

Please note: all cash amounts in this form should be provided to 8 decimal places

Section 1: Issuer information				
Name of issuer	Vital Healthcare Property Trust			
Financial product name/description	Ordinary units			
NZX ticker code	VHP			
ISIN (If unknown, check on NZX website)	NZCHPE0001S4			
Type of distribution (Please mark with an X in the relevant box/es)	Full Year		Quarterly	X
	Half Year		Special	
	DRP applies	X		
Record date	5/12/2019			
Ex-Date (one business day before the Record Date)	4/12/2019			
Payment date (and allotment date for DRP)	19/12/2019			
Total monies associated with the distribution ¹	\$9,885,812			
Source of distribution (for example, retained earnings)	Vital Healthcare Property Trust Consolidated Profits			
Currency	NZD			
Section 2: Distribution amounts per financial product				
Gross distribution ²	\$0.007782			
Total cash distribution ³	\$0.021875			
Excluded amount (applicable to listed PIEs)	\$0.016272			
Supplementary distribution amount	\$0.000989			
Section 3: Imputation credits and Resident Withholding Tax ⁴				
Is the distribution imputed	Fully imputed			
	Partial imputation			
	No imputation			
If fully or partially imputed, please state imputation rate as % applied	9.9608%			
Imputation tax credits per financial	\$0.002179			

¹ Continuous issuers should indicate that this is based on the number of units on issue at the date of the form

² "Gross distribution" is the total cash distribution plus the amount of imputation credits, per financial product, before the deduction of Resident Withholding Tax (RWT).

³ "Total cash distribution" is the cash distribution excluding imputation credits, per financial product, before the deduction of RWT. This should include any excluded amounts, where applicable to listed PIEs.

⁴ The imputation credits plus the RWT amount is 33% of the gross distribution for the purposes of this form. If the distribution is fully imputed the imputation credits will be 28% of the gross distribution with remaining 5% being RWT. This does not constitute advice as to whether or not RWT needs to be withheld.

product		
Resident Withholding Tax per financial product	N/A as unimputed portion is excluded income	
Section 4: Distribution re-investment plan (if applicable)		
DRP % discount (if any)	1%	
Start date and end date for determining market price for DRP	4/12/2019	10/12/2019
Date strike price to be announced (if not available at this time)	11/12/2019	
Specify source of financial products to be issued under DRP programme (new issue or to be bought on market)	New issue	
DRP strike price per financial product	To be determined and announced on 11/12/2019	
Last date to submit a participation notice for this distribution in accordance with DRP participation terms	5/12/2019	
Section 5: Authority for this announcement		
Name of person authorised to make this announcement	Stuart Harrison	
Contact person for this announcement	Stuart Harrison	
Contact phone number	09 973 7302	
Contact email address	sharrison@nwHPM.com.au	
Date of release through MAP	12 November 2019	