($000s)	3 months to 30 September 2025 ($000s)
Net property income	44,032	39,026
Management fees (base & incentive)	-	(4,404)
Finance and other expenses	(20,183)	(13,264)
Operating profit	**23,849**	**21,358**
Fair value gain/(loss) on investment property	(11,458)	5,038
Other	9,169	(2,675)
Profit/(Loss) for the period attributable to Unit Holders of the trust	**21,560**	**23,721**
Funds From Operations (FFO)	**24,393**	**19,218**
Adjusted Funds From Operations (AFFO)	**23,572**	**19,158**
Diluted AFFO per unit (cpu)	**2.91**	**2.82**
Weighted average diluted units on issue	808,931	679,144
Average NZD/AUD exchange rate	0.8236	0.9061

Financial Position (unaudited)

	30 September 2026 $000s	30 June 2026 $000s
Total assets	3,673,757	3,616,668
Total liabilities	1,706,5201	1,668,448
Total Unit Holders' funds	1,967,236	1,948,220
Units on issue (000s)	809,412	807,127
Net tangible assets ($/unit)	**2.43**	**2.41**
Gearing[1]	40.2%	39.6%
Period end NZD/AUD exchange rate	0.8103	0.8213

[1]Calculated in accordance with Vital's Trust Deed

– 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 (~79%* of portfolio value), ambulatory care facilities (~17%* 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 30 September 2026, NZD/AUD exchange rate of 0.8103.