

22 August 2023

Issue of units in Vital Healthcare Property Trust for purposes of incentive fee

For the purposes of Listing Rule 3.13.1, Northwest Healthcare Properties Management Limited (**the Manager**) advises that the following new units in Vital Healthcare Property Trust (**Vital**) have been issued to the Manager pursuant to the incentive fee arrangements under Vital's Trust Deed:

- | | |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) Class of financial product: | Vital Healthcare Property Trust Ordinary Units |
| b) ISIN: | NZCHPE0001S4 |
| c) Number issued: | 6,417,684 |
| d) Issue price: | \$2.3297 |
| e) Nature of the payment: | In accordance with clauses 22.4 and 22.6(b) of the Trust Deed |
| f) Amount paid up: | Fully paid |
| g) Percentage of total class of financial products issued: | 0.97% of the total number of units on issue immediately prior to the issue of the new units |
| h) Reason for issue: | The units were issued in consideration for Northwest Healthcare Properties Management Limited's incentive fee in accordance with clauses 22.4 and 22.6(b) of the Trust Deed |
| i) Specific authority for issue: | Trust Deed |
| j) Total number of financial products of the class after the Issue: | 667,431,298 |
| k) Terms or details of the issue: | The new units rank equally in all respects with existing ordinary units in Vital Healthcare Property Trust |
| l) Date of issue: | 22 August 2023 |

– 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 (~80%* of portfolio value), ambulatory care facilities (~16%* of portfolio value) and aged care (~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, a global owner and manager of healthcare property.

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

* All figures are indicative, as at 30 June 2023