VITAL INFRASTRUCTURE | PROPERTY TRUST

Supplemental Disclosures

June 30, 2026

TSX: VITL.UN

Owner and Manager of Healthcare Infrastructure

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This supplemental disclosures document of Vital Infrastructure Property Trust (the "REIT") should be read in conjunction with the REIT’s condensed consolidated interim financial statements and accompanying notes and with Management’s Discussion and Analysis of the results of operations and financial condition for the three and six months ended June 30, 2026. All amounts are presented in thousands of Canadian dollars, except where otherwise stated.

PROPORTIONATE SUPPLEMENTAL DISCLOSURE - Q2 2026[1]

Unaudited	Three months ended June 30, 2026							
Expressed in thousands of Canadian dollars	**North America**	**Brazil**	**Europe**	**Australasia**	**Corporate**	**Proportionate Basis** [1]	**Consolidation and Eliminations**	**Consolidated IFRS Basis**
Net property operating income								
Revenue from investment properties	$ 34,875	$ 16,297	$ 14,977	$ 12,586	$ —	**$ 78,735**	$ (12,645)	**$ 66,090**
Property operating costs	(13,411)	—	(3,946)	(1,816)	—	**(19,173)**	1,891	**(17,282)**
	21,464	**16,297**	**11,031**	**10,770**	**—**	**59,562**	(10,754)	**48,808**
Other income (expenses)								
Interest and other income	59	148	76	941	10	**1,234**	307	**1,541**
Management fees	18	—	379	2,329	—	**2,726**	975	**3,701**
Share of income (loss) from equity accounted investments	—	—	—	—	—	**—**	2,937	**2,937**
Non-cash equity income from Vital Trust	—	—	—	(2,234)	—	**(2,234)**	2,234	**—**
Distributions from Vital Trust	—	—	—	3,850	—	**3,850**	(3,850)	**—**
Finance costs	(2,730)	(1,417)	(3,344)	(5,976)	(13,465)	**(26,932)**	5,217	**(21,715)**
General and administrative expenses	(1,272)	(618)	(3,554)	(2,743)	(6,280)	**(14,467)**	253	**(14,214)**
Transaction costs	—	—	(2,648)	(46)	(627)	**(3,321)**	(21)	**(3,342)**
Foreign exchange gain (loss)	29	77	(485)	442	(803)	**(740)**	—	**(740)**
Accretion of financial liabilities	—	(386)	—	—	—	**(386)**	—	**(386)**
Fair value adjustment of convertible debentures	—	—	—	—	(1,973)	**(1,973)**	—	**(1,973)**
Fair value adjustment of financial instruments	—	—	(1,824)	(641)	—	**(2,465)**	687	**(1,778)**
Fair value adjustment of investment properties	(3,601)	12,908	(3,459)	2,010	—	**7,858**	(2,376)	**5,482**
Net loss on disposals of assets	(239)	—	(16,199)	(5,858)	7,311	**(14,985)**	4,213	**(10,772)**
Fair value adjustment of unit-based compensation liabilities	44	—	46	212	246	**548**	—	**548**
Income (loss) before taxes	**13,772**	**27,009**	**(19,981)**	**3,056**	**(15,581)**	8,275	(178)	8,097
Current income tax expense	22	(988)	(12,998)	(949)	(141)	**(15,054)**	(40)	**(15,094)**
Deferred income tax (expense) recovery	—	(5,338)	13,301	(1,111)	206	**7,058**	218	**7,276**
Income tax expense	22	(6,326)	303	(2,060)	65	**(7,996)**	178	**(7,818)**
Net income (loss)	**$ 13,794**	**$ 20,683**	**$ (19,678)**	**$ 996**	**$ (15,516)**	**$ 279**	$ —	**$ 279**
Net income (loss) attributable to Unitholders	**$ 13,794**	**$ 20,683**	**$ (19,678)**	**$ 996**	**$ (15,516)**	**$ 279**	$ —	**$ 279**
Add / (Deduct):								
Fair value (gains) losses	3,557	(12,908)	5,237	(1,581)	1,727	**(3,968)**	1,689	**(2,279)**
Accretion of financial liabilities	—	386	—	—	—	**386**	—	**386**
Unrealized foreign exchange loss (gain)	(27)	(46)	502	(450)	735	**714**	—	**714**
Deferred tax expense (recovery)	—	5,338	(13,301)	1,111	(206)	**(7,058)**	(218)	**(7,276)**
Transaction costs	—	—	2,648	46	627	**3,321**	21	**3,342**
Net loss on disposal of assets	239	—	16,199	5,858	(7,311)	**14,985**	(4,213)	**10,772**
Tax on profits or losses on disposals of properties	—	—	12,930	702	—	**13,632**	—	**13,632**
Net adjustments for equity accounted entities	—	—	—	—	—	**—**	2,721	**2,721**
Non-cash equity income from Vital Trust	—	—	—	2,234	—	**2,234**	—	**2,234**
Internal leasing costs	506	—	151	—	—	**657**	—	**657**
Property taxes accounted for under IFRIC 21	(52)	—	—	—	—	**(52)**	—	**(52)**
Net adjustment for lease liabilities	(125)	5	(28)	—	237	**89**	—	**89**
Employee termination benefits and related expenses	13	—	596	102	71	**782**	—	**782**
G&A expenses related to strategic tenant inducements	—	—	—	208	—	**208**	—	**208**
Funds From Operations ("FFO") [2]	**$ 17,905**	**$ 13,458**	**$ 5,256**	**$ 9,226**	**$ (19,636)**	**$ 26,209**	$ —	**$ 26,209**
Add / (Deduct):								
Accelerated amortization of deferred financing costs	—	—	538	—	—	**538**	—	**538**
Unit-based compensation expense	183	—	1,068	562	1,828	**3,641**	—	**3,641**
Straight-line rental revenue	(505)	(60)	43	(314)	—	**(836)**	27	**(809)**
Leasing costs and non-recoverable maintenance capital expenditures	(2,301)	—	(741)	(151)	—	**(3,193)**	104	**(3,089)**
Net adjustments for equity accounted entities	—	—	—	—	—	**—**	(131)	**(131)**
Adjusted Funds From Operations ("AFFO") [2]	**$ 15,282**	**$ 13,398**	**$ 6,164**	**$ 9,323**	**$ (17,808)**	**$ 26,359**	**$ —**	**$ 26,359**

(1) The presentation of financial results on a proportionate basis is a non-IFRS measure used by the REIT to reflect its economic interest in equity-accounted joint ventures and subsidiaries by including the REIT's proportionate share of assets, liabilities, revenues, and expenses, where applicable. Following the internalization of Vital Trust and the resulting loss of control, Vital Trust is accounted for as an equity-accounted investment under IFRS. For purposes of the MD&A, the REIT's retained interest in public securities of Vital Trust is not proportionately consolidated and is instead presented as a standalone investment. Refer to Section 11, "Non-GAAP and Other Supplementary Measures" of the REIT's MD&A for the three and six months ended June 30, 2026 for further details.

(2) FFO and AFFO are non-IFRS measures. Refer to Section 11, "Non-GAAP and Other Supplementary Measures" of the REIT's MD&A for the three and six months ended June 30, 2026 for further details.

PROPORTIONATE SUPPLEMENTAL DISCLOSURE - Q2 2026[(1)] (Continued)

Unaudited	Six months ended June 30, 2026							
Expressed in thousands of Canadian dollars	North America	Brazil	Europe	Australasia	Corporate	Proportionate Basis [(1)]	Consolidation and Eliminations	Consolidated IFRS Basis
Net property operating income								
Revenue from investment properties	$ 75,977	$ 33,580	$ 31,789	$ 24,018	$ —	**$ 165,364**	$ (25,207)	**$ 140,157**
Property operating costs	(34,167)	(1,784)	(8,558)	(2,797)	—	**(47,306)**	3,441	**(43,865)**
	41,810	**31,796**	**23,231**	**21,221**	**—**	**118,058**	(21,766)	**96,292**
Other Income (expenses)								
Interest and other income	138	305	174	1,715	47	**2,379**	1,126	**3,505**
Management fees	38	—	940	4,562	—	**5,540**	2,059	**7,599**
Share of income (loss) from equity accounted investments	—	—	—	—	—	**—**	4,368	**4,368**
Non-cash equity income from Vital Trust	—	—	—	2,452	—	**2,452**	(2,452)	**—**
Distributions from Vital Trust	—	—	—	7,584	—	**7,584**	(7,584)	**—**
Finance costs	(5,895)	(2,853)	(6,452)	(11,249)	(25,749)	**(52,198)**	10,204	**(41,994)**
General and administrative expenses	(2,802)	(1,219)	(7,177)	(5,389)	(13,493)	**(30,080)**	456	**(29,624)**
Transaction costs	—	—	(4,005)	(82)	(1,273)	**(5,360)**	—	**(5,360)**
Foreign exchange gain (loss)	66	156	(484)	1,430	(1,780)	**(612)**	—	**(612)**
Accretion of financial liabilities	—	(3,139)	—	—	—	**(3,139)**	—	**(3,139)**
Fair value adjustment of convertible debentures	—	—	—	—	2,856	**2,856**	—	**2,856**
Fair value adjustment of financial instruments	—	—	(352)	513	—	**161**	(733)	**(572)**
Fair value adjustment of investment properties	(5,992)	18,552	(30,295)	(9,031)	—	**(26,766)**	10,156	**(16,610)**
Net loss on disposals of assets	(239)	—	(16,199)	(5,884)	7,208	**(15,114)**	4,213	**(10,901)**
Fair value adjustment of unit-based compensation liabilities	(9)	—	30	(13)	(441)	**(433)**	—	**(433)**
Income (loss) before taxes	27,115	43,598	(40,589)	7,829	(32,625)	**5,328**	47	**5,375**
Current income tax expense	22	(1,879)	(12,998)	(2,280)	(179)	**(17,314)**	(162)	**(17,476)**
Deferred income tax (expense) recovery	—	(7,959)	16,914	(500)	(35)	**8,420**	115	**8,535**
Income tax expense	22	(9,838)	3,916	(2,780)	(214)	**(8,894)**	(47)	**(8,941)**
Net income (loss)	**$ 27,137**	**$ 33,760**	**$ (36,673)**	**$ 5,049**	**$ (32,839)**	**$ (3,566)**	**$ —**	**$ (3,566)**
Net income (loss) attributable to Unitholders	**$ 27,137**	**$ 33,760**	**$ (36,673)**	**$ 5,049**	**$ (32,839)**	**$ (3,566)**	$ —	**$ (3,566)**
Add / (Deduct):								
Fair value (gains) losses	6,001	(18,552)	30,617	8,531	(2,415)	**24,182**	(9,423)	**14,759**
Accretion of financial liabilities	—	3,139	—	—	—	**3,139**	—	**3,139**
Unrealized foreign exchange loss (gain)	(67)	(125)	498	(1,438)	1,692	**560**	—	**560**
Deferred tax expense (recovery)	—	7,959	(16,914)	500	35	**(8,420)**	(115)	**(8,535)**
Transaction costs	—	—	4,005	82	1,273	**5,360**	—	**5,360**
Net loss on disposal of assets	239	—	16,199	5,884	(7,208)	**15,114**	(4,213)	**10,901**
Tax on profits or losses on disposals of properties	—	—	12,930	1,638	—	**14,568**	—	**14,568**
Net adjustments for equity accounted entities	—	—	—	—	—	**—**	13,751	**13,751**
Non-cash equity income from Vital Trust	—	—	—	(2,452)	—	**(2,452)**	—	**(2,452)**
Internal leasing costs	904	—	302	—	—	**1,206**	—	**1,206**
Property taxes accounted for under IFRIC 21	19	—	—	—	—	**19**	—	**19**
Net adjustment for lease liabilities	(204)	(41)	(28)	—	233	**(40)**	—	**(40)**
Employee termination benefits and related expenses	48	93	1,807	102	707	**2,757**	—	**2,757**
G&A expenses related to strategic tenant inducements	—	—	—	410	—	**410**	—	**410**
Funds From Operations ("FFO") [(2)]	**$ 34,077**	**$ 26,233**	**$ 12,743**	**$ 18,306**	**$ (38,522)**	**$ 52,837**	$ —	**$ 52,837**
Add / (Deduct):								
Accelerated amortization of deferred financing costs	—	—	538	—	—	**538**	—	**538**
Unit-based compensation expense	361	—	1,179	1,132	3,985	**6,657**	—	**6,657**
Straight-line rental revenue	(934)	(117)	86	(583)	—	**(1,548)**	32	**(1,516)**
Leasing costs and non-recoverable maintenance capital expenditures	(4,400)	—	(1,532)	(436)	—	**(6,368)**	281	**(6,087)**
Net adjustments for equity accounted entities	—	—	—	—	—	**—**	(313)	**(313)**
Adjusted Funds From Operations ("AFFO") [(2)]	**$ 29,104**	**$ 26,116**	**$ 13,014**	**$ 18,419**	**$ (34,537)**	**$ 52,116**	**$ —**	**$ 52,116**

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PROPORTIONATE SUPPLEMENTAL DISCLOSURE - Q2 2026[1] (Continued)

Unaudited	As at June 30, 2026							
Expressed in thousands of Canadian dollars	North America	Brazil	Europe	Australasia	Corporate	Proportionate Basis [1]	Consolidation and Eliminations	Consolidated IFRS Basis
Assets								
Investment properties	$ 1,380,840	$ 754,071	$ 280,633	$ 768,484	$ —	**$ 3,184,028**	$ (748,467)	**$ 2,435,561**
Equity accounted investments	—	—	—	—	—	**—**	646,539	**646,539**
Investment in Vital Trust	—	—	—	320,847	—	**320,847**	(320,847)	**—**
Deferred tax assets	—	—	1,666	1,252	—	**2,918**	—	**2,918**
Accounts receivable and other assets	11,167	531	13,820	15,644	11,533	**52,695**	(4,652)	**48,043**
Cash and cash equivalents	7,381	7,782	33,673	16,832	9,766	**75,434**	(12,042)	**63,392**
	$ 1,399,388	**$ 762,384**	**$ 329,792**	**$ 1,123,059**	**$ 21,299**	**$ 3,635,922**	**$ (439,469)**	**$ 3,196,453**
Liabilities								
Mortgages and term debt	188,544	121,776	54,420	452,798	45,672	**863,210**	(429,076)	**434,134**
Credit facility	—	—	—	—	76,344	**76,344**	—	**76,344**
Debentures	—	—	—	—	741,331	**741,331**	—	**741,331**
Deferred tax liabilities	—	171,632	2,646	49,269	29,595	**253,142**	(2,629)	**250,513**
Accounts payable and other liabilities	43,579	1,705	45,782	16,339	52,781	**160,186**	(7,764)	**152,422**
	$ 232,123	**$ 295,113**	**$ 102,848**	**$ 518,406**	**$ 945,723**	**$ 2,094,213**	**$ (439,469)**	**$ 1,654,744**
Unitholders' equity	**$ 1,167,265**	**$ 467,271**	**$ 226,944**	**$ 604,653**	**$ (924,424)**	**$ 1,541,709**	**$ —**	**$ 1,541,709**

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PROPORTIONATE MORTGAGES AND LOANS DISCLOSURE

Unaudited	As at June 30, 2026							
Expressed in thousands of Canadian dollars	**North America**	**Brazil**	**Europe**	**Australia**	**Corporate**	**Proportionate Basis [(1)]**	**Consolidation and Eliminations**	**Consolidated IFRS Basis**
Fixed Rate								
Mortgage Payable	$ 189,247	$ —	$ 44,075	$ —	$ —	**$ 233,322**	$ (44,075)	**$ 189,247**
Term Debt	—	122,805	—	—	—	**122,805**	—	**122,805**
Total Fixed Rate Mortgages and Term Debt	$ 189,247	$ 122,805	$ 44,075	$ —	$ —	**$ 356,127**	$ (44,075)	**$ 312,052**
Weighted Average Interest Rate	*5.13 %*	*4.22 %*	*2.20 %*	*— %*	*— %*	***4.45 %***	*0.32 %*	***4.77 %***
Variable Rate								
Mortgage Payable	—	—	10,410	—	—	**10,410**	(10,410)	**—**
Term Debt	—	—	—	453,609	45,885	**499,494**	(375,203)	**124,291**
Total Variable Rate Mortgages and Term Debt	$ —	$ —	$ 10,410	$ 453,609	$ 45,885	**$ 509,904**	$ (385,613)	**$ 124,291**
Weighted Average Interest Rate	*— %*	*— %*	*3.59 %*	*5.52 %*	*4.62 %*	***5.39 %***	*(0.02)%*	***5.37 %***
Total Variable and Fixed Rate Mortgages and Term Debt	**$ 189,247**	**$ 122,805**	**$ 54,485**	**$ 453,609**	**$ 45,885**	**$ 866,031**	$ (429,688)	**$ 436,343**
Weighted Average Interest Rate	*5.13 %*	*4.22 %*	*2.47 %*	*5.52 %*	*4.62 %*	***5.01 %***	*(0.07)%*	***4.94 %***
Total Mortgages and Term Debt (excluding unamortized financing costs and including liabilities related to assets held for sale)[(A)]	**$ 189,247**	**$ 122,805**	**$ 54,485**	**$ 453,609**	**$ 45,885**	**$ 866,031**	$ (429,688)	**$ 436,343**
Unamortized financing costs	(703)	(1,029)	(65)	(811)	(213)	**(2,821)**	612	**(2,209)**
Liabilities related to assets held for sale	—	—	—	—	—	**—**	—	**—**
Total Mortgages and Term Debt	**$ 188,544**	**$ 121,776**	**$ 54,420**	**$ 452,798**	**$ 45,672**	**$ 863,210**	$ (429,076)	**$ 434,134**
Credit facility	**$ —**	**$ —**	**$ —**	**$ —**	**$ 77,842**	**$ 77,842**	$ —	**$ 77,842**
Unamortized financing costs	—	—	—	—	(1,498)	**(1,498)**	—	**(1,498)**
Total Credit Facility	**$ —**	**$ —**	**$ —**	**$ —**	**$ 76,344**	**$ 76,344**	$ —	**$ 76,344**
Weighted average interest rate	*— %*	*— %*	*— %*	*— %*	*3.98 %*	***3.98 %***	*0.00%*	***3.98 %***
Senior Unsecured Debentures[(B)]	**—**	**—**	**—**	**—**	**500,000**	**500,000**	—	**500,000**
Unamortized financing Costs	**—**	**—**	**—**	**—**	**(2,248)**	**(2,248)**	**—**	**(2,248)**
Total Senior Unsecured Debentures	**—**	**—**	**—**	**—**	**497,752**	**497,752**	**—**	**497,752**
Weighted Average Interest Rate	—	—	—	—	*5.32 %*	***5.32 %***	*— %*	***5.32 %***
Convertible Debentures								
VITL.DB.H	**—**	**—**	**—**	**—**	153,055	**153,055**	—	**153,055**
VITL.DB.I	**—**	**—**	**—**	**—**	85,622	**85,622**	—	**85,622**
Total Convertible Debentures[(C)]	**—**	**—**	**—**	**—**	**238,677**	**238,677**	**—**	**238,677**
Marked to Market adjustment	**—**	**—**	**—**	**—**	4,902	**4,902**	—	**4,902**
Total Convertible Debentures	**—**	**—**	**—**	**—**	**243,579**	**243,579**	**—**	**243,579**
Weighted Average Interest Rate	**—**	**—**	**—**	**—**	*6.79 %*	***6.79 %***	*— %*	***6.79 %***
Total Debentures	**—**	**—**	**—**	**—**	**741,331**	**741,331**	**—**	**741,331**
Weighted Average Interest Rate	—	—	—	—	*5.79 %*	***5.79 %***	—	***5.79 %***
Total Debt (excluding unamortized financing costs, and MTM adjustments on convertible debentures)[(A + B + C)]	**$ 189,247**	**$ 122,805**	**$ 54,485**	**$ 453,609**	**$ 862,404**	**$ 1,682,550**	$ (429,688)	**$ 1,252,862**
Total Weighted Average Interest Rate	**5.13 %**	**4.22 %**	**2.47 %**	**5.52 %**	**5.57 %**	5.31 %	0.08 %	5.39 %
Derivatives	**$ —**	**$ —**	**$ 10,410**	**$ 131,859**	**$ —**	**$ 142,269**	$ (142,269)	**$ —**
Weighted average pay fixed rate	*— %*	*— %*	*0.80 %*	*3.90 %*	*— %*	**3.67 %**	(3.67)%	**— %**
Weighted average variable rate	*— %*	*— %*	*(2.29)%*	*(4.49)%*	*— %*	**(4.33)%**	4.33 %	**— %**
Economic WAIR	**5.13 %**	**4.22 %**	**2.19 %**	**5.35 %**	**5.57 %**	**5.25 %**	0.14 %	**5.39 %**

Unaudited	Debt Repayments Schedule							
Expressed in thousands of Canadian dollars	North America	Brazil	Europe	Australia	Corporate	Proportionate Basis [1]	Consolidation and Eliminations	Consolidated IFRS Basis
Remainder of 2026	$ 21,278	$ 15,474	$ 1,213	$ 210,210	$ —	**$ 248,175**	$ (211,423)	**$ 36,752**
2027	68,116	31,101	12,350	64,386	276,782	**452,735**	(76,736)	**375,999**
2028	17,266	20,769	22,873	44,075	285,622	**390,605**	(47,519)	**343,086**
2029	58,256	21,559	4,730	37,541	—	**122,086**	(24,392)	**97,694**
2030	14,820	22,381	9,594	73,455	300,000	**420,250**	(41,951)	**378,299**
Thereafter	9,511	11,521	3,725	23,942	—	**48,699**	(27,667)	**21,032**
Total Variable and Fixed Rate Debt	**$ 189,247**	**$ 122,805**	**$ 54,485**	**$ 453,609**	**$ 862,404**	**$ 1,682,550**	$ (429,688)	**$ 1,252,862**

Unaudited	Weighted Average Interest Rate							
	North America	Brazil	Europe	Australia	Corporate	Proportionate Basis [1]	Consolidation and Eliminations	Consolidated IFRS Basis
Remainder of 2026	3.93 %	4.81 %	2.43 %	5.30 %	— %	**5.14 %**	(0.84)%	**4.30 %**
2027	5.83 %	4.76 %	3.36 %	5.43 %	5.34 %	**5.33 %**	0.05 %	**5.38 %**
2028	5.47 %	3.88 %	2.54 %	6.18 %	5.84 %	**5.56 %**	0.17 %	**5.72 %**
2029	5.09 %	3.88 %	2.11 %	5.88 %	— %	**5.00 %**	(0.03)%	**4.97 %**
2030	4.57 %	3.88 %	1.50 %	5.60 %	5.52 %	**5.32 %**	0.07 %	**5.39 %**
Thereafter	3.35 %	3.88 %	2.05 %	5.68 %	— %	**4.52 %**	(0.88)%	**3.64 %**
Weighted Average Interest Rate	**5.13 %**	**4.22 %**	**2.47 %**	**5.52 %**	**5.57 %**	5.31 %	0.08 %	**5.39 %**

PROPORTIONATE INTEREST RATE DERIVATIVES DISCLOSURE

Unaudited			As at June 30, 2026								
Expressed in thousands of Canadian dollars								**Effective year**			
Segment	**Type**	**Variable Interest Rate**	**Notional Amount - Consolidated IFRS Basis**	**Consolidation and Eliminations**	**Notional Amount - Proportionate Share Basis**	**Weighted Average Remaining Term (Years)**	**Weighted Average Fixed Interest Rate**	**2026**	**2027**	**2028**	**2029**
Interest rate derivative assets											
Europe	Swap	Euribor	**$ —**	$ 10,410	**$ 10,410**	0.7	0.80 %	$ 10,410	$ —	$ —	$ —
Australia	Swap	BBSY	**—**	131,859	**131,859**	1.0	3.90 %	117,159	—	—	—
			—	142,269	**142,269**	1.0	3.67 %	127,569	—	—	—
Derivatives											
Current effective			**$ —**	$ 142,269	**$ 142,269**	1.0	3.67 %	$ 127,569	$ —	$ —	$ —
Total			**$ —**	$ 142,269	**$ 142,269**	**1.0**	**3.67 %**	**$ 127,569**	**$ —**	**$ —**	**$ —**

PROPERTY TABLE

As at June 30, 2026

	PROPERTY TABLE Unaudited Property	Location	Date Acquired	Year Built [1]	Approximate GLA (sf)	# of Tenants	Occupancy % [3]	WALE [2][3]
	North America							
	Canada							
1	Sunridge Medical Centre	Calgary, AB	Mar 25, 2010	1985	133,182	30	93.0 %	4.0
2	Rockyview Health Centre I	Calgary, AB	Mar 25, 2010	1977	68,496	25	87.4 %	4.7
3	Foothills Health Centre	Calgary, AB	Mar 25, 2010	1980	58,816	20	88.9 %	3.2
4	Sunpark Plaza	Calgary, AB	Dec 7, 2011	2005	52,544	11	76.1 %	4.0
5	Rockyview Health Centre II	Calgary, AB	Mar 25, 2010	1975	53,330	6	94.0 %	6.2
6	Willow Brook Medical Centre	Airdrie, AB	Apr 10, 2012	2010	34,903	5	100.0 %	5.0
7	Hys Medical Centre	Edmonton, AB	Feb 1, 2011	1978	185,044	32	72.9 %	4.4
8	Tawa Medical Centre	Edmonton, AB	May 31, 2011	1986	87,971	18	51.3 %	4.2
9	Mira Health Centre	Edmonton, AB	Mar 25, 2010	1992	70,619	17	88.0 %	3.1
10	Queen Street Medical Centre	Spruce Grove, AB	Jul 7, 2010	2007	77,430	15	85.9 %	5.6
11	WRHA Downtown West Community	Winnipeg, MB	May 16, 2013	1974	43,685	2	95.8 %	2.2
12	Hargrave Place	Winnipeg, MB	Jul 31, 2013	1977	69,290	3	92.6 %	4.8
13	Davisville Medical Dental Centre	Toronto, ON	Mar 25, 2010	1964	95,301	79	89.0 %	4.0
14	Fairview Health Centre	Toronto, ON	Mar 25, 2010	1971	87,335	51	95.6 %	4.2
15	North York Medical Arts Building	Toronto, ON	Mar 25, 2010	1969	75,903	53	88.4 %	3.9
16	Albany Medical Clinic	Toronto, ON	Sep 27, 2012	2010	51,533	2	90.6 %	3.8
17	One Medical Place	Toronto, ON	Mar 25, 2010	1964	41,244	20	75.5 %	4.6
18	Danforth Health Centre	Toronto, ON	Mar 25, 2010	1991	29,535	12	62.0 %	2.3
19	Bathurst Health Centre	Toronto, ON	Mar 25, 2010	1984	29,079	13	92.0 %	5.1
20	West Toronto Health Centre (81 The East Mall) [4]	Toronto, ON	Jan 16, 2015	1975	83,699	14	96.2 %	10.6
	West Toronto Health Centre (85 The East Mall) [4]	Toronto, ON	Jan 16, 2015	2016	—	—	— %	—
21	Queensway Medical Centre	Mississauga, ON	Mar 25, 2010	1977	169,890	48	99.2 %	5.0
22	Trafalgar Medical Centre	Oakville, ON	Mar 25, 2010	1985	65,453	31	87.9 %	4.3
23	Dundas-Centre Medical	Whitby, ON	Oct 1, 2012	1987	35,058	20	88.0 %	4.4
24	Wentworth Medical Centre	Hamilton, ON	Mar 25, 2010	1989	40,715	23	81.3 %	4.5
25	Oxford Health Centre	London, ON	Mar 25, 2010	1994	39,228	16	90.1 %	5.9
26	Springbank Medical Centre	London, ON	Mar 30, 2012	2011	57,033	31	92.6 %	3.4
27	Canamera Medical Centre	Cambridge, ON	Sep 15, 2011	2007	86,372	20	99.9 %	3.3
28	Guelph Medical Place I	Guelph, ON	Oct 1, 2012	1991	64,587	27	92.3 %	2.1
29	Guelph Medical Place II	Guelph, ON	Oct 1, 2012	2011	—		— %	—
30	Barrie Primary Care Campus	Barrie, ON	Feb 9, 2015	2016	79,273	17	94.0 %	5.6
31	CLSC du Richelieu	Richelieu, QC	Sep 1, 2010	2009	59,084	1	100.0 %	7.6
32	Le Carrefour Medical	Laval, QC	Mar 25, 2010	1990	117,781	30	73.8 %	3.5
33	Clinique Bleue	Longueuil, QC	Mar 25, 2010	1988	25,931	4	100.0 %	8.2
34	2924 Taschereau Boulevard	Longueuil, QC	Mar 25, 2010	1988	26,868	1	100.0 %	5.3
35	CLSC Saint-Hubert	Saint Hubert, QC	Mar 25, 2010	1991	49,194	2	100.3 %	1.2
36	Centre médical des Pionniers	Lachenaie, QC	Mar 25, 2010	2004	64,254	13	89.3 %	4.2
37	CISSS de Lanaudière	Joliette, QC	Dec 20, 2012	1994	53,771	1	100.0 %	2.0
38	CLSC Saint-Romuald	Levis, QC	Sep 1, 2010	2008	64,926	2	100.0 %	6.1
39	Polyclinique Val-Belair	Quebec City, QC	Jul 22, 2011	2009	46,665	10	81.8 %	2.4
40	Complexe médical de l'Hêtrière	Quebec City, QC	Jan 19, 2012	2007	38,656	10	100.0 %	2.2
41	2350 rue Cohen	Montréal, QC	Apr 14, 2021	1989	41,334	1	100.0 %	17.4

	PROPERTY TABLE							
	Unaudited							
	Property	**Location**	**Date Acquired**	**Year Built** (1)	**Approximate GLA (sf)**	**# of Tenants**	**Occupancy %** (3)	**WALE** (2)(3)
42	South Peel Medical-Dental Building	Mississauga, ON	Aug 8, 2019	1960	22,648	13	97.3 %	4.8
43	Cambrian Health Centre I (4)	Calgary, AB	Sep 16, 2019	2010	119,061	9	90.4 %	6.5
44	Sturgeon Medical Centre	St. Albert, AB	Feb 9, 2015	2020	43,696	8	78.6 %	5.5
45	Jerry Coughlan Health and Wellness Centre	Pickering, ON	Jun 4, 2020	2023	65,431	9	83.6 %	15.7
46	Ottawa Hospital Transitional Care Centre	Ottawa, ON	Mar 24, 2026	1984	72,667	1	100.0 %	13.8
					2,978,515	**776**	**88.9 %**	**5.3**
	USA							
47	Triangle Office Building	Chicago, IL	Apr 14, 2022	1986	214,702	1	100.0 %	1.5
48	Fox Valley Centre For Health	St Charles, IL	Apr 14, 2022	2009	45,794	6	96.7 %	3.6
49	Batavia Medical Campus I	Batavia, IL	Apr 14, 2022	2010	22,467	1	100.0 %	1.3
50	Batavia Medical Campus II	Batavia, IL	Apr 14, 2022	2011	17,374	5	92.5 %	4.2
51	Salt Creek Surgery Center	Westmont, IL	Apr 14, 2022	2002	11,509	1	100.0 %	2.9
52	Lutheran Hospital MOB	Fort Wayne, IN	Apr 14, 2022	2006	47,138	2	100.0 %	8.1
53	Grunow Memorial Medical Center	Phoenix, AZ	Apr 14, 2022	1931/2018	53,641	10	68.8 %	4.9
54	Eating Recovery Center	Denver, CO	Apr 14, 2022	2002	34,068	1	100.0 %	10.5
55	Serenity Behavioral Hospital	Haverhill, MA	Apr 14, 2022	1950/2020	44,175	1	100.0 %	9.6
56	Beach House Center for Recovery	Juno Beach, FL	Apr 14, 2022	1985/2017	63,108	1	100.0 %	7.0
57	PrairieCare Medical	Brooklyn Park, MN	Apr 14, 2022	2015	97,539	1	100.0 %	22.2
					651,515	**30**	**97.0 %**	**7.2**
	North America Total				**3,630,030**	**806**	**90.3 %**	**5.6**
	Brazil							
58	Sabará Children's Hospital	São Paulo	Nov 16, 2012	2010	157,160	1	100.0 %	8.3
	Rede D'Or Hospital Portfolio:							
59	Hospital e Maternidade Brasil ("HMB")	São Paulo	Dec 27, 2012	1970 - 2007/2019	475,356	1	100.0 %	22.0
60	Hospital Santa Luzia	Brasilia's South Wing	Dec 24, 2013	2003	185,182	1	100.0 %	12.5
61	Hospital Do Coracao	Brasilia's South Wing	Dec 24, 2013	2007	88,247	1	100.0 %	12.5
62	Hospital Caxias	Rio de Janeiro	Dec 24, 2013	2013	264,032	1	100.0 %	12.5
63	Hospital IFOR	São Paulo	Jul 29, 2016	2001	155,322	1	100.0 %	15.1
64	Hospital Santa Helena	Brasilia - DF	Oct 24, 2016	2006	323,771	1	100.0 %	15.3
65	Hospital São Luiz Morumbi	São Paulo	Sep 28, 2018	2000	233,009	1	100.0 %	22.0
	Brazil Total				**1,882,079**	**8**	**100.0 %**	**16.4**

	PROPERTY TABLE							
	Unaudited							
	Property	**Location**	**Date Acquired**	**Year Built** [1]	**Approximate GLA (sf)**	**# of Tenants**	**Occupancy %** [3]	**WALE** [2][3]
	Europe							
	Wholly owned - Netherlands							
66	Albert Schweitzerplaats - Building V	Dordrecht	Jun 28, 2021	2010	71,871	5	100.0 %	8.3
67	Albert Schweitzerplaats - Building W	Dordrecht	Jun 28, 2021	2010	146,960	8	94.3 %	8.0
68	Albert Schweitzerplaats - Building X	Dordrecht	Jun 28, 2021	2010	79,192	4	100.0 %	13.5
69	Albert Schweitzerplaats - Building Y	Dordrecht	Jun 28, 2021	2010	18,051	1	100.0 %	4.7
					316,074	**18**	**97.3 %**	**9.3**
	European JV - Germany							
70	Bremer Str. 2 [7]	Wilhelmshaven	Sep 30, 2020	1994	151,254	1	100.0 %	19.0
71	Bismarckstrasse 68 [7]	Bad Kissingen	Sep 30, 2020	1995	79,502	1	100.0 %	18.9
72	Klinik Moselhöhe [7]	Berlin	Sep 30, 2020	1975	238,453	1	100.0 %	19.8
73	Schmilauer Str. 108 & Röpersberg 45/47 [7]	Schleswig-Holstein	Sep 30, 2020	1974	623,596	1	94.0 %	17.9
74	Günter-H.-Str. 25 [7]	Bad Wildungen	Sep 30, 2020	1982	358,793	1	100.0 %	20.1
75	MEDIAN Kliniken Wied [7]	Hauptstraße 2	Sep 30, 2020	1972	130,136	1	100.0 %	20.6
76	Parkklinik Bad Rothenfelde [7]	Bad Rothenfelde	Sep 30, 2020	1987	216,763	1	100.0 %	20.9
77	Clinic LNK [7]	Bad Salzuflen	Sep 30, 2020	2018	62,786	1	100.0 %	18.9
78	Reha-Zentrum Rehabilitation Clinic [8]	Graal-Muritz	Mar 1, 2022	1980	252,952	1	100.0 %	22.9
79	Tannenhof - Children Clinic [8]	Graal-Muritz	Mar 1, 2022	1996	151,502	1	100.0 %	22.9
					2,265,737	**10**	**98.3 %**	**19.9**
	Europe Total				**2,581,811**	**28**	**98.2 %**	**18.7**
	Australia							
80	Epworth Freemasons Private Hospital and Medical Centre [5]	Melbourne, VIC	Jun 1, 2006	1980	92,474	23	100.0 %	7.3
81	Epworth Freemasons Private Hospital [5]	Melbourne, VIC	Jun 1, 2006	2018	218,615	1	100.0 %	23.5
82	ARCBS (Australian Red Cross Blood Service) Facility [5]	Brisbane, QLD	Jun 1, 2008	2008	217,958	11	100.0 %	29.4
83	Frankston Public Surgical Centre [9]	Melbourne, VIC	Jun 1, 2007	2012	127,671	5	100.0 %	10.0
84	Frankston Specialist Centre [9]	Melbourne, VIC	Nov 3, 2014	2020	3,782	3	100.0 %	3.4
85	St John Of God Berwick Specialist Centre [9]	Melbourne, VIC	Jun 1, 2015	2015	38,501	7	100.0 %	3.8
86	Westmead Rehabilitation Hospital [9]	Sydney, NSW	Apr 19, 2013	2005	30,699	1	100.0 %	16.9
87	St John of God Private Hospital (Casey Stage 2) [9]	Melbourne, VIC	Mar 21, 2013	2017	180,726	1	100.0 %	11.3
88	Norwest Private Hospital [6]	Sydney, NSW	Jun 7, 2019	2013	323,380	1	100.0 %	12.8
89	The Hills Private Hospital [6]	Sydney, NSW	Jun 7, 2019	1992	119,059	1	100.0 %	11.8
90	Darwin Private Hospital [6]	Darwin, NT	Jun 7, 2019	2005	163,062	1	100.0 %	13.8
91	Griffith Rehabilitation Hospital [6]	Adelaide, SA	Jun 7, 2019	2013	28,944	1	100.0 %	13.8
92	The Melbourne Clinic [6]	Melbourne, VIC	Jun 7, 2019	2019	161,459	1	100.0 %	12.8
93	John Fawkner Private Hospital [6]	Melbourne, VIC	Jun 7, 2019	1982	161,771	1	100.0 %	13.8
94	Brisbane Private Hospital [6]	Brisbane, QLD	Jun 7, 2019	1998	237,366	1	100.0 %	12.8
95	Lady Davidson Private Hospital [6]	Sydney, NSW	Jun 7, 2019	1967	99,588	1	100.0 %	11.8
96	Hunter Valley Private Hospital [6]	Newcastle, NSW	Jun 7, 2019	1988	101,461	1	100.0 %	12.8
97	The Sydney Clinic [6]	Sydney, NSW	Jun 7, 2019	2006	21,086	1	100.0 %	11.8
98	Newcastle Private Hospital [6]	Newcastle, NSW	Jun 7, 2019	2017	191,856	1	100.0 %	12.8
99	Peninsula Private Hospital	Brisbane, QLD	Aug 26, 2022	1982	38,287	1	100.0 %	16.2
100	Alfred Centre, VIC	Melbourne, VIC	Feb 20, 2020	2010	155,880	4	100.0 %	7.9
101	Burnet Tower, VIC	Melbourne, VIC	Feb 20, 2020	2002	78,743	2	100.0 %	6.1
102	Waratah PH Cortez Owned Suites	Sydney, VIC	Dec 13, 2019	2021	126,002	2	100.0 %	22.2
103	Epworth Geelong Hospital	Melbourne, VIC	Dec 10, 2021	2016	106,799	1	100.0 %	15.3
104	Epworth Elim Hospital	Melbourne, VIC	Dec 10, 2021	1941	25,833	1	100.0 %	15.5
	Australia Total				**3,051,002**	**74**	**100.0 %**	**14.5**
	Portfolio Totals / Weighted Averages				**11,144,922**	**916**	**96.4 %**	**13.1**
	Portfolio Totals / Weighted Averages-at ownership interest				**7,461,692**	**—**	**95.0 %**	**11.2**

Notes

(1) Blended between year built/renovated or expanded, as applicable.
(2) As at June 30, 2026 weighted average lease expiry in years.
(3) Weighted Average Occupancy and WALE excluding Redevelopment Properties.
(4) One of two buildings on a two building campus.
(5) Seed Assets sold to an institutional investor as part of a Joint Venture Agreement ("JV") which closed on September 21, 2018. The REIT owns 30% interest in the JV.
(6) On June 6, 2019, the REIT closed acquisition of 11 freehold hospitals ("HSO Portfolio") in Australia from Healthscope Ltd in a sale and leaseback transaction. The REIT owns 30% interest in the JV.
(7) Seed Assets sold to an institutional investor as part of a Joint Venture Agreement ("JV") which closed on September 30, 2020. The REIT owns 33.57% interest in the JV.
(8) Assets sold to an institutional investor as part of a Joint Venture Agreement ("JV") which closed on March 1, 2022. The REIT owns 30% interest in the JV.
(9) Represented at 100% ownership. The REIT owns 30% interest in the JV.