

13 May 2026

Extension of debt facilities on improved terms

Vital Healthcare Property Trust (Vital) is pleased to announce it has executed documentation to extend and improve the terms and flexibility of its funding arrangements.

Highlights

- ▶ Debt facilities totalling approximately NZ\$1.40 billion refinanced across existing Vital financiers
- ▶ New banking partner added, enhancing debt appetite and flexibility
- ▶ Weighted average debt duration (31 March 2026 pro-forma) extended to 4.6 years, with no expiries before April 2028
- ▶ Terms improved, including enhanced pricing and modernisation of borrowing terms and conditions
- ▶ Total funding lines unchanged at approximately NZ\$1.58 billion

Michael Groth, Vital CFO said,

“We are pleased to have successfully completed the refinance with the continued support of our banking group. The term extensions and improved facility terms enhance Vital’s already robust capital position and increase financial flexibility.

These improvements provide a more resilient funding structure and position Vital well to navigate the current period of elevated economic uncertainty and market volatility.”

– 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 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 31 March 2026, NZD/AUD exchange rate of 0.8330.