

13 August 2025

Managed Investment Scheme 2025 Annual Report

Today Vital Healthcare Property Trust (**Vital**) released to the NZX the 2025 Annual Report. That report contained information which includes the Financial Statements of Vital and other information consistent with Vital's status as an NZX Listed Issuer.

Vital is a managed investment scheme for the purposes of the Financial Markets Conduct Act 2013 (**FMCA**). As a managed investment scheme Vital is required to produce an annual report in a format consistent with the FMCA and in accordance with Listing Rule 3.12.1.

An electronic copy of the FMCA compliant annual report has been registered on the New Zealand Companies Office - Disclose Register and is provided to the NZX as an attachment to this announcement.

– 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 assets.

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.