

1 October 2021

Debt refinance and facility limit increase

Vital has successfully secured¹ A\$315m in new debt facilities on improved pricing, increasing limits by A\$65m to fully refinance the November 2021 and January 2022 facility expiries and support Vital's strong pipeline of value enhancing opportunities.

As a result, Vital's weighted average debt maturity has been increased by 1.4 years, from 2.5 to 3.9 years², consistent with Vital's strategy of increasing debt tenor to closer align with its market-leading Weighted Average Lease Expiry of 18.7 years³.

Refinancing highlights include:

- Tranches totalling A\$175m secured on 7-year terms, including the introduction of a new financier to further improve lender diversity;
- Tranches totalling A\$40m secured for a term of 5 years;
- A 2.5-year A\$100m multi-currency tranche; and
- Vital's next refinancing event is in FY23.

Over the last 9 months, Vital has increased its number of lenders from two to six, in addition to significantly modernising its financing arrangements.

This is a continuous journey and, in addition to the above, Vital is well underway with a process to further enhance its funding structure with additional long term debt. More details will be provided in advance of its Interim Results release later this year.

– ENDS –

¹ Subject to customary closing conditions

² As at 30 June 2021 on a pro-forma basis

³ As at 30 June 2021

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 (~85% of portfolio value), ambulatory care facilities (~10% of portfolio value) and aged care (~5% of portfolio value).

Vital is the leading specialist listed landlord of healthcare property in Australasia and currently has a portfolio valued at over \$2.6 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