

MARKET RELEASE

3 June 2025

Debt extension with enhanced terms

Northwest Healthcare Properties Management Limited (**Northwest**), as manager of Vital Healthcare Property Trust (**Vital**), is pleased to announce that Vital has executed documentation to extend and improve terms and flexibility to its funding arrangements.

Highlights*

- Duration of debt facilities totaling ~NZ\$900m extended, across 5 existing Vital financiers
- Weighted average debt duration (31 March 2025 pro-forma) increased by 1.2 years to 4.1 years, with no debt expiring before March 2027
- Refreshed 7-year A\$75 million debt facility secured
- Incremental improvements to terms achieved, including enhanced pricing and ~NZ\$875 million facilities which can be drawn in AUD or NZD
- Total funding lines unchanged at ~NZ\$1.46 billion

Michael Groth, Northwest ANZ CFO said, “We were very pleased with the strong on-going support from our banking group, a testament to Vital’s robust balance sheet and quality, long-dated defensive cashflows.”

“The increased debt duration and improvements to pricing and terms, including the increased flexibility of additional multicurrency facility limits, enhance Vital’s capital structure and ensure that we remain well positioned for the future”.

Since 31 March 2025, Vital has completed the refinance and extension of debt facilities totaling ~NZ\$1.1 billion (~75% of total facilities), including the ~NZ\$165 million extension announced in the FY25Q3 update.

– ENDS –

ENQUIRIES

Chris Adams

Co-Head, ANZ, Northwest Healthcare Properties Management Limited

Tel +61 408 665 332, Email chris.adams@nwhreit.com

Michael Groth

Chief Financial Officer, Northwest Healthcare Properties Management Limited

Tel +61 409 936 104, Email michael.groth@nwhreit.com

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.