

14 May 2026

FY26 Third Quarter Results Summary

Vital Healthcare Property Trust (Vital) provides the following third quarter (unaudited) results summary.

Commenting on Vital's Q3 results, Chris Adams, Vital CEO said:

"Vital's results, following the 31 December 2025 internalisation of management, are tracking slightly ahead of our expectations, in part due to the strength of the Australian dollar where 69% of Vital's properties (by value) are located. Importantly, Vital's underlying business continues to perform well and in line with expectations."

FY26 Third Quarter Distribution

Record date	21 May 2026
Payment date	5 June 2026
Cash distribution (cpu)	2.4375
Imputation credits (cpu)	0.0000
Excluded income (cpu)	2.4375

Vital's distribution reinvestment plan, with a 2.0% discount, remains active for this distribution.

Refer to the separate FY26 Third Quarter Distribution announcement for further details.

Financial Performance (unaudited)

	9 months to 31 March 2026 (\$000s)	9 months to 31 March 2025 (\$000s)
Net property income	119,189	111,326
Management fees (base & incentive)	(8,884)	(13,292)
Finance and other expenses	(45,507)	(37,916)
Operating profit	64,798	60,118
Strategic transactions costs	(214,366)	(2,862)
Fair value gain/(loss) on investment property	58,595	(107,419)
Other	59,405	(14,098)
Profit/(Loss) attributable to Unit Holders of the trust	(31,568)	(64,261)
Funds From Operations (FFO)	65,783	53,228
Adjusted Funds From Operations (AFFO)	65,416	52,529
Diluted AFFO per unit (cpu)	8.85	7.78
Weighted average diluted units on issue	739,360	675,433
Average NZD/AUD exchange rate	0.8761	0.9077

Financial Position (unaudited)

	31 March 2026 \$000s	30 June 2025 \$000s
Total assets	3,585,305	3,248,092
Total liabilities	1,645,602	1,568,577
Total Unit Holders' funds	1,939,703	1,679,515
Units on issue (000s)	804,362	678,896
Net tangible assets (\$/unit)	2.41	2.47
Gearing ¹	39.6%	42.1%
Period end NZD/AUD exchange rate	0.8330	0.9275

¹ Calculated in accordance with Vital's Trust Deed

– 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.