

10 November 2025

**Request for trading halt: Northwest Healthcare Properties Management Limited as manager of Vital Healthcare Property Trust (NZX Code: VHP)**

1. Northwest Healthcare Properties Management Limited (the **Manager**) as manager of the Vital Healthcare Property Trust (**Vital**), requests that a trading halt of Vital's ordinary units quoted on the NZX Main Board under ticker code "VHP" be implemented in accordance with NZX Listing Rule 9.9.1(a) and set out below the details of the request as per the rules of NZX.
2. The Manager requests that the trading halt commence with effect from **8.30 a.m. Monday, 10 November 2025**.

**Reasons for trading halt**

3. The request is being made as the Manager expects to release an announcement by 10.00 am Monday 10 November 2025 relating to a proposed capital raising by way of a placement of Vital units to selected investors (the **Placement**) and a unit purchase plan (together, the **Offer**). The size of the Offer is \$220 million.
4. The size of the Placement is \$190 million, which is approximately 12.8% of Vital's market capitalisation. The bookrunners for the Placement are Craigs Investment Partners Limited, Forsyth Barr Limited and Barrenjoey Markets Pty Limited, which will undertake the Placement in conjunction with the Manager. All participants in the bookbuild will be bound by confidentiality arrangements by virtue of being subject to the confidentiality provision contained within the Master ECM Terms dated 1 September 2025.
5. The trading halt is required in order to permit an orderly and transparent market while the bookbuild for the Placement is undertaken.

**How long the Manager wants the trading halt to last**

6. The halt should continue to apply despite the announcement of the Offer. It is only upon an announcement relating to the completion of the Placement that the trading halt should lift. The Manager will confirm with you at the time that announcement is made that the halt should be lifted.

7. The Manager expects that it will be in a position to make an announcement in relation to the results of the Placement by 10.00 a.m. Tuesday 11 November 2025.

**The event the Manager expects to happen that will end the trading halt**

8. The Manager requests that the trading halt be lifted after the announcement about the completion of the Placement has been made.
9. The Manager is not aware of any reason why the trading halt should not be granted, nor of any other information relevant to the request.
10. The Manager requests that the market memorandum in respect of the trading halt refers to an announcement in relation to Vital.

Vanessa Flax

Regional General Counsel and Company Secretary, Northwest Healthcare Properties Management Limited