Disclosure of beginning to have substantial holding

Section 276, Financial Markets Conduct Act 2013

To NZX Limited
and
To Vital Healthcare Property Trust

Date this disclosure made: 20 November 2026

Date on which substantial holding began: 20 November 2026

Substantial product holder(s) giving disclosure

Full name(s): ANZ New Zealand Investments Limited and ANZ Bank New Zealand Limited

Summary of substantial holding

Class of quoted voting products: REIT - VHP

Summary for:
ANZ New Zealand Investments Limited and ANZ Bank New Zealand Limited
(aggregated as related bodies corporate)

For **this** disclosure,—

(a) total number held in class: 44,633,750

(b) total in class: 807,127,000

(c) total percentage held in class: 5.530%

The above summary excludes the custodial holdings of ANZ Custodial Services New Zealand Limited and discretionary investment management service (DIMS) relevant interest of ANZ Bank New Zealand Limited (which are set out in this notice), so that these are not double-counted in the aggregated related bodies disclosure.

Summaries of the individual holdings of each of ANZ New Zealand Investments Limited, ANZ Bank New Zealand Limited and, ANZ Custodial Services New Zealand Limited are as follows.

Summary for: ANZ New Zealand Investments Limited

For **this** disclosure,—

(a) total number held in class: 44,458,180

(b) total in class: 807,127,000

(c) total percentage held in class: 5.508%

Summary for: ANZ Bank New Zealand Limited

For **this** disclosure,—

(a) total number held in class: 175,570

(b) total in class: 807,127,000

(c) total percentage held in class: 0.022%

Summary for: ANZ Custodial Services New Zealand Limited

For **this** disclosure,—

(a) total number held in class: 175,570

(b) total in class: 807,127,000

(c) total percentage held in class: 0.022%

Details of relevant interests

Details for: ANZ New Zealand Investments Limited

Nature of relevant interest(s):

ANZ New Zealand Investments Limited (ANZ Investments) acts as a manager for certain managed investment schemes under investment management contracts. ANZ Investments has a relevant interest in the financial products arising only from the powers

of investment contained in the investment management contracts as it has:

- a qualified power to control the exercise of the right to vote attached to the financial products; and
- a qualified power to acquire or dispose of the financial products.

The investment management contracts are not attached to this notice pursuant to regulation 142 of the Financial Markets Conduct Regulations 2014 (Regulations).

For that relevant interest,—

(a) number held in class: 44,458,180

(b) percentage held in class: 5.508%

(c) current registered holder(s): Unknown

(d) registered holder(s) once transfers are registered: BNP Paribas New Zealand 44,458,180

ANZ Investments also has a relevant interest in the holdings of ANZ Bank New Zealand Limited and ANZ Custodial Services New Zealand Limited as disclosed in this notice, because all of these companies are related bodies corporate.

ANZ Investments also manages ANZ Bank New Zealand Limited's DIMS strategies under an investment management contract (DIMS IMA). ANZ Investments' relevant interests in the financial products arising under the DIMS IMA arise only from the powers of investment contained in the DIMS IMA which are:
-a qualified power to control the exercise of the right to vote attached to the financial products; and
-a qualified power to control the acquisition or disposal of the financial products.
The DIMS IMA is not attached to this notice pursuant to regulation 142 of the Financial Markets Conduct Regulations 2014 (Regulations).

For that relevant interest,—

(a) number held in class: -

(b) percentage held in class: 0.000%

(c) current registered holder(s): Unknown

(d) registered holder(s) once transfers are registered: ANZ Custodial Services New Zealand Limited

ANZ Investments also has a relevant interest in the holdings of ANZ Bank New Zealand Limited and ANZ Custodial Services New Zealand Limited, as disclosed in this notice, because all of these companies are related bodies corporate.

Details for: ANZ Bank New Zealand Limited

Nature of relevant interest(s):

ANZ Bank New Zealand Limited (ANZ Bank) acts as a discretionary investment management service (DIMS) provider in respect of investment portfolios under a DIMS client agreement (DIMS CA). ANZ Bank has a relevant interest in the financial products arising under the DIMS CA arise only for the powers of investment contained in the DIMS CA, and the qualifications to those relevant interests arising under the DIMS IMA arise only from the powers of investment contained in the DIMS IMA, which together are:
- a qualified power to control the exercise of the right to vote attached to the financial products; and
- a qualified power to acquire or dispose of the financial products.
The DIMS client agreement is not attached to this notice pursuant to regulation 142 of the Regulations.

For that relevant interest,—

(a) number held in class: -

(b) percentage held in class: 0.000%

(c) current registered holder(s): Unknown

(d) registered holder(s) once transfers are registered: ANZ Custodial Services New Zealand Limited

ANZ Bank also provides a trading and custody service in respect of individual client investment portfolios under a trading service client agreement. ANZ Bank has a relevant interest in the financial products arising only from the powers of investment contained in the trading service client agreement as it has:
- a qualified power to control the exercise of the right to vote attached to the financial products; and
- a conditional power to dispose of the financial products.
The trading service client agreement is not attached to this notice pursuant to regulation 142 of the Regulations.

For that relevant interest,—

(a) number held in class: 175,570

(b) percentage held in class: 0.022%

(c) current registered holder(s): Unknown

(d) registered holder(s) once transfers are registered: ANZ Custodial Services New Zealand Limited

ANZ Bank also has a relevant interest in the holdings of ANZ New Zealand Investments Limited and ANZ Custodial Services New Zealand Limited as disclosed in this notice, because all of these companies are related bodies corporate.

Details for: ANZ Custodial Services New Zealand Limited

Nature of relevant interest(s):

ANZ Custodial Services New Zealand Limited (ANZCS) is the custodian for:

-ANZ Bank New Zealand Limited's discretionary investment management service and trading and custody service under a custody agreement.

ANZCS has a relevant interest in the financial products as it is the registered holder of the financial products.

The custody agreement is not attached to this notice pursuant to regulation 141 of the Regulations.

For that relevant interest,—

(a) number held in class: 175,570

(b) percentage held in class: 0.022%

(c) current registered holder(s): Unknown

(d) registered holder(s) once transfers are registered: ANZ Custodial Services New Zealand Limited

ANZCS also has a relevant interest in the holdings of ANZ New Zealand Investments Limited and ANZ Bank New Zealand Limited as disclosed in this notice, because all of these companies are related bodies corporate.

Details of transactions and events giving rise to substantial holding

Details of the transactions or other events requiring disclosure by ANZ New Zealand Investments Limited:

Relevant interests under the managed investment schemes

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	21/03/2022 - 20/11/2026	42,637,261.00	(81,934,238.21)
On-market Sales	21/03/2022 - 20/11/2026	(23,434,685.00)	53,778,632.32
		19,202,576.00	(28,155,605.89)

Off-market trades

Transaction Type	Date of transaction	Name of other party to the transaction	Shares	Consideration (NZD)
Off-market Purchase	15/12/2022		313,801.00	(723,776.28)
Off-market Purchase	23/03/2023		207,340.00	(476,672.87)
Off-market Purchase	31/03/2023		105,230.00	(241,913.25)
Off-market Purchase	22/06/2023		343,466.00	(782,349.00)
Off-market Purchase	14/12/2023		315,903.00	(645,405.94)
Off-market Purchase	21/03/2024		314,625.00	(663,650.00)
Off-market Purchase	18/09/2025		271,229.00	(565,207.06)
Off-market Purchase	15/10/2025		2,368,517.00	(5,281,792.91)
Off-market Sale	16/10/2025		(2,368,517.00)	5,281,792.91
Off-market Sale	27/02/2026		(4,996,050.00)	9,692,337.00
Off-market Purchase	12/03/2026		229,250.00	(436,923.26)
Off-market Purchase	5/06/2026		267,769.00	(476,972.07)
			(2,627,437.00)	4,679,467.27

Relevant interests under the DIMS

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	21/03/2022 - 20/11/2026	-	-
On-market Sales	21/03/2022 - 20/11/2026	-	-
		-	-

Off-market trades

Transaction Type	Date of transaction	Name of other party ot the transaction	Shares	Consideration (NZD)
			-	-

Details of the transactions or other events requiring disclosure by ANZ Bank New Zealand Limited:

Relevant interests under the DIMS

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	21/03/2022 - 20/11/2026	-	-
On-market Sales	21/03/2022 - 20/11/2026	-	-
		-	-

Off-market trades

Transaction Type	Date of transaction	Name of other party ot the transaction	Shares	Consideration (NZD)
			-	-

Relevant interests under the trading and custody service

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	21/03/2022 - 20/11/2026	123,730.00	(323,031.58)
On-market Sales	21/03/2022 - 20/11/2026	(305,456.00)	724,782.39
		(181,726.00)	401,750.81

Off-market trades

Transaction Type	Date of transaction	Name of other party ot the transaction	Shares	Consideration (NZD)
Off-market Purchase	19/05/2022		20,653.00	(60,926.35)
Off-market Purchase	19/05/2022		5,855.00	(17,272.25)
Off-market Purchase	17/10/2022		7,261.00	(17,135.96)
Off-market Purchase	13/12/2023		13,024.00	(27,610.88)
Off-market Sale	29/07/2024		(7,261.00)	14,013.73
Off-market Sale	10/02/2026		(8,064.00)	16,128.00
Off-market Sale	10/02/2026		(12,270.00)	24,540.00
			19,198.00	(68,263.71)

Details of the transactions or other events requiring disclosure by ANZ Custodial Services New Zealand Limited:

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	21/03/2022 - 20/11/2026	123,730.00	(323,031.58)
On-market Sales	21/03/2022 - 20/11/2026	(305,456.00)	724,782.39
		(181,726.00)	401,750.81

Off-market trades

Transaction Type	Date of transaction	Name of other party ot the transaction	Shares	Consideration (NZD)
Off-market Purchase	19/05/2022		20,653.00	(60,926.35)
Off-market Purchase	19/05/2022		5,855.00	(17,272.25)
Off-market Purchase	17/10/2022		7,261.00	(17,135.96)
Off-market Purchase	13/12/2023		13,024.00	(27,610.88)
Off-market Sale	29/07/2024		(7,261.00)	14,013.73
Off-market Sale	10/02/2026		(8,064.00)	16,128.00
Off-market Sale	10/02/2026		(12,270.00)	24,540.00
			19,198.00	(68,263.71)

Additional information

Address(es) of substantial product holder(s):

ANZ Investments, ANZ Bank and ANZCS: ANZ Centre, 23-29 Albert Street, Auckland 1010

Contact details: Jill Chen, 0800 269 296, Jill.Chen@anz.com

Nature of connection between substantial security holders:
ANZ New Zealand Investments and ANZ Bank New Zealand are related bodies corporate under section 237(d) of the Financial Markets Conduct Act 2013.

Name of any other person believed to have given, or believed to be required to give, a disclosure under the Financial Markets Conduct Act 2013 in relation to the financial products to which this disclosure relates: None

Certification

I, David Otero-Lambert, certify that, to the best of my knowledge and belief, the information contained
in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.