

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: 8 May 2025
Date of this disclosure: 12 May 2025
Date last disclosure made: 24 September 2024

Substantial product holder(s) giving disclosure:

Full name(s): Forsyth Barr Investment Management Limited
(FBIM)

Summary of substantial holding

Class of quoted voting products: Units in Vital Healthcare Property Trust (VHP)

Summary for FBIM

For **this** disclosure,—

(a) total number held in class: 79,641,347
(b) total in class: 677,083,392
(c) total percentage held in class: 11.762%

For **last** disclosure,—

(a) total number held in class: 69,620,217*
(b) total in class: 676,069,081
(c) total percentage held in class: 10.298%

*In preparing this notice it was discovered that the total number held in class for the last disclosure was inadvertently overstated by 2,465,991 units due to the duplication of a number of trades. We have used the corrected figure in this notice.

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
21 Sept 2024 – 8 May 2025	On-market sales	\$15,315,793	8,226,742	Forsyth Barr Custodians Limited (FBCL) (7,996,860) / Trustees Executors Limited (TEL) (229,882)	Unknown
	On-market purchases	\$32,909,955	17,593,111	Unknown	FBCL(17,197,442) / TEL (395,669)
	Off-market transfers out of DIMS	N/A	1,078,441	FBCL	Unknown
	Off-market transfers into DIMS	N/A	1,726,206	Unknown	FBCL
	Distribution Reinvestment Plan	N/A	3,400	N/A	FBCL
	Securities bought or transferred in but yet to be allocated to a transaction	N/A	3,596	Unknown	Unknown

Details after relevant event

Details for FBIM

Nature of relevant interest(s):

The relevant interest arises under various investment management agreements to which Forsyth Barr Investment Management Limited and/or Forsyth Barr Limited are a party in their capacity as providers of discretionary investment management services (**DIMS**) and from Forsyth Barr Investment Management Limited being the manager of managed investment schemes. The relevant interest

arises only from the powers of investment contained in the relevant agreement documents, including the power to control the exercise of the right to vote attached to the shares and to control the disposal of the shares.

Pursuant to regulation 142, the relevant agreement documents need not be attached under regulation 139.

For that relevant interest,—

(a) number held in class:	79,641,347
(b) percentage held in class:	11.762%
(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: Maria Reyes Malqui

T: +64 4 495 8208

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, Maria Reyes Malqui, 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.