

MARKET RELEASE

18 September 2025

Allotment of distribution reinvestment plan units

For the purposes of Listing Rule 3.13.1, Northwest Healthcare Properties Management Limited (the **Manager**) advises that the following new units in Vital Healthcare Property Trust (**Vital**) have been issued:

- | | |
|---|---|
| a) Class of financial product: | Vital Healthcare Property Trust Ordinary Units |
| b) ISIN: | NZCHPE0001S4 |
| c) Number issued: | 1,903,731 |
| d) Issue price: | \$2.08387600 |
| e) Nature of the payment: | Cash, pursuant to the Distribution reinvestment plan |
| f) Amount paid up: | Fully paid |
| g) Percentage of total class of financial products issued: | 0.28% of the total number of units on issue immediately prior to the issue of the new units |
| h) Reason for issue: | Distribution reinvestment in respect of the distribution of 2.437500 cents per unit paid on 18 September 2025 |
| i) Specific authority for issue: | Distribution reinvestment plan |
| j) Total number of financial products of the class after the Issue: | 680,799,774 |
| k) Terms or details of the issue: | The new units rank equally in all respects with existing ordinary units in Vital Healthcare Property Trust |
| l) Date of issue: | 18 September 2025 |

– ENDS –

ENQUIRIES

Chris Adams

Co-Head, ANZ, Northwest Healthcare Properties Management Limited

Tel +61 408 665 332, Email chris.adams@nwhreit.com

Michael Groth

Chief Financial Officer, Northwest Healthcare Properties Management Limited

Tel +61 409 936 104, Email michael.groth@nwhreit.com

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 (~78%* of portfolio value), ambulatory care facilities (~18%* 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 June 2025, NZD/AUD exchange rate of 0.9275.