

MINUTES OF MEETING

Minutes of Annual Meeting of Unit Holders 6 November 2024

Location:	In person at the Seminar Room of the Starship Foundation, 111 Grafton Road, Auckland Virtually, by participation through the Computershare web platform https://meetnow.global/nz
Present (in person):	Graham Stuart (GS) (as Chair of the meeting and independent chair of the Manager); Angela Bull (AB); Craig Mitchell (CM) and Dr Michael Stanford (MS) – directors of the Manager; Aaron Hockly (AH) Fund Manager; Chris Adams (CA); Vanessa Flax (VF) Regional General Counsel and Company Secretary; Michael Groth (MG) Chief Financial Officer; Paul Cassidy (PC) and Raveen Kaur (RK) from Trustees Executors Limited, the Supervisor of the Vital Healthcare Property Trust (Vital); Andrew Boivin (ABV) and Rebecca Clark (RC) from Deloitte as auditor of Vital; Toby Sharpe (TS) from Bell Gully as legal advisor of the Manager; registered Unit Holders, proxy holders and invitees.
Present (virtually):	Mike Brady (MB) (director of the Manager); Richard Roos (RR); registered Unit Holders and proxy holders.

Apologies:	None
Meeting opened:	12.00pm

1. Welcome

GS welcomed all to the meeting, introduced himself and identified that he had been appointed Chair of the meeting by the Supervisor. GS noted that the meeting was being held in person in Auckland as well as on a virtual basis via the Computershare web platform. GS gave a description on the question and voting processes, both virtual and in person.

GS noted that the Notice of Meeting had been circulated to Unit Holders prior to the meeting, which set out the scope of the meeting and the resolution to be put to the meeting. GS confirmed that a quorum was present and declared the 2024 Annual Meeting open. GS opened online voting on the resolution and set out the agenda for the meeting.

GS introduced the Board of directors of the Manager. GS introduced CA, MG and VF. As well as PC and RK (representing the Supervisor of Vital), ABV & RC (auditor of Vital) and TS (legal advisor of the Manager).

2. Independent Chair of the Manager's Address

GS's presentation and speech is attached to these minutes.

3. Fund Manager's presentation

AH's presentation and speech is attached to these minutes.

4. Annual Financial Statements

The annual financial statements of Vital for the year ended 30 June 2024 were tabled.

5. Questions:

GS asked Unit Holders if there were any questions relating to Vital or the presentations heard. GS noted that only Unit Holders and proxy holders were permitted to ask questions during the meeting. GS noted that questions could be asked by those present in person or via the Computershare web platform.

Peter Moosberger (Unit Holder):

Q1. Expressed his interest in Vital's 26% reduction in management fees and asked whether further information could be provided about how the reduction had been achieved?

GS: Provided an overview of the reasons for the reduction in management fees, particularly that the Manager's incentive fee has not been earned for the period. This fee is earned on the growth of Vital's funds under management and due to fiscal tightening, rising interest and capitalisation rates, the value of the property portfolio has not increased. Development fees had also decreased as the development pipeline is not as active. There has also been a small contributing factor of a reduction in assets under management which affects the base fee.

Alan King (Unit Holder):

Q1: Asked about Northwest Australia's interests other than Vital.

GS: Confirmed that the Manager manages other funds in addition to Vital.

Q2: If the Manager is managing other funds that are similar to Vital, does that not make them a competitor to Vital?

GS: Yes.

Q3: So, your left hand is competing with your right hand. There are the same personnel?

GS: Yes, there is potential for that.

Q4: Is there potential for that, or is that the way it is?

GS: Gave an overview of how conflicts were managed. He gave a hypothetical situation of an opportunity that is of interest to Vital and another fund that the Manager manages. (He explained that this situation can only happen in Australia, as the Manager doesn't manage other funds which operate healthcare properties in New Zealand.) Vital's governance documents provide for an investment committee to be formed to oversee this conflict between the funds. The default position in this situation is that Vital and the other fund would each purchase a 50% stake in the investment. When Vital is looking to acquire properties, the independent directors review all the Manager's investment opportunities on a fortnightly basis to ensure that Vital has access to all investment opportunities. The other fund the Manager manages tends to have an appetite for larger properties. The growth of Vital has not been impaired by this arrangement. Vital has full disclosure to be able to evaluate and determine what is best for Unit Holders. This arrangement provides Vital with the benefit of having access to a manager who manages over \$5 billion worth of healthcare properties in Australasia.

Q5: Due to recent activity with the Manager's parent company (Northwest Healthcare Properties REIT), is there any cause for concern about the Manager's viability financially and managerially?

GS: I do not have insight or the ability to comment on what happens at Northwest Healthcare Properties REIT in Toronto. Due to the recent economic cycle, Northwest Healthcare Properties REIT, like many property businesses in Australasia, has had to recycle capital through the sale of properties to reduce debt. Northwest has had to undertake a belt tightening exercise due to the current cycle and has gone through an internal restructure. Northwest continues to have a stable and high performing management team in Australia and New Zealand for Vital. Vital has also gone through a tough period selling properties and recycling capital to maintain the dividend. In doing this, Vital stays prepared for potential development opportunities when the economic climate provides for it. Regardless of what is happening with Northwest in Toronto, Vital is operating business as usual.

Online - Unidentified (Unit Holder):

Q1: Is there any long-term strategy to merge the two Northwest interests in Australia?

GS: I can't comment on that and am not aware of any. If there were, as a related-party transaction, the independent directors would review and ensure that it is in the best interests of Unit Holders.

Simone Colwill (Unit Holder):

Q1: From a building perspective, would it be better for Vital to have a building template for it to operate from?

CA: Across healthcare property, efficiency of design is a big factor. We work with operators that have templates that are consistent across facilities, but we also operate in different circumstances such as standards for earthquake strengthening requirements being different in Auckland compared to Wellington. A building template is an increasing consideration, but it is not as easy as just continuing to replicate it on a basis where we continue to roll it out.

Q2: Are there any plans for Vital to build healthcare facilities away from large urban areas (such as Queenstown) where people have similar needs but cannot access the same quality of healthcare?

CA: There is a balance in terms of the economic model. As a \$3 billion business, doing projects at \$5 million or \$10 million is not an economic model for us. The economics of regional areas are challenging, our focus is on the metro areas and larger scale facilities. In regional areas, Vital is more likely to build the "hub" and work with other players to build the "spoke".

Online - Unidentified Unit Holder:

Q1: What is the attendance at the meeting?

AH: We have 26 Unit Holders in the room and 50 Unit Holders online.

Online - Unidentified (Unit Holder):

Q1: Have there been discussions around internalising management as we have seen with other property companies in New Zealand?

GS: No. We have kept a close eye on what Goodman Property Trust is doing and raised the question with Northwest, however there is no current initiative in that respect.

Edwin Stranaghan (Unit Holder):

Q1: Understand that there are smaller properties around that the Manager may own for development and perhaps may be accumulating for a bigger mass. One that comes to mind is one that is occupied by the garage across the road. Have you got many of those actual

properties, I don't see them defined anywhere nor do we see if there is any trading in those properties?

GS: They are disclosed in the property schedules in the financial statements as investment properties held for development. On the very local property you did identify, AH can answer.

AH: We saw an opportunity to acquire the site directly across the road from the entrance to Auckland Hospital, so it is a very strategic site for us. We have recently achieved resource consent for a facility that we are currently marketing and looking for tenants. Ideally, we would build something new to meet demand. We have \$200 million of land across Australia and New Zealand for future development and that is why we spent a lot of time talking about the embedded value in the portfolio that Vital would like to unlock with a capital partner, so it doesn't all come off Vital's balance sheet. We need the funding capacity, tenant demand and a tenant pre-commit before we can commence construction and take on construction costs.

Q2: What is the land area of the local site?

AH: 726 square meters.

Q3: So that is fairly small really?

AH: It is quite small for what we would normally do but the strategic location is important for us. We have got resource consent for a six-storey building that would go on that site.

Q3: In relation to the green star rating, is there any defined matter on what you actually have to do to achieve that rating between 1 star, 2 star and so on?

AH: There is, it is an incredibly detailed process that you go through. I am unable to summarise it quickly for you, but it is available online from the Green Building Council. The requirements are slightly different between Australia and New Zealand and the building rating is independently assessed.

Q4: When you say the requirements are different between Australia and New Zealand, does that mean that the rating is done by different organisations in the two countries?

AH: That's right, the New Zealand Green Building Council and Australia Green Building Council.

Q5: Would you say at any stage it comes to a point where there is a significant cost difference in achieving that rating?

AH: There is a bit of a cost difference, it does cost more to produce 6-star green star. We think there is justification for that because we see those properties having superior valuations going forward. It makes it easier to attract tenants and achieve higher rents. Some tenants won't go into buildings that don't have green star ratings; it is now becoming an increasing part of the healthcare market.

Q6: In the annual report Vital sets out in detail how the management fee is calculated, why don't you show us the actual figures alongside of those each year?

MG: The financial statements do set out the management fee in detail on a line-by-line basis depending on the activity involved. At note number 22 on page 109 of the annual report there is the full detail of exactly what the management fee was and the composition for both the current and prior year.

GS: These are the notes that the independent directors take the most interest in. In the last three or four years, there has been an increase in the transparency of disclosure around those fees. This coincided with the resetting of those fees when the trust deed was revised about three years ago. We pride ourselves on improving the quality of disclosure and the standard of governance.

Online - Unidentified (Unit Holder):

Q1: With interest rates in New Zealand now falling, when might Vital begin to benefit from this?

GS: We can see some easing; we have come off 16 basis points in our average cost of funds in the last three months. While we can see “green shoots” in New Zealand around fiscal easing, in Australia, where 69% of the portfolio is based, we are still probably 6 to 9 months away from that – being careful not to be an economic pundit and predict the future. The good news is that tightening has stopped, and in New Zealand, we are seeing signs of easing and have every indication that will continue. It is a bit too soon to call Australia, but quantitatively we have seen a 0.16% decline in our average cost of debt. In the quarterly Unit Holder’s update, you will see that we have stabilised the value of the portfolio overall - net tangible assets per unit is \$2.60 and last time I looked we were trading at \$1.96.

With no further questions, GS concludes this part of the meeting and hands the chair role over to AB.

6. Re-election of Independent Director

Resolution: Re-Election of Independent Director

That Graham Stuart be re-elected as an Independent Director of Northwest Healthcare Properties Management Limited, the manager of the Vital Healthcare Property Trust.

AB confirmed that voting on the resolution would be conducted by poll, with votes being comprised of proxies lodged prior to the meeting and through the Computershare web platform. AB stated GS has the unanimous support of the board. AB invites any questions on the resolution.

Alan King (Unit Holder):

Q1: What does independent mean? Graham is paid by the Manager, which is the biggest Unit Holder in Vital. What are you independent of Graham?

GS: When I am elected by you, I am actually paid by you. It does not come out of Northwest’s fee; it comes out of the fund. I am independent of Northwest, I chair the board of the Manager in New Zealand, but I am not an employee of Northwest. I am paid by you, the Unit Holders and am not a salaried staff member of Northwest.

Q2: I am sure that I read in the annual report a footnote that you were paid by Northwest?

GS: The Trust Deed provides for two independent directors to be appointed by Unit Holders. The costs of those two independent directors are paid by Vital. In addition, to ensure that there is a majority of independent directors, Northwest has agreed to appoint a third independent director, the costs of which are paid by Northwest. As a board our preference has been to ensure that all three of the independent directors get elected by Unit Holders in a three year cycle. What that means is at any one time, two independent directors have been appointed by Unit Holders and one by Northwest. I had been appointed by Northwest, so my costs were paid by Northwest. Every year, one independent director stands in front of the Unit Holders, and you have the opportunity to say yes or no to our appointment. Each of us should come up for re-election every three years. This process has been implemented in the last two years, in the interest of having closer alignment to entities on the New Zealand Stock Exchange and to create greater accountability and transparency amongst the independent directors.

Voting on Resolution

AB confirmed that voting on the resolution was now open.

AB paused to allow for virtual voting to be completed. After a short pause, AB confirmed that voting had now closed and that the results will be posted on the NZX this afternoon.

7. General Business

GS asked for any further questions or comments.

No further questions were raised. GS confirmed that no questions had been raised online. Results and conclusion of meeting

There being no further business the Meeting closed at 1.04 pm

Signed by the Chair, Graham Stuart:

Matters Arising Following Meeting:-

Update: Market Release

7 November 2024

Vital Annual Meeting Voting Results

Northwest Healthcare Properties Management Limited (the Manager), as manager of Vital Healthcare Property Trust (Vital), reports the following results from voting at the Annual Meeting of Vital Unit Holders held on 6 November 2024.

All votes were conducted by poll taken by Computershare and scrutineered by Deloitte.

Resolution – Graham Stuart re-elected as an Independent Director

The appointment of Graham Stuart was approved, with 449,699,381 (99.90%) voting for his re-election, 288,641 (0.06%) voting against and 175,133 (0.04%) abstaining.

– ENDS –

The following are the addresses of the Independent Chair and the Fund Manager for the Vital Healthcare Property Trust Annual Meeting held as a hybrid of a physical meeting at the Seminar Room of the Starship Foundation, 111 Grafton Road, Auckland and a virtual meeting through the Computershare Meeting Platform <https://meetnow.global/nz> on Wednesday, 6 November 2024 commencing at 12.00pm.

Slide 1 – Cover slide

GRAHAM:

Tena kotou, tena kotou, tena kotou katoa.

Welcome to the 2024 Annual Meeting of Vital Healthcare Property Trust.

My name is Graham Stuart, and I am the Independent Chair of Vital Healthcare Property Trust. Vital's Supervisor has appointed me as Chair of this meeting.

We are holding this meeting in person in Auckland at the offices of one of Vital's charity partners, the Starship Foundation which raises funds for New Zealand's children's hospital. We are also holding this online via Computershare's virtual meeting platform. Unit Holders, proxy holders and guests can attend the meeting in person or virtually. All attendees can watch a live webcast of the meeting and read the associated company documents.

Holding this meeting in person and online provides our Unit Holders with the maximum ability to participate in this meeting from wherever they are located.

Slide 2 – Questions

During the meeting I will invite questions in relation to three formal addresses, Vital's FY24 accounts and general business. I will hand over to my fellow director, Angela Bull, to deal with questions and voting on my proposed re-election as an Independent Director.

If you are a Unit Holder or proxy holder attending in person and wish to ask a question, please wait until the relevant time and raise your hand. Please wait until you have been provided a microphone to ensure those attending virtually can hear your question.

If you are a Unit Holder or proxy holder and are attending virtually you can submit a written question during the live meeting. Please select the Q&A tab on the right half of your screen anytime. Type your question into the field and press send. Your question will be immediately submitted.

If you require any assistance, you can type your query into the Q&A tab and Computershare will assist you via the chat function. Alternatively, you can call Computershare on 0800-650-034.

Whilst you can submit questions from now on, I will not address them until the relevant time in the meeting. Your questions may be moderated or, if we receive multiple questions on one topic, amalgamated.

If we run out of time to answer any questions, we will answer them in due course via email or posting responses on our website.

Voting today will be conducted by way of a poll. Voting will shortly be opened online.

Computershare will collect voting forms from those attending in person and will collate results from both voting methods.

Results of the poll will be released to the NZX later today.

Slide 3 – Voting

The Notice of Annual Meeting has been circulated to all Unit Holders. It sets the scope of what we are scheduled to discuss today and includes the details of the one resolution we are due to consider. I am pleased to confirm that there is a quorum present, and I declare the 2024 Annual Meeting of Unit Holders of Vital Healthcare Property Trust open.

If you are eligible to vote at this meeting, you are now able to cast your vote under the vote tab. To vote, simply select your voting direction from the options shown on screen. Your vote has been cast when the green tick appears.

To change your vote, simply select 'Change Your Vote'. You can change your vote until I declare voting closed.

I will give you a warning before I move to close voting.

Slide 4 – Meeting Agenda

The order for the meeting is as follows:

First, the two formal presentations:

- ▶ my address as Independent Chair including a short video to celebrate Vital's 25 years of listing on the NZX with highlights from the recent official opening of the expanded Ormiston Hospital; and
- ▶ followed by Aaron Hockly who leads Vital's executive team and.

I will then table the Annual Financial Statements and invite questions on any matter regarding the Trust or the presentations other than my re-election.

I will then pass on the floor to Independent Director Angela Bull for the formal business being the proposed resolution that I, Graham Stuart, be re-elected as an Independent Director of Northwest Healthcare Properties Management Ltd, Vital's Manager. Angela Bull will then invite any questions on this proposed re-election.

While voting occurs, a short video will be played providing an overview of what the Starship Foundation does.

After voting is complete, we have an opportunity for general business and I will invite you to ask any other relevant questions you may have.

We will then conclude the meeting.

Copies of the minutes of last year's Annual Meeting are available on Vital's website vhpt.co.nz.

Slide 5 – Board of the Manager

The full Board of the Manager is in attendance today with all of my Board colleagues attending in person except for Mike Brady who is attending virtually from Canada.

Slide 6 – In Attendance

I would also like to welcome:

- ▶ Northwest's executive team including Co-Head of Region Chris Adams, Regional CFO Michael Groth and Vital's Company Secretary Vanessa Flax;
 - ▶ Paul Cassidy and Raveen Kaur from the Supervisor of the Trust;
 - ▶ Andrew Boivin and Rebecca Clark from the auditors of the Trust; and
 - ▶ Toby Sharpe from the legal adviser to the Manager.
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Slide 7 – Health and Safety Guidelines for Whiti Ora

For those attending in person, some quick Health and Safety guidelines:

- ▶ In the event of a fire alarm, please evacuate immediately via fire exits located at the front of the building. Do not use the elevators. Everyone will need to move swiftly and safely up Grafton Road towards the Wilson parking lot. Please gather here and wait for the all clear from the fire wardens before moving back into the building.
 - ▶ There is a first aider on site.
 - ▶ Toilets are located adjacent to the elevator doors where you entered this building.
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Slide 8 – Address by the Independent Chair of the Manager

Fellow Unit Holders,

I am pleased to report that the operating performance of our fund remains at satisfactory levels despite the challenging economic environment.

Slide 9 – Overview of Vital

Strategic Focus and Adaptability

Our operations in the 2024 financial year continued the strategic direction set in 2023:

1. We significantly reduced resources and capital allocated to our development pipeline.
2. We recycled capital by divesting non-core properties to fund remaining development activities that were either committed to before the monetary tightening cycle began or delivered compelling short-term benefits to the fund.

These moves have ensured that the fund maintains:

- ▶ A high-quality property portfolio
- ▶ A sound capital structure

- ▶ A sustainable growth strategy that can be activated when the broader economic environment is more favourable

Long-term Strategy and Industry Dynamics

Vital remains a long-term investor in the inherently attractive healthcare sector. While recent economic changes have necessitated some course corrections, our overall strategy remains unchanged. We continue to focus on:

- ▶ Investing in high-quality healthcare properties in attractive locations
- ▶ Partnering with strong and stable tenants
- ▶ Maintaining a portfolio characterized by CPI-indexed leases and a weighted average lease term of 19.4 years

This approach provides resilient and predictable returns on capital, with indexation offering protection against inflation and managing development to deliver in the long run 2-3% growth in distributions per unit.

We continue to progress a number of strategic objectives including capital partnering and we remain of the view that an ASX listing remains in the interest of Unit Holders but would consult before bringing another proposal for a vote.

Prudent Management Through Economic Cycles

Your board is conscious that markets and economies move in cycles. We have adopted strategies to ensure we do not overextend ourselves during good times, allowing us to readily adapt to down cycles. By maintaining discipline in our investment decisions and focusing on relationships, we are well-positioned to navigate the current economic landscape.

Slide 10 – Governance Highlights

In addition to our financial focus, we have continued to enhance our governance in response to stakeholder feedback and market conditions.

The activities I have highlighted represent only a small part of our efforts over the past year.

Slide 11 – Long term delivery

For 25 years, Vital has been listed on the NZX, successfully navigating through the Asian Financial Crisis, the Global Financial Crisis (GFC), and now the post-Covid-19 monetary policy tightening, which we hope is nearing its end. The fund's robust condition after a quarter-century reflects the quality of our portfolio and its management.

Resilience in Challenging Times

The Board and management team have continued to manage our portfolio dynamically to mitigate the impacts of higher interest rates, which have adversely affected property values and funding costs. Our approach provides the fund with the resilience needed for a more challenging economic environment while sustaining strong distributions to unit holders.

In this context, it is particularly gratifying that we have maintained distributions at 9.75 cents per unit for the 2024 financial year, consistent with 2023. We have also provided guidance to maintain this distribution level in the current year.

Slide 12 – Celebrating Vital's 25 years of Listing on the NZX

To commemorate Vital's 25 years of listing, the NZX put together a video which we are going to show now.

[Vital's 25 years of listing video]

Slide 13 – Address by the Fund Manager

Thank you for your continued support and trust in Vital. We remain confident that our strategy will continue to deliver superior returns over time, benefiting from the positive dynamics of the healthcare industry.

For a more comprehensive overview, I am pleased to introduce Vital's Fund Manager, Aaron Hockly, to provide greater detail.

AARON:

Nei ra mihi mahana ki a koutou katoa. Tena koutou, nau mai haere mai. Greetings and welcome to Vital's Annual Meeting.

Slide 14 – Portfolio Highlights

Thanks Graham.

At 30 September, Vital's property portfolio was valued at 3.2 billion New Zealand dollars split 69% to Australia and 31% to New Zealand following a deliberate expansion in New Zealand over recent years.

The portfolio is dominated by private hospitals representing 79% of Vital's portfolio by value leased to the leading hospital operators across Australia and New Zealand including Aurora, Healthe Care, Epworth, Evolution, Southern Cross and the recently rebranded Allevia who operate Ascot Hospital among other facilities.

Because I get this question following all of these meetings, a reminder that we are the landlord or property partner to the healthcare operators, we are not the operator ourselves. We acquire, develop and maintain properties for healthcare tenants.

Since March 2023, we have sold 360 million New Zealand dollars of assets with the proceeds reinvested into Vital's development pipeline. This includes over 47 million New Zealand dollars of assets sold over the last quarter. By way of example, we have divested all of Vital's aged care assets comprising five assets identified as non-core due a mixture of tenant covenant, asset quality and ESG considerations and three assets sold in response to an unsolicited offer. The other assets we have been selling include where there is a current or upcoming vacancy or where the assets do not match our strategy across tenants, location, asset type and ESG among other considerations.

Eighty million New Zealand dollars of assets are in due diligence for sale and a further 110 million dollars is being considered for sale to bring to an end Vital's recent sales programme.

Asset sales coupled with developments have improved the resilience of Vital's portfolio through lowering average building age, increasing weighted average lease term and reducing future risks.

Over the last quarter, several key leases were extended in Australia expanding Vital's weighted average lease expiry term to 19.4 years at 30 September. This is the longest

weighted average lease term of any listed property group in Australia or New Zealand and is a key metric of income security for our Unit Holders.

Slide 15 – Development Highlights

In October, we were pleased to be ranked first place by GRESB for healthcare development globally for the second year running. In addition, and for the third year in a row, Vital was awarded a 5-Star rating for development.

We are committed to achieving a minimum of 5-Star Green Star for all major developments. These are the developments that we think will achieve higher valuations and rental returns going forward.

During FY24, five developments with a total spend of 197 million New Zealand dollars completed with an additional 16 million Australian dollar development completing in the first quarter of this financial year. This includes completion of the expansion of Ormiston Hospital, in the southeastern Auckland suburb of Botany, which you would have seen from the video was officially opened by the Prime Minister, Christopher Luxon, last month. Mr Luxon was accompanied by the Minister of Health, Dr Shane Reti.

Slide 16 – Development Highlights (continued)

Vital has five committed developments with 106 million New Zealand dollars left to complete. This is able to be funded from existing debt capacity.

In addition, we have close to 2 billion New Zealand dollars of potential developments on land Vital already owns. A range of factors would be considered to convert them into committed developments including:

1. balance sheet capacity noting that we are targeting keeping gearing at or below 40%, partly why capital partnering remains a key strategic focus for us;
2. minimum levels of Board approved tenant precommitments; and
3. other business conditions including costs of construction, costs of capital and the projected returns for Vital.

The Board and management is committed to only progressing developments where they add value for Unit Holders.

Slide 17 – Financial Highlights

For FY24, we recorded a 3.7% increase in net property income on a like-for-like, same property and constant currency basis. The higher interest rate environment has translated this strong uplift in cash earnings to a modest fall in adjusted funds from operations or AFFO, put simply debt costs have risen faster than net property income, but AFFO was still well above the level required to fund distributions. Vital's FY24 distributions were free cashflow covered and represented around 90% of AFFO. Management fees fell by 26% over the year.

Despite some modest declines in property values, we have retained balance sheet gearing at 40% in line with our target due to asset sales offsetting development spending.

With New Zealand now firmly on a lower interest rate trajectory and Australia's rates expected to remain at around current levels for some time, we anticipate to have largely ended the negative property revaluations for this cycle.

We have 123 million New Zealand dollars of debt headroom available under existing debt facilities to fund the balance of our committed development pipeline without the need for any further asset sales.

Since August 2024, approximately 300 million Australian dollars of forward starting interest rate hedges have been added to align with our interest rate hedging policy and to reduce interest rate volatility going forward.

Slide 18 – Sustainability Highlights

Sustainability remains a key focus and impacts how we approach acquisitions, developments, divestments and capital works. We believe this will provide higher and more sustainable returns for Unit Holders over the medium to longer term.

During FY24, developments targeting 6 Star Green Star were completed in Sydney and Adelaide. 6 Star Green Star is the highest possible rating available and is expected to provide immediate and longer-term income and valuation benefits.

In the case of Macarthur, the rating process was undertaken in conjunction with the tenant who occupies 100% of this building. For Playford, it is a key selling point as we seek to lease the remaining 1/3rd of this building.

We have been working on improving our ESG scores with a range of ratings providers and have included scoring improvements in Vital's annual report. This includes being awarded sector leader status from GRESB in the developments benchmark for listed healthcare entities globally for the second year in a row. GRESB reviews over 2,000 entities in 75 countries representing over 7 trillion US dollars in investments making us extremely proud of this achievement.

Slide 19 – Climate Related Disclosures

Vital is a Climate Reporting Entity and so is now required to provide an annual climate-related disclosure. Our first report was released last week and is available on our website.

In alignment with compulsory reporting standards, our climate scenario analysis includes climate related risk and opportunity assessments on all assets across a variety of time horizons and global temperature outcomes.

To facilitate the analysis of these climate scenarios, Vital was an active participant in two industry working groups collaborating to deliver the New Zealand Green Building Council Climate Scenarios for the Construction and Property Sector and the Aotearoa Climate Change Scenarios for the Health Sector which brought together industry leaders across the health, property and development sectors.

The disclosures provide plausible future scenarios to support an efficient allocation of capital and this work helps drive how we think about investment and capital works. This remains a work in progress for us as we, like most of our peers, continue to adapt to changing legislative and physical environment which will help us shape future targets for Vital.

Slide 20 – Outlook and Guidance

Despite recent heightened market volatility which has clearly impacted Vital's unit price, healthcare property remains a defensive asset class, underpinned by a high level of government support and non-discretionary spending.

We expect Vital's portfolio will continue to demonstrate strong operating metrics and portfolio resilience based on a long history of investment in the assets and our partnerships with market leading healthcare operators.

In FY25, we will continue to enhance the resilience of Vital's property portfolio and balance sheet through further non-core asset sales targeting receipt of at least 100 million New Zealand dollars.

We will also continue to look for a capital partner to support activation of Vital's potential development pipeline to unlock embedded value in land Vital already owns; part of the reason why we continue to prepare strategic land that Vital owns to be "shovel ready". These developments provide Vital with options for future growth should market conditions be supportive.

FY25 distribution guidance of 9.75 cpa has been provided; consistent with FY24. The work we have undertaken over FY24, and will continue to undertake, will help support future growth in AFFO and distributions.

Sustainability remains at the core of everything we do. Despite growing competition, we will seek to maintain sector leadership which in turn should support future earnings and valuation growth for our unit holders.

Before I hand back to Graham, given recent media attention I wanted to touch on the role we can and could play in supporting New Zealand's health system.

All our facilities provide significant community benefit as, among other things, they help take pressure off the public system whether it be through Health New Zealand funded patients, ACC funded patients or privately funded patients.

According to research cited by the OECD, New Zealand has the 6th best health system of its members in part reflecting the integration between the private and public health systems.

There is plenty of international evidence that a mixed model produces the best health outcomes and so we applaud the Government and Te Whatu Ora for considering a wider range of delivery and funding options for healthcare going forward. This could include involvement by Vital albeit in a relatively limited way.

Nga mihi nui, I will now hand back to Vital's Independent Chair.

Slide 21 - Annual Financial Statements

GRAHAM:

Thank you, Aaron. The Annual Report and Financial Statements for the year ended 30 June 2024 have been circulated to all Unit Holders and are now formally tabled at the meeting.

If there are any questions relating to the Trust or the presentations now is the opportunity to raise them. Only Unit Holders or proxy holders are permitted to ask questions.

You may ask questions through the Computershare platform if attending virtually or raise your hand if in the room and wait for a microphone to be given to you.

Those wanting to ask a question online, please do so as early as possible to ensure it is received and answered.

In consideration for other Unit Holders, we ask that any questions that relate to your personal situation or unitholding be dealt with outside of the meeting with management via email or phone. Repeated questions or questions that have already been answered may not be put to the meeting again.

[Pause for questions]

Thank you for your questions and comments.

Slide 22 – Re-election of Graham Stuart

GRAHAM:

I would now like to pass the floor to Angela Bull.

ANGELA:

We now move to the formal business of the Meeting, the proposed re-election of Graham Stuart.

The vote will be conducted by poll comprising the proxies lodged in advance of the meeting and votes lodged through the forms for those in the room and via the Computershare platform for those attending virtually.

Graham's nomination has the unanimous support of the Board.

Slide 23 – Voting

ANGELA:

The details of the proxies received on this election are on the screen. If I am appointed as proxy to vote and not directed on how to vote, I will vote in favour of this resolution.

If you are attending virtually, please cast your vote by clicking “for”, “against” or “abstain” through the Computershare platform. Your vote has been cast when the green tick appears. To change your vote, simply select ‘Change Your Vote’. You can change your vote until I declare voting closed, and a reminder will be given 10 seconds on screen before I close voting. Once voting has closed, you will not be able to amend your vote.

If you are attending in person, please pass your completed form to a Computershare representative.

Whilst people are voting, we will show a short video from our charity partner, the Starship Foundation.

Voting has now closed. The results of these votes will be released to the NZX later today.

Slide 24 – General Business

ANGELA:

I will now pass the floor to Graham for general business.

GRAHAM:

I will now open the meeting for any general business.

Slide 25 – Closing Remarks

There being no further business, I declare the meeting over.

Thank you for attending the meeting today.

[End of meeting]

Slide 26 – Appendix C: Comparative Returns