Disclosure of beginning to have substantial holding

Section 276, Financial Markets Conduct Act 2013

Note: This form must be completed in accordance with the instructions at the end of the form.

To NZX Limited
and
To Vital Healthcare Property Trust- VHP

Date this disclosure made: 20/11/2026

Date on which substantial holding began: 18/11/2026

Substantial product holder giving disclosure

Full name: SPH Wealth Holdings Limited and its group entities: Salt Funds Management Limited, Pathfinder Asset Management Limited, HELM Wealth Advisory Limited and Octagon Asset Management Limited

Summary of substantial holding
Class of quoted voting products: Vital Healthcare Property Trust Ordinary Units

Summary for SPH Wealth Holdings Limited

For this disclosure,

(a) total number held in class: 50,091,150

(b) total in class: 809,411,592

(c) total percentage held in class: 6.189%

Details of relevant interests

Details for Salt Funds Management Limited

Nature of relevant interest(s): Investment Manager

For that relevant interest,

(a) number held in class: 50,091,150

(b) percentage held in class: 6.189%

(c) current registered holder(s):

(d) registered holder(s) once transfers are registered: See Annexure 1

Details of transactions and events giving rise to substantial holding
Details of the transactions or other events requiring disclosure:

Transaction Type	Period	Shares/Units	Consideration
On-market Purchases	28.07.2026 – 18.11.2026	21,113,766	-$35,511,869.61
On-market Sales	23.07.2026 – 19.10 .2026	-5,362,045	$10,121,504.18
DRP Share	03.09.2026	475,652	
In Specie Transfer	24.07.2026	626,708	

Additional information
Address of substantial product holder: Level 37, PWC Tower 15 Customs Street West, Auckland 1050

Contact details:

Claire MacRae, Telephone +64 9 967 7276, Email: Claire.macrae@saltfunds.co.nz

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: Not applicable

Certification
I, Claire MacRae 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.

ANNEXURE 1

SUBSTANTIAL SECURITY HOLDER NOTICE FROM SALT FUNDS MANAGEMENT LTD

DATED 20 November 2026

Name of type of shares	Vital Healthcare Property Trust Ordinary Units
Percentage held	6.189%

Registered holder:	Guardian Nominees No.2 Ltd (as custodian for BT Funds Management (NZ) Ltd)
Holding:	30,459,331 (3.763%)
Registered holder:	Apex Investment Administration (NZ) Limited (as custodian for Salt Investment Funds Ltd)
Holding:	9,0962,842 (1.120%)
Registered holder:	BNP Paribas Nominees Pty Ltd (as sub-custodian for the Pathfinder Managed Investment Scheme and Pathfinder KiwiSaver Plan)
Holding:	1,930,028 (0.238%)
Registered holder:	NZXWT Nominee Limited (as custodian for the Helm DIMS and Execution Only service provider)
Holding:	7,941 (0.001%)
Registered holder:	BNP Paribas Nominees (NZ) Limited (as sub-custodian for the Octagon Investment Funds scheme)
Holding:	8,861,008 (1.07%)