

MARKET RELEASE

17 May 2022

Completion of Retail Bookbuild, concluding the Offer

NorthWest Healthcare Properties Management Limited (the **Manager**), as manager of Vital Healthcare Property Trust (**Vital**), advises that it has completed the retail bookbuild component (**Retail Bookbuild**) of its underwritten 1 for 8.54 pro rata accelerated entitlement offer (the **Offer**) announced on Thursday, 28 April 2022. Vital has now successfully completed the Offer, raising total gross proceeds of ~\$200m.

The net proceeds of the Offer will be used to repay debt incurred for recently announced acquisitions and developments, including those announced on Thursday, 28 April 2022.

The ~19.3m new units not taken up under the Retail Bookbuild will be subscribed for at the Offer Price by the Underwriters and the institutions who sub-underwrote the Offer. These institutions include long-term existing unitholders.

New units issued under the retail entitlement offer component of the Offer (**Retail Entitlement Offer**) and the Retail Bookbuild are expected to be allotted and commence trading on the NZX on Thursday, 19 May 2022.

– 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 (~82%* of portfolio value), ambulatory care facilities (~13%* of portfolio value) and aged care (~5%* of portfolio value).

Vital is the leading specialist listed landlord of healthcare property in Australasia and currently has a portfolio valued at ~\$3* billion.

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 as at 31 December 2021

Disclaimer:

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All references to \$ are to New Zealand dollars unless otherwise indicated.

This announcement may contain forward-looking statements. Forward-looking statements can include words such as "expect", "intend", "plan", "believe", "continue" or similar words in connection with discussions of future operating or financial performance or conditions. The forward-looking statements are based on management's and directors' current expectations and assumptions regarding the Trust's business, assets and performance and other future conditions, circumstances and results. As with any projection or forecast, forward-looking statements are inherently susceptible to uncertainty and to any changes in circumstances. The Trust's actual results may vary materially from those expressed or implied in the forward-looking statements. The Manager, the Trust, and its or their directors, employees and/or shareholders have no liability whatsoever to any person for any loss arising from this presentation or any information supplied in connection with it. The Manager and the Trust are under no obligation to update this announcement or the information contained in it after it has been released. Past performance is no indication of future performance.

The information in this announcement is of general background and does not purport to be complete. It should be read in conjunction with Vital's other market announcements lodged with NZX, which are available at www.nzx.com/companies/VHP.