

29 June 2021

Retirement and Appointment of Non-Independent Director

In accordance with Listing Rule 3.20.1(a), NorthWest Healthcare Properties Management Limited (the Manager), the manager of Vital Healthcare Property Trust (Vital), advises the following changes to its Board with effect from 29 June 2021:

1. Retirement of Mr Bernard Crotty as a Non-Independent Director

Mr Crotty has been on the Board of the Manager since 2012, served as President of NorthWest REIT (the Manager's ultimate parent entity) from 2017 to 2020 and remains a trustee of NorthWest REIT.

2. Appointment of Mr Craig Mitchell as a Non-Independent Director

Mr Mitchell replaces Mr Crotty as NorthWest REIT's nominee on the Board. He has served as regional CEO of NorthWest for Australia and New Zealand since 2018 and was appointed as President of NorthWest REIT in August 2020.

His previous roles include being CEO for one of Australia's largest private construction groups and COO for one of Australia's largest listed property groups.

A full biography for Mr Mitchell is appended to the end of this announcement.

NorthWest REIT's Group CEO and Chairman, Mr Paul Dalla Lana, said

"On behalf of NorthWest, we wish Mr. Crotty success in his new endeavours noting his many contributions over the past years."

The Manager's Chair, Mr Graham Stuart, said

"The Board appreciates Bernard's service to the Manager and Vital over many years, including ~2 years as its Chairman. During Bernard's tenure, Vital's net tangible assets have grown from \$1.02 to \$2.63 per unit and Vital's total unitholder returns have averaged 16.1% per annum.

We welcome Craig onto our Board and look forward to him applying his skills and experience to help continue to deliver superior returns for unitholders."

– ENDS –

ENQUIRIES

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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 (~83% of portfolio value), out-patient facilities (~11% of portfolio value) and aged care (~6% of portfolio value).

Vital is the only specialist listed landlord of healthcare property in Australasia and currently has a portfolio valued at over \$2.3 billion.

Vital is managed by NorthWest Healthcare Properties Management Limited, a subsidiary of Toronto Stock Exchange listed NorthWest Healthcare Properties REIT, a global owner and manager of healthcare property.

For more information, visit our website: www.vhpt.co.nz

Appendix 1 - Biography of Mr Craig Mitchell

Craig Mitchell has more than 20 years' experience specialising in the property industry in Australia. Prior to joining the NorthWest Group, he was Chief Executive Officer of Grocon, one of Australia's most recognised private construction companies. His previous roles include Executive Director and Chief Operating Officer of Dexus, an ASX top 50 listed REIT, (with responsibility for finance, funds management and risk) and senior finance roles for Stockland and Westfield

Craig is President of the NorthWest Group, having joined in 2018 as CEO of Australia and New Zealand. He is responsible for funds management globally including establishment of new funds, providing strategic direction as part of the REIT's global leadership team, and has overall accountability for the Australian and New Zealand region, including strategy, performance and leading the team of real estate professionals.

Craig has a Master of Business Administration (Executive) from the Australian Graduate School of Management, a Bachelor of Commerce and is a Fellow of CPA Australia. He has also completed the Advanced Management Program at Harvard University, Boston.

He is currently located in Sydney, Australia.