

14 November 2025

Unit Purchase Plan opens

Northwest Healthcare Properties Management Limited (the **Manager**), as manager of Vital Healthcare Property Trust (**Vital**), is pleased to announce the opening of its non-underwritten unit purchase plan (**UPP**), expected to raise \$30m, with the ability to accept oversubscriptions at the Manager's discretion. The UPP forms part of Vital's \$220m capital raising announced on 10 November 2025, whereby Vital also undertook an underwritten¹ \$190m placement of new units (**Placement**).

The UPP is open to eligible Unit Holders who were recorded in Vital's unit register as having an address in New Zealand at 5.00pm on 7 November 2025, provided that they are not acting for a person who resides outside New Zealand (**Eligible Unit Holder**).

Eligible Unit Holders can subscribe for up to \$50,000 of new units under the UPP. The issue price of the new units will be the lower of:

- a) \$1.95 per new unit (being the same price paid by investors participating in the Placement); and
- b) a 2.5% discount to the volume weighted average price of Vital units traded on the NZX during the five trading days up to, and including, the end of the UPP offer period.

The UPP has been designed so that most Eligible Unit Holders have the potential to preserve their current relative unitholding, if they choose to participate. If scaling of the UPP is required, applications will be scaled having regard to existing units held at 5.00pm NZDT on 7 November 2025.

The new units issued under the UPP will rank equally with existing Vital units on issue. The new units will not be eligible for the FY26 first quarter distribution announced on 6 November 2025.

Full details regarding the UPP are set out in the UPP Offer Document now available to Eligible Unit Holders in New Zealand, which can be found together with further information about the UPP at www.vitalunitoffer.co.nz. Eligible Unit Holders are encouraged to visit this website and can apply online at www.vitalunitoffer.co.nz until 5.00pm NZDT on Friday 28 November 2025.

1. The Placement was underwritten by Craigs Investment Partners Limited, Forsyth Barr Group Limited and Barrenjoey Markets Pty Limited

UPP key dates

Record Date:	5.00pm NZDT, 7 November 2025
Announcement of the capital raising:	10 November 2025
UPP Opening Date:	14 November 2025
Entitlement letter sent to Eligible Unit Holders:	14 November 2025
UPP Closing Date (last time for online applications):	5.00pm NZDT, 28 November 2025
UPP issue price announced:	1 December 2025
Allotment of new units under the UPP and commencement of trading:	5 December 2025

These dates are subject to change and are indicative only.

– ENDS –

ENQUIRIES

Chris Adams

Fund Manager, 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

MEDIA ENQUIRIES

Geoff Senescall

Tel +64 21 481 234, Email senescall@senescallakers.co.nz

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 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 September 2025, NZD/AUD exchange rate of 0.8770.

Disclaimer

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All references to \$ are to New Zealand dollars, unless otherwise indicated.

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The information in this announcement is of general background and does not purport to be complete. It should be read in conjunction with Vital's other market announcements lodged with NZX, which are available at www.nzx.com/companies/VHP.