

MARKET RELEASE

13 August 2025

Updated Distribution Reinvestment Plan Terms

Northwest Healthcare Properties Management Limited (the **Manager**), the manager of Vital Healthcare Property Trust (**Vital**) advises that it has updated the terms of the Vital Healthcare Property Trust Distribution Reinvestment Plan (**DRP**) to:

- a) adopt recent DRP market precedents since Vital's DRP was last updated in August 2020; and
- b) clarify certain interpretations of the DRP and improve Unit Holder understanding of its operation (for example, including specific references to Australian resident investors being eligible to participate in the DRP).

A copy of the updated Vital DRP is attached and is also available on Vital's website at <https://www.vitalhealthcareproperty.co.nz/distributions/>. Existing participants in the DRP are not required to take any action as a result of the changes as their participation in the DRP will continue.

– 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 investor and manager of healthcare infrastructure.

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 30 June 2025, NZD/AUD exchange rate of 0.9275.