

FEE SUMMARY

Vital Healthcare Property Trust – Fee Summary

As an externally managed Unit Trust, Vital Healthcare Property Trust pays fees to the Manager for the services it provides. They are summarised below. The fees were approved by Unitholders in October 2019.

Fund Management Fees

Base Fund Fee	A tiered base fee as follows: <ul style="list-style-type: none"> ▪ 65 bps up to \$1bn of Vital's gross asset value (GAV); ▪ 55 bps from \$1bn to \$2bn of GAV; ▪ 45 bps from \$2bn to \$3bn of GAV; ▪ 40 bps over \$3bn of GAV.
Incentive Fee	Incentive fee based on changes in Net Tangible Assets (NTA) as defined below and calculated as 10% of the average annual increase in Vital's NTA over the respective financial year and the two preceding financial years.
NTA definition	NTA as reported, adjusted for unrealised movements in currency reserves, derivatives and new equity subscriptions during the financial period

Activity Fees

Acquisition fee	A fee of 1.5% of the purchase price
Disposition fee	A fee of 1% of the sale price. Where an external agent has been engaged, the total fee payable will not exceed 1% of the purchase price or other consideration.
Leasing fees – new leases	A minimum fee of \$2,500 per lease. For leases with a term of less than 3 years, 11% of the annual rental. For leases with a 3 year term, 12% of the rental. For leases with a term exceeding three years, 12% of the annual rental plus 1% for each year or part thereof, up to a maximum of 20% of annual rental.

Leasing fees - renewals	50% of the applicable fee for new leases
Rent review fees	For structured (non-market) reviews and for any market review which does not result in a rental increase an administration fee of \$1,000 will be payable. Open market reviews: 10% of the rental increase achieved in Year 1 of the review, subject to a minimum fee of \$1,000.
Property management fee	A fee of 1%-2% of gross income depending on the type of property
Facilities management fee	A market fee for similar services at similar properties
Development fee	A fee of 4% ¹ of committed spend payable on a milestone basis
Project management fee	A fee of 2% of committed spend where Vital is the project lead. 1% of committed spend where Vital is not the project lead but has an oversight role.