Vital
Healthcare Property Trust

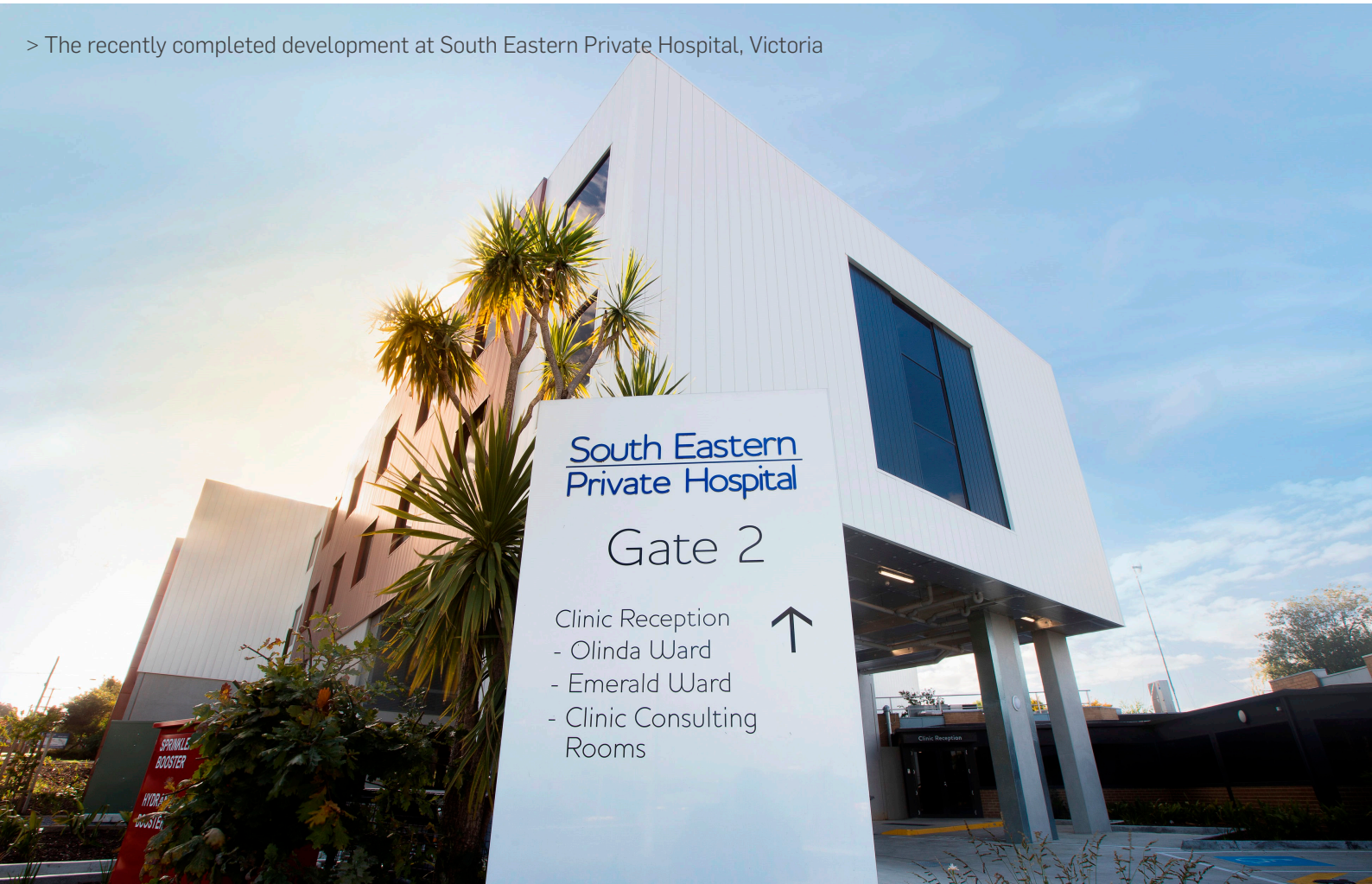
VITAL THIRD QUARTER UPDATE

11 May 2017

Vital unitholders will receive a third quarter distribution of 2.125 cpu (cents per unit) with 0.0628 cpu of imputation credits. The record date is 8 June 2017 and payment will be made on 22 June 2017. Vital's Distribution Reinvestment Plan (DRP) will remain available to investors for this distribution, with a 1% discount being applied when determining the strike price.

Distribution

Payment date	22 June 2017
Cash distribution per unit	2.125 cpu
Excluded distribution per unit	1.9635 cpu
Fully imputed distribution per unit	0.1615 cpu
Imputation credits	0.0628 cpu
DRP available	Yes
DRP discount	1%



> The recently completed development at South Eastern Private Hospital, Victoria

Consolidated Statement of Comprehensive Income

For the period ended 31 March 2017

	Unaudited 9 months Mar-17 $000s	Unaudited 9 months Mar-16 $000s
Gross property income from rentals	**71,278**	51,564
Gross property income from expense recoveries	**5,755**	5,185
Property expenses	**(7,230)**	(6,623)
Net property income	**69,803**	50,126
Other expenses	**14,351**	9,665
Profit before finance income/(expense) and other gains/(losses)	**55,452**	40,461
Finance income/(expense)		
Finance income	**81**	53
Finance expense	**(10,364)**	(11,293)
Fair value gain/(loss) on interest rate derivatives	**7,218**	(3,009)
	(3,065)	(14,249)
Other gains/(losses)		
Revaluation gain/(loss) on investment property	**45,392**	51,017
Receipts under transaction hedging foreign exchange contracts	**978**	38
Fair value gain/(loss) on foreign exchange derivatives	**(2,176)**	647
Unrealised gain/(loss) on foreign exchange	**3,691**	948
	47,885	52,650
Profit before income tax	**100,272**	78,862
Taxation expense	**(16,823)**	(9,513)
Profit for the year attributable to unitholders of the Trust	**83,449**	69,348
Other comprehensive income		
Items that may be reclassified subsequently to profit and loss:		
Movement in foreign currency translation reserve	**21,720**	(6,801)
Realised foreign exchange gains/(losses) on hedges	**9,692**	9,015
Current taxation (expense)/credit	**(2,714)**	(2,524)
Unrealised foreign exchange gains/(losses) on hedges	**(11,368)**	(50)
Deferred taxation (expense)/credit	**3,183**	14
Fair value gain/(loss) on net investment hedges	**(4,172)**	1,997
Deferred taxation (expense)/credit	**1,168**	(559)
Total other comprehensive income/(loss) after tax	**17,509**	1,092
Total comprehensive income after tax	**100,958**	70,440
Earnings per unit		
Basic and diluted earnings per unit (cents)	**19.92**	20.14

Consolidated Statement of Financial Position

For the period ended 31 March 2017

	Unaudited Mar-17 $000s	Audited Jun-16 $000s
Non-current assets		
Investment properties	**1,217,598**	951,879
Derivative financial instruments	**184**	-
Other non-current assets	**347**	358
Total non-current assets	**1,218,129**	952,237
Current assets		
Cash and cash equivalents	**3,181**	12,980
Trade and other receivables	**699**	358
Other current assets	**6,099**	3,113
Derivative financial instruments	**4**	9,486
Total current assets	**9,983**	25,937
Total assets	**1,228,112**	978,174
Unitholders' funds		
Units on issue	**536,737**	369,220
Reserves	**664**	(17,118)
Retained earnings	**227,573**	171,617
Total unitholders' funds	**764,974**	523,719
Non-current liabilities		
Borrowings	**342,787**	344,159
Income in advance	**2,068**	3,656
Derivative financial instruments	**12,586**	19,764
Deferred tax	**71,960**	63,669
Total non-current liabilities	**429,401**	431,248
Current liabilities		
Trade and other payables	**10,157**	9,629
Income in advance	**2,433**	3,569
Derivative financial instruments	**4,247**	41
Taxation payable	**16,900**	9,968
Total current liabilities	**33,737**	23,207
Total liabilities	**463,138**	454,455
Total unitholders' funds and liabilities	**1,228,112**	978,174

Same property net operating income

For the nine months ended 31 March 2017

	Unaudited Mar-17 $000s	Unaudited Mar-16 $000s	Variance $000s
Same property revenue from investment properties[1]	71,143	55,742	15,401
Same property operating costs	(6,598)	(6,623)	25
	64,545	**49,119**	**15,426**
Acquisitions	5,258	1,006	4,252
Net operating income	**69,803**	**50,125**	**19,678**

1 Includes a one-off lease termination receipt of $13.8m as part of rent, make-good and other future obligations.

Investment properties

	$000s
Balance - 30 June 2016	**951,879**
Acquisitions	160,115
Development spend	21,077
Fair value adjustment	45,392
Foreign exchange translation difference	39,135
Balance - 31 March 2017	**1,217,598**

Development progress

Development	Development work being undertaken	Development cost (A$m)	Spend to date (A$m)	Forecast completion date
Palm Beach Currumbin (QLD)	Relocation of consulting to new suites above front carpark and conversion of some double rooms to singles.	6.3	3.1	Oct-17
Sportsmed Consulting (SA)	Stand-alone medical consulting building adjacent to the main hospital.	9.5	3.8	Oct-17
Toronto Private (NSW)	Ten new mental health beds, ten new rehabilitation beds, a new gym, group therapy rooms and 36 new car parks.	9.4	3.6	Nov-17
Maitland Private (NSW) stage 1	Two new operating theatres and a new seven-chair day chemotherapy unit.	13.6	4.2	Oct-17
Lingard Private (NSW)	Three additional operating theatres, 26 surgical beds and a hydrotherapy pool. 57 car parks will be developed on an adjacent site.	23.8	1.7	Jun-18
Total		**62.6**	**16.4**	

PORTFOLIO METRICS

As at 31 March 2017

PORTFOLIO VALUE

$1.22BN

WALE

18.1YEARS

NUMBER OF PROPERTIES

34

OCCUPANCY

99.1%

FY17 DISTRIBUTION GUIDANCE

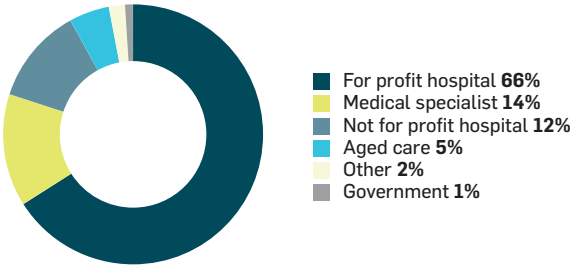
8.5CENTS PER UNIT

NET TANGIBLE ASSETS

$1.79PER UNIT

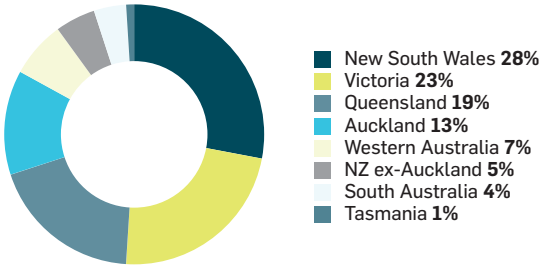
Tenant composition

For profit hospitals anchor the portfolio



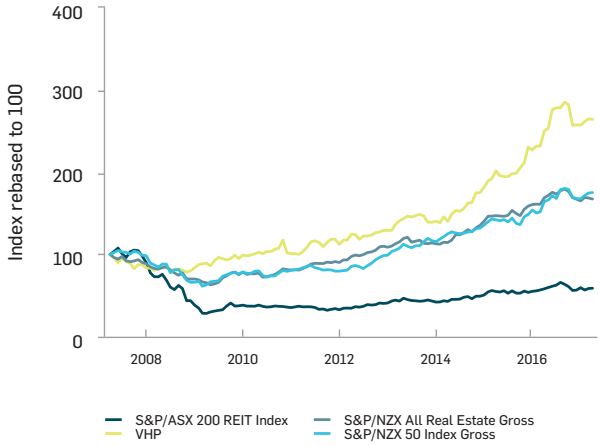
Portfolio geographic composition

Well diversified by geography



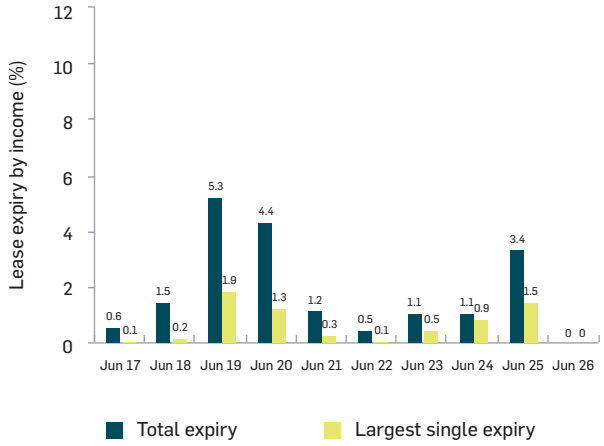
Ten-year total return performance

Well-executed strategy providing long-term value for investors



Ten-year lease expiry profile

Average lease expiry per annum over the next ten years of 1.9%



Source: Craigs Investment Partners as at 31 March 2017