

MARKET RELEASE

11 June 2025

Distribution reinvestment plan strike price set at \$1.883719

Northwest Healthcare Properties Management Limited, as manager of Vital Healthcare Property Trust (**Vital**) advises that the strike price for its distribution reinvestment plan (**DRP**) for the third quarter of the 2025 financial year is \$1.883719. The strike price reflects a 2% discount to the volume weighted average sale price for Vital during the seven calendar days commencing on the ex-date (being 4 June 2025).

This pricing is effective for the distribution payable on 19 June 2025. Vital Unit Holders who have elected to receive their quarterly distribution through the DRP will be issued additional units using this strike price.

– 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 (~78%* of portfolio value), ambulatory care facilities (~18%* 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 property.

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 31 March 2025, NZD/AUD exchange rate of 0.9087.