11 November 2025

Vital announces successful completion of $190m Placement

Northwest Healthcare Properties Management Limited (the **Manager**), as manager of Vital Healthcare Property Trust (**Vital**), advises that it has successfully completed a $190m placement of new units (the **Placement**) to a range of new and existing Unit Holders. This forms the central part of the $220m capital raising announced on 10 November 2025 (the **Offer**), to fund the internalisation of the management of Vital. The balance is targeted to be raised through a $30m unit purchase plan (**UPP**) offered to Vital's retail investors in New Zealand.

The Placement was fully subscribed at a fixed price of $1.95 per unit, representing a 9.5% discount to the closing price of $2.156 (ex-dividend) on 7 November 2025. Existing Unit Holders that participated in the Placement were given priority to obtain a pro rata allocation.

Independent Chair Graham Stuart said:

"The strong investor support for the Placement is an endorsement of the strategic decision the Independent Directors have made to move to an internalised management model, which will deliver greater and more sustainable returns for Unit Holders. We are delighted at the outcome, which showed strong interest not only from existing Unit Holders but also new investors."

Settlement and allotment of the new units issued under the Placement is expected to occur on Friday 14 November 2025.

Craigs Investment Partners Limited, Forsyth Barr Group Limited and Barrenjoey Markets Pty Limited acted as underwriters of the Placement.

Unit purchase plan opens Friday 14 November 2025

As announced on 10 November 2025, the Manager will undertake a non-underwritten $30m UPP, with the ability to accept oversubscriptions at the Manager's discretion, as part of the Offer. Full details regarding the UPP will be set out in the UPP Offer Document which will be released to the NZX on 14 November 2025. All eligible Unit Holders are encouraged to visit www.vitalunitoffer.co.nz for further information regarding the UPP and to apply online from 14 November 2025 until 5.00pm (NZDT) on 28 November 2025.

For further information regarding the Placement and UPP, please refer to the Vital Internalisation – Investor Presentation released to the NZX on 10 November 2025.

– ENDS –

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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 (~80%* of portfolio value), ambulatory care facilities (~16%* of portfolio value) and life science facilities (4%* of portfolio value).

Vital is the leading specialist listed landlord of healthcare property in Australasia.
Vital is managed by Northwest Healthcare Properties Management Limited, a subsidiary of Toronto Stock Exchange listed Northwest Healthcare Properties REIT (TSX: NWH-UN.TO), a global owner and manager of healthcare infrastructure.

For more information, please visit our website: www.vhpt.co.nz

For more information about Northwest, please visit: www.nwhreit.com

* All figures are as at 30 September 2025, NZD/AUD exchange rate of 0.8770.

Disclaimer

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The information in this announcement is of general background and does not purport to be complete. It should be read in conjunction with Vital's other market announcements lodged with NZX, which are available at www.nzx.com/companies/VHP.