

Disclosure of movement of 1% or more in substantial holding or change in nature of relevant interest, or both

Section 277 and 278, Financial Markets Conduct Act 2013

To: NZX Limited
and
To: Vital Healthcare Property Trust
Relevant event being disclosed: Movement of 1% or more in substantial holding
Date of relevant event: 24 April 2020
Date of this disclosure: 28 April 2020
Date last disclosure made: 7 March 2019

Substantial product holder(s) giving disclosure:
Full name(s): Forsyth Barr Investment Management Limited

Summary of substantial holding
Class of quoted voting products: Units in Vital Healthcare Property Trust (VHP)
Summary for Forsyth Barr Investment Management Limited

For **this** disclosure,—

| | |
|-------------------------------------|-------------|
| (a) total number held in class: | 36,564,010 |
| (b) total in class: | 453,166,714 |
| (c) total percentage held in class: | 8.069% |

For **last** disclosure,—

| | |
|-------------------------------------|-------------|
| (a) total number held in class: | 31,428,086 |
| (b) total in class: | 444,823,859 |
| (c) total percentage held in class: | 7.066% |

Details of transactions and events giving rise to relevant event

| Date of event | Nature of event | Consideration | Number of financial products | Current registered holder(s) | Registered holder(s) once transfers are registered |
|------------------------------|----------------------------------|---------------|------------------------------|--|--|
| 7 March 2019 – 24 March 2020 | On-market sales | \$16,968,520 | 6,511,726 | Forsyth Barr Custodians Limited (“FBCL”) | Unknown |
| | On-market purchase | \$26,144,312 | 10,774,430 | Unknown | FBCL |
| | Off-market transfers out of DIMS | Nil | 828,201 | FBCL | Unknown |
| | Off-market transfers into DIMS | Nil | 1,697,691 | Unknown | FBCL |
| | Allotment under DRP | Nil | 3,730 | N/A | FBCL |

Details after relevant event

Details for Forsyth Barr Investment Management Limited

Nature of relevant interest(s):

The relevant interest arises under various investment management agreements to which Forsyth Barr Investment Management Limited is a party in its capacity as the manager of the Forsyth Barr Investment Funds and a provider of discretionary investment management services (**DIMS**). The relevant interest arises only from the powers of investment contained in those agreements, including the power to control the exercise of the right to vote attached to the shares and to control the disposal of the shares. A relevant agreement document need not be attached under regulations 139 and 142.

For that relevant interest,—

- (a) number held in class: 36,564,010
- (b) percentage held in class: 8.069%
- (c) current registered holder(s): See above
- (d) registered holder(s) once transfers are registered: See above

For a derivative relevant interest, also—

- (a) type of derivative: Not applicable
- (b) details of derivative: Not applicable
- (c) parties to the derivative: Not applicable

(d) if the substantial product holder is not a party to the derivative, the nature of the relevant interest in the derivative: Not applicable

Additional Information

Address(es) of substantial product holder(s): Forsyth Barr House, The Octagon, Dunedin

Contact details: Amanda Koo

T: +64 9 368 0118

E: compliance@forsythbarr.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, Amanda Koo, 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.