Vital HEALTHCARE PROPERTY TRUST
Managed by Northwest

MARKET RELEASE

1 December 2025

Unit Purchase Plan issue price

Northwest Healthcare Properties Management Limited (the **Manager**), as manager of Vital Healthcare Property Trust (**Vital**), announces that the Unit Purchase Plan (**UPP**), expected to raise $30m, closed at 5.00pm NZDT on 28 November 2025.

New units issued under the UPP will be issued at a price of $1.9124 per new unit, being the lower of the Placement price of $1.95 and a 2.5% discount to the five-day volume weighted average price of Vital's units traded on the NZX during the five NZX trading days up to, and including, the closing date of the UPP of $1.9614.

Settlement, allotment and the commencement of trading of the new units issued under the UPP is expected to occur on 5 December 2025. New units issued under the UPP will rank equally in all respects with Vital's existing units on issue. New units were not eligible for the FY26 first quarter distribution announced on 6 November 2025.

A further announcement on the final outcome of the UPP is expected on Thursday, 4 December 2025.

– 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 (~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.

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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.