

NZX RELEASE

10 November 2026

Vital Progressing ASX Foreign Exempt Listing

Vital Healthcare Property Trust (Vital) advises that it is progressing a Foreign Exempt Listing on the Australian Securities Exchange (**ASX**), alongside its existing listing on the New Zealand Stock Exchange (**NZX**).

The Board believes an ASX listing has the potential to support long-term Unit Holder returns by broadening access to Australian institutional and retail investors and increasing awareness of Vital in the Australian investment community.

As over two-thirds of Vital's portfolio is in Australia, the Board considers a potential ASX Foreign Exempt Listing to be a natural extension of Vital's trans-Tasman operations.

A formal decision to proceed with an ASX Foreign Exempt Listing will be made following an assessment of the costs, benefits, regulatory requirements and other implementation considerations.

If the Board decides to proceed, further details will be provided to Unit Holders.

– 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 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

* All figures are as at 30 September 2026, NZD/AUD exchange rate of 0.8103.