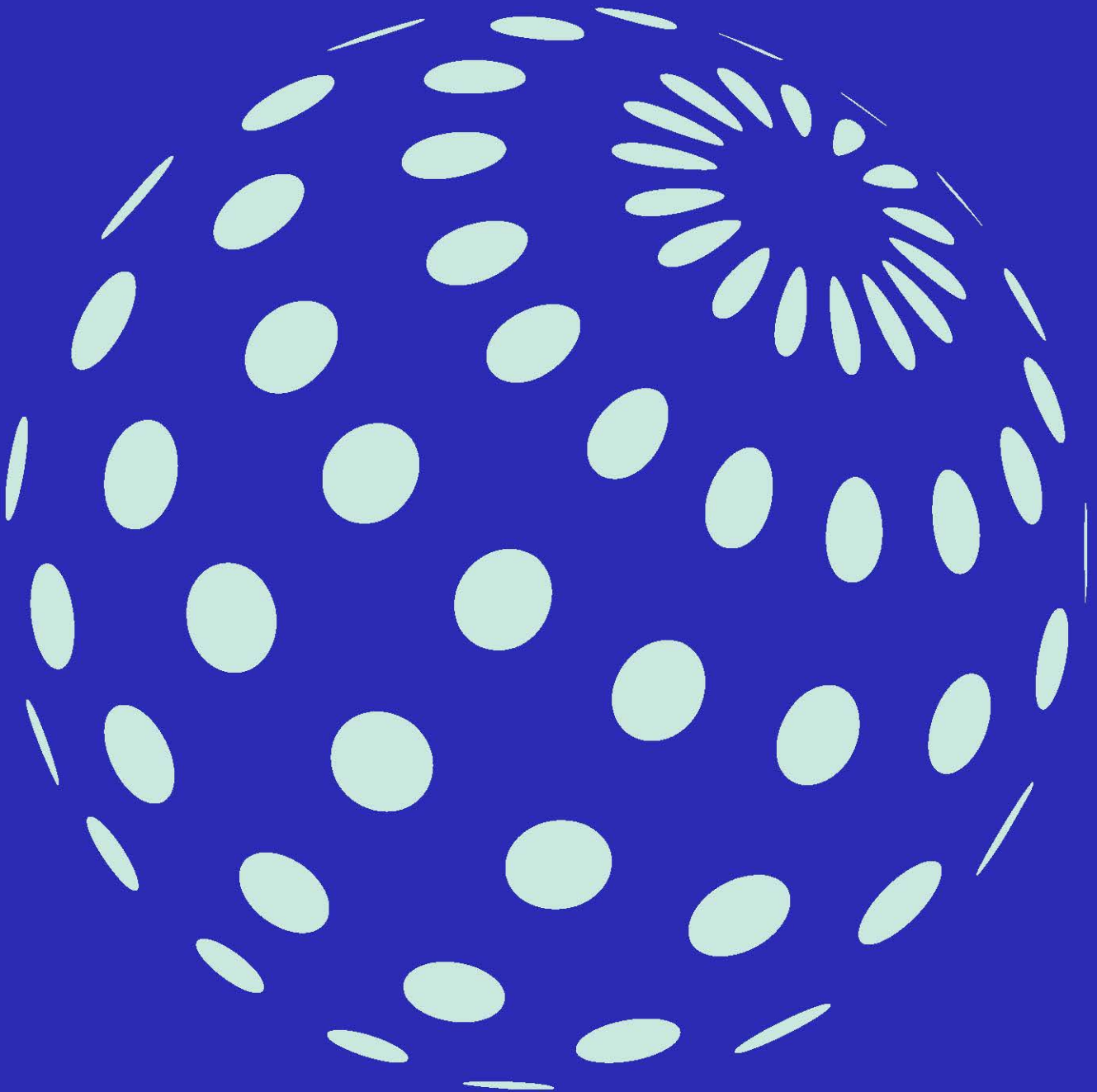


Northwest Healthcare Properties  
Real Estate Investment Trust

Q2



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This supplemental disclosures document of Northwest Healthcare Properties Real Estate Investment Trust (the "REIT") should be read in conjunction with the REIT's unaudited 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, 2024. All amounts are presented in thousands of Canadian dollars, except where otherwise stated.

During the first quarter of fiscal 2024, the REIT revised its reporting segments as follows: North America (Canada, United States), Brazil, Europe (UK, Germany, Netherlands), Australasia (Australia, New Zealand), and Corporate. Relevant comparative periods have been amended and restated to reflect the change in the composition of the REIT's segments for this purpose.

PROPORTIONATE SUPPLEMENTAL DISCLOSURE

Unaudited	Three months ended June 30, 2024							
	North America	Brazil	Europe	Australasia	Corporate	Proportionate Share Basis <sup>(1)</sup>	Consolidation and Eliminations	Consolidated IFRS Basis
Expressed in thousands of Canadian dollars								
<b>Net Operating Income</b>								
Revenue from investment properties	\$ 38,924	\$ 14,264	\$ 31,310	\$ 20,916	\$ —	\$ 105,414	\$ 13,727	\$ 119,141
Property operating costs	(14,224)	—	(5,981)	(3,291)	—	(23,496)	(1,669)	(25,165)
	<b>\$ 24,700</b>	<b>\$ 14,264</b>	<b>\$ 25,329</b>	<b>\$ 17,625</b>	<b>\$ —</b>	<b>\$ 81,918</b>	<b>\$ 12,058</b>	<b>\$ 93,976</b>
<b>Other Income</b>								
Share of profit (loss) from equity accounted investments	—	—	—	—	—	—	(13,299)	(13,299)
Management fees	12	—	711	10,317	—	11,040	(7,674)	3,366
Development income	—	—	—	—	—	—	—	—
Interest and other	118	121	194	1,488	1,290	3,211	145	3,356
General and administrative expenses (excluding unit-based compensation)	(1,402)	(533)	(3,030)	(6,138)	(4,163)	(15,266)	2,082	(13,184)
<b>Adjusted EBITDA <sup>(2)</sup></b>	<b>23,428</b>	<b>13,852</b>	<b>23,204</b>	<b>23,292</b>	<b>(2,873)</b>	<b>80,903</b>	<b>(6,688)</b>	<b>74,215</b>
<b>Other Expenses</b>								
Mortgage and loan interest expense	(9,398)	(5,929)	(10,793)	(8,278)	(19,199)	(53,597)	(159)	(53,756)
Transaction costs	(148)	(99)	(1,035)	(1,336)	(1,949)	(4,567)	—	(4,567)
DUP Compensation Expense	(63)	—	20	(1,143)	916	(270)	—	(270)
Other finance costs	(754)	(1,963)	(853)	(253)	3,592	(231)	(181)	(412)
Foreign exchange gain (loss)	(2)	(595)	3	(312)	115	(791)	(70)	(861)
Fair value adjustment of DUP liability	103	—	39	378	286	806	—	806
Fair value adjustment of investment properties	(12,801)	(16,893)	(120,578)	(25,111)	—	(175,383)	2,966	(172,417)
Net loss on disposal of investment properties	(3,315)	—	(1,242)	(199)	(57)	(4,813)	(92)	(4,905)
Gain / (Loss) on derivative financial instruments	158	—	488	2,792	14	3,452	2,285	5,737
<b>Income / (Loss) before taxes</b>	<b>(2,792)</b>	<b>(11,627)</b>	<b>(110,747)</b>	<b>(10,170)</b>	<b>(19,155)</b>	<b>(154,491)</b>	<b>(1,939)</b>	<b>(156,430)</b>
Income tax expense	(17)	3,894	27,731	567	(22)	32,153	(2,947)	29,206
<b>Total Net Income</b>	<b>\$ (2,809)</b>	<b>\$ (7,733)</b>	<b>\$ (83,016)</b>	<b>\$ (9,603)</b>	<b>\$ (19,177)</b>	<b>\$ (122,338)</b>	<b>\$ (4,886)</b>	<b>\$ (127,224)</b>
<b>Net income (loss) attributable to:</b>								
Unitholders	(2,809)	(7,733)	(83,016)	(9,603)	(19,177)	(122,338)	—	(122,338)
Non-controlling interest	—	—	—	—	—	—	(4,886)	(4,886)
	<b>\$ (2,809)</b>	<b>\$ (7,733)</b>	<b>\$ (83,016)</b>	<b>\$ (9,603)</b>	<b>\$ (19,177)</b>	<b>\$ (122,338)</b>	<b>\$ (4,886)</b>	<b>\$ (127,224)</b>
<b>Add / (Deduct):</b>								
Fair market value losses (gains)	12,540	16,893	120,050	21,941	(4,582)	166,842	(5,251)	161,591
Less: Non-controlling interests' share of fair market value losses (gains)	—	—	—	—	—	—	(10,947)	(10,947)
Revaluation of financial liabilities	—	424	—	—	—	424	—	424
Unrealized foreign exchange loss (gain)	—	596	(1)	278	(121)	752	32	784
Less: Non-controlling interests' share of unrealized foreign exchange loss (gain)	—	—	—	—	—	—	(32)	(32)
Deferred taxes	—	(4,151)	(28,665)	(1,106)	—	(33,922)	1,088	(32,834)
Less: Non-controlling interests' share of deferred taxes	—	—	—	—	—	—	(1,164)	(1,164)
Non-recurring transaction costs	149	99	1,035	1,336	1,949	4,568	—	4,568
Net loss on disposal of investment properties	3,315	—	1,240	201	57	4,813	92	4,905
Less: Non-controlling interests' share of net loss on disposal	—	—	—	—	—	—	(206)	(206)
Net adjustments for equity accounted entities	—	—	—	—	—	—	15,836	15,836
Internal leasing costs	279	—	14	—	—	293	—	293
Property taxes accounted for under IFRIC 21	(74)	—	—	—	—	(74)	—	(74)
Net adjustment for lease amortization	(50)	(2)	(37)	(36)	—	(125)	—	(125)
Other FFO adjustments	—	—	—	425	656	1,081	552	1,633
<b>Funds From Operations ("FFO") <sup>(3)</sup></b>	<b>\$ 13,350</b>	<b>\$ 6,126</b>	<b>\$ 10,620</b>	<b>\$ 13,436</b>	<b>\$ (21,218)</b>	<b>\$ 22,314</b>	<b>\$ —</b>	<b>\$ 22,314</b>

**PROPORTIONATE SUPPLEMENTAL DISCLOSURE (CON'T)**

Unaudited

Three months ended June 30, 2024

Expressed in thousands of Canadian dollars

	North America	Brazil	Europe	Australasia	Corporate	Proportionate Share Basis <sup>(1)</sup>	Consolidation and Eliminations	Consolidated IFRS Basis
<b>Funds From Operations ("FFO")</b>	\$ 13,350	\$ 6,126	\$ 10,620	\$ 13,436	\$ (21,218)	\$ 22,314	\$ —	\$ 22,314
<b>Add / (Deduct):</b>								
Amortization of transactional deferred financing charges	—	1,374	—	—	657	2,031	—	2,031
Straight line revenue	(411)	—	—	(102)	—	(513)	545	32
Less: Non-controlling interests' share of straight-line revenue	—	—	—	—	—	—	(542)	(542)
Leasing costs and non-recoverable maintenance capital expenditures	(2,019)	—	(760)	(137)	—	(2,916)	(14)	(2,930)
Less: Non-controlling interests' share of actual capex and leasing costs	—	—	—	—	—	—	13	13
DUP compensation expense	63	—	(20)	1,143	(916)	270	—	270
Net adjustments for equity accounted entities	—	—	—	—	—	—	(2)	(2)
<b>Adjusted Funds From Operations ("AFFO") <sup>(3)</sup></b>	<b>\$ 10,983</b>	<b>\$ 7,500</b>	<b>\$ 9,840</b>	<b>\$ 14,340</b>	<b>\$ (21,477)</b>	<b>\$ 21,186</b>	<b>\$ —</b>	<b>\$ 21,186</b>

(1) Proportionate Share Basis is a non-IFRS measure which represents financial information adjusted to reflect the REIT's equity accounted joint ventures and its share of net income (losses) from equity accounted joint ventures on a proportionately consolidated basis at the REIT's ownership percentage of the related investments. Management believes is relevant in representing the REIT's incomes, expenses, assets and liabilities in proportion to its investment interest in entities otherwise consolidated and equity accounted under IFRS.

(2) Adjusted EBITDA is a non-IFRS measure, defined in the **Performance Measurement** section of the REIT's MD&A for the three and six months ended June 30, 2024.

(3) FFO and AFFO are non-IFRS measures, defined in the **Performance Measurement** section of the REIT's MD&A for the three and six months ended June 30, 2024 and reconciled to the consolidated financial statements of the REIT.

PROPORTIONATE SUPPLEMENTAL DISCLOSURE - Q2 2024<sup>(1)</sup> (Continued)

Unaudited	Six months ended June 30, 2024							
	North America	Brazil	Europe	Australasia	Corporate	Proportionate Share Basis <sup>(1)</sup>	Consolidation and Eliminations	Consolidated IFRS Basis
Expressed in thousands of Canadian dollars								
<b>Net Operating Income</b>								
Revenue from investment properties	\$ 91,803	\$ 30,738	\$ 61,739	\$ 41,303	\$ —	\$ 225,583	\$ 27,103	\$ 252,686
Property operating costs	(40,688)	(1,704)	(11,980)	(5,974)	—	(60,346)	(2,912)	(63,258)
	<b>\$ 51,115</b>	<b>\$ 29,034</b>	<b>\$ 49,759</b>	<b>\$ 35,329</b>	<b>\$ —</b>	<b>\$ 165,237</b>	<b>\$ 24,191</b>	<b>\$ 189,428</b>
<b>Other Income</b>								
Share of profit (loss) from equity accounted investments	—	—	—	—	—	—	(9,984)	(9,984)
Management fees	32	—	1,414	20,236	—	21,682	(14,466)	7,216
Interest and other	205	237	312	3,532	2,523	6,809	(50)	6,759
General and administrative expenses (ex DUP)	(2,704)	(1,003)	(5,845)	(11,915)	(8,635)	(30,102)	3,930	(26,172)
<b>Adjusted EBITDA<sup>(2)</sup></b>	<b>48,648</b>	<b>28,268</b>	<b>45,640</b>	<b>47,182</b>	<b>(6,112)</b>	<b>163,626</b>	<b>3,621</b>	<b>167,247</b>
<b>Other Expenses</b>								
Mortgage and loan interest expense	(19,217)	(11,822)	(22,035)	(16,841)	(39,544)	(109,459)	270	(109,189)
Transaction costs	(617)	(402)	(1,279)	(1,978)	(2,657)	(6,933)	(1)	(6,934)
DUP compensation expense	(116)	—	(276)	(1,590)	(837)	(2,819)	—	(2,819)
Other finance costs	(1,577)	(8,335)	(1,816)	(486)	(3,197)	(15,411)	(333)	(15,744)
Foreign exchange gain (loss)	(2)	2,480	2	(329)	11,086	13,237	(368)	12,869
Fair value adjustment of DUP liability	103	—	127	645	286	1,161	—	1,161
Fair value adjustment of investment properties	(14,277)	(32,895)	(173,889)	(26,871)	—	(247,932)	3,812	(244,120)
Net loss on disposal of investment properties	(7,624)	—	(1,856)	(294)	(57)	(9,831)	(266)	(10,097)
Gain / (Loss) on derivative financial instruments	4,568	—	4,359	486	14	9,427	1,922	11,349
<b>Income / (Loss) before taxes</b>	<b>9,889</b>	<b>(22,706)</b>	<b>(151,023)</b>	<b>(76)</b>	<b>(41,018)</b>	<b>(204,934)</b>	<b>8,657</b>	<b>(196,277)</b>
Income tax expense	(17)	13,457	23,213	(1,549)	(115)	34,989	(4,553)	30,436
<b>Net Income (loss)</b>	<b>\$ 9,872</b>	<b>\$ (9,249)</b>	<b>\$ (127,810)</b>	<b>\$ (1,625)</b>	<b>\$ (41,133)</b>	<b>\$ (169,945)</b>	<b>\$ 4,104</b>	<b>\$ (165,841)</b>
<b>Net income (loss) attributable to:</b>								
Unitholders	9,872	(9,249)	(127,810)	(1,625)	(41,133)	(169,945)	—	(169,945)
Non-controlling interest	—	—	—	—	—	—	4,104	4,104
	<b>\$ 9,872</b>	<b>\$ (9,249)</b>	<b>\$ (127,810)</b>	<b>\$ (1,625)</b>	<b>\$ (41,133)</b>	<b>\$ (169,945)</b>	<b>\$ 4,104</b>	<b>\$ (165,841)</b>
<b>Add / (Deduct):</b>								
Fair market value losses (gains)	12,370	32,895	173,362	25,741	1,598	245,966	(5,734)	240,232
Less: Non-controlling interests' share of fair market value losses (gains)	—	—	—	—	—	—	(9,864)	(9,864)
Finance cost - exchangeable unit distributions	—	—	—	—	(63)	(63)	—	(63)
Revaluation of financial liabilities	—	4,432	—	—	—	4,432	—	4,432
Unrealized foreign exchange loss (gain)	—	(2,472)	(1)	266	(11,084)	(13,291)	310	(12,981)
Less: Non-controlling interests' share of unrealized foreign exchange loss (gain)	—	—	—	—	—	—	(311)	(311)
Deferred taxes	—	(13,811)	(24,725)	24	—	(38,512)	1,682	(36,830)
Less: Non-controlling interests' share of deferred taxes	—	—	—	—	—	—	(2,048)	(2,048)
Non-recurring transaction costs	618	499	1,279	1,977	2,657	7,030	3	7,033
Net loss on disposal of investment properties	7,624	—	1,856	294	57	9,831	266	10,097
Less: Non-controlling interests' share of net loss on disposal	—	—	—	—	—	—	(206)	(206)
Convertible Debenture issuance costs	—	—	—	—	27	27	—	27
Net adjustments for equity accounted entities	—	—	—	—	—	—	15,281	15,281
Internal leasing costs	607	—	44	—	—	651	—	651
Property taxes accounted for under IFRIC 21	61	—	—	—	—	61	—	61
Net adjustment for lease amortization	(100)	(4)	(74)	(72)	—	(250)	—	(250)
Other FFO adjustments	—	—	—	1,972	1,362	3,334	621	3,955
<b>Funds From Operations ("FFO")<sup>(3)</sup></b>	<b>\$ 31,052</b>	<b>\$ 12,290</b>	<b>\$ 23,931</b>	<b>\$ 28,577</b>	<b>\$ (46,579)</b>	<b>\$ 49,271</b>	<b>\$ —</b>	<b>\$ 49,271</b>

PROPORTIONATE SUPPLEMENTAL DISCLOSURE - Q2 2024<sup>(1)</sup> (Continued)

Unaudited		Six months ended June 30, 2024														
Expressed in thousands of Canadian dollars		North America	Brazil	Europe	Australasia	Corporate	Proportionate Share Basis <sup>(1)</sup>	Consolidation and Eliminations	Consolidated IFRS Basis							
<b>Funds From Operations ("FFO")</b>	<b>\$</b>	<b>31,052</b>	<b>\$</b>	<b>12,290</b>	<b>\$</b>	<b>23,931</b>	<b>\$</b>	<b>28,577</b>	<b>\$</b>	<b>(46,579)</b>	<b>\$</b>	<b>49,271</b>	<b>\$</b>	<b>—</b>	<b>\$</b>	<b>49,271</b>
<b>Add / (Deduct):</b>																
Amortization of transactional deferred financing charges		—		3,560		—		—		1,256		4,816		—		4,816
Straight line revenue		(1,177)		—		—		(522)		—		(1,699)		1,033		(666)
Less: Non-controlling interests' share of straight-line revenue		—		—		—		—		—		—		(1,041)		(1,041)
Leasing costs and non-recoverable maintenance capital expenditures		(4,584)		—		(1,549)		(209)		—		(6,342)		(89)		(6,431)
Less: Non-controlling interests' share of actual capex and leasing costs		—		—		—		—		—		—		89		89
DUP compensation expense		116		—		276		1,590		837		2,819		—		2,819
Net adjustments for equity accounted entities		—		—		—		—		—		—		8		8
<b>Adjusted Funds From Operations ("AFFO") <sup>(3)</sup></b>	<b>\$</b>	<b>25,407</b>	<b>\$</b>	<b>15,850</b>	<b>\$</b>	<b>22,658</b>	<b>\$</b>	<b>29,436</b>	<b>\$</b>	<b>(44,486)</b>	<b>\$</b>	<b>48,865</b>	<b>\$</b>	<b>—</b>	<b>\$</b>	<b>48,865</b>

(1) Proportionate Share Basis is a non-IFRS measure which represents financial information adjusted to reflect the REIT's equity accounted joint ventures and its share of net income (losses) from equity accounted joint ventures on a proportionately consolidated basis at the REIT's ownership percentage of the related investments. Management believes is relevant in representing the REIT's incomes, expenses, assets and liabilities in proportion to its investment interest in entities otherwise consolidated and equity accounted under IFRS.

(2) Adjusted EBITDA is a non-IFRS measure, defined in the **Performance Measurement** section of the REIT's MD&A for the three and six months ended June 30, 2024.

(3) FFO and AFFO are non-IFRS measures, defined in the **Performance Measurement** section of the REIT's MD&A for the three and six months ended June 30, 2024 and reconciled to the consolidated financial statements of the REIT.

PROPORTIONATE SUPPLEMENTAL DISCLOSURE - Q2 2024 (Continued)

Unaudited	As at June 30, 2024							
Expressed in thousands of Canadian dollars	North America	Brazil	Europe	Australasia	Corporate	Proportionate Share Basis <sup>(1)</sup>	Consolidation and Eliminations	Consolidated IFRS Basis
<b>Assets</b>								
Investment properties	\$ 1,372,287	\$ 702,715	\$ 1,607,308	\$ 1,494,401	\$ —	\$ 5,176,711	\$ 1,134,109	\$ 6,310,820
Investment in associate	—	—	—	—	—	—	353,546	353,546
Intangible asset	—	—	—	49,474	—	49,474	—	49,474
Goodwill	—	—	—	38,390	—	38,390	—	38,390
Deferred tax asset	—	—	1,335	1,117	—	2,452	(1,335)	1,117
Financial instruments	5,076	—	14,628	5,093	395	25,192	9,513	34,705
Assets held for sale	38,323	—	—	6,246	—	44,569	15,647	60,216
Cash	11,369	5,315	16,267	19,075	7,871	59,897	4,850	64,747
Other assets	17,594	98	23,449	69,235	7,621	117,997	9,779	127,776
	<b>\$ 1,444,649</b>	<b>\$ 708,128</b>	<b>\$ 1,662,987</b>	<b>\$ 1,683,031</b>	<b>\$ 15,887</b>	<b>\$ 5,514,682</b>	<b>\$ 1,526,109</b>	<b>\$ 7,040,791</b>
<b>Liabilities</b>								
Mortgages and loans payable	568,268	280,922	866,585	724,215	574,223	3,014,213	336,221	3,350,434
Convertible debentures	—	—	—	—	322,546	322,546	—	322,546
Deferred tax liability	—	156,980	24,193	83,629	—	264,802	93,161	357,963
Financial instruments	—	—	—	597	—	597	1,027	1,624
Other liabilities	39,127	6,952	37,964	36,299	33,396	153,739	15,287	169,026
	<b>\$ 607,395</b>	<b>\$ 444,854</b>	<b>\$ 928,742</b>	<b>\$ 844,740</b>	<b>\$ 930,165</b>	<b>\$ 3,755,897</b>	<b>\$ 445,696</b>	<b>\$ 4,201,593</b>
<b>Net assets</b>	837,254	263,274	734,245	838,291	(914,278)	1,758,785	1,080,413	2,839,198
Less: non-controlling interest	—	—	—	—	—	—	1,080,413	1,080,413
Unitholders' equity	<b>\$ 837,254</b>	<b>\$ 263,274</b>	<b>\$ 734,245</b>	<b>\$ 838,291</b>	<b>\$ (914,278)</b>	<b>\$ 1,758,785</b>	<b>\$ —</b>	<b>\$ 1,758,785</b>

PROPORTIONATE MORTGAGES AND LOANS DISCLOSURE

Unaudited		As at June 30, 2024						
	North America	Brazil	Europe	ANZ	Corporate	Proportionate Share Basis <sup>(1)</sup>	Consolidation and Eliminations	Consolidated IFRS Basis
<b>Fixed Rate</b>								
Mortgage Payable	358,028	—	156,729	—	—	514,757	(57,749)	457,008
Term Debt	—	147,324	—	—	—	147,324	—	147,324
<b>Total Fixed Rate Debt</b>	<b>358,028</b>	<b>147,324</b>	<b>156,729</b>	<b>—</b>	<b>—</b>	<b>662,081</b>	<b>(57,749)</b>	<b>604,332</b>
<i>Weighted Average Interest Rate</i>	<i>3.82 %</i>	<i>4.40 %</i>	<i>2.27 %</i>	<i>— %</i>	<i>— %</i>	<i>3.58 %</i>	<i>0.13 %</i>	<i>3.71 %</i>
<b>Variable Rate</b>								
Mortgage Payable	18,000	—	20,003	—	—	38,003	—	38,003
Term Debt	—	140,000	—	347,884	97,449	585,333	(27,813)	557,520
Credit Facilities	—	—	—	—	385,048	385,048	—	385,048
<b>Total Variable Rate Debt</b>	<b>18,000</b>	<b>140,000</b>	<b>20,003</b>	<b>347,884</b>	<b>482,497</b>	<b>1,008,384</b>	<b>(27,813)</b>	<b>980,571</b>
<i>Weighted Average Interest Rate</i>	<i>8.45 %</i>	<i>11.28 %</i>	<i>5.59 %</i>	<i>5.62 %</i>	<i>8.29 %</i>	<i>7.73 %</i>	<i>0.21 %</i>	<i>7.94 %</i>
<b>Variable Rate - with derivatives</b>								
Mortgage payable	—	—	234,116	—	—	234,116	(33,438)	200,678
Term Debt	187,960	—	459,961	372,307	62,483	1,082,711	457,312	1,540,023
Credit Facilities	—	—	—	—	32,177	32,177	—	32,177
<b>Total Variable Rate with Derivatives Debt</b>	<b>187,960</b>	<b>—</b>	<b>694,077</b>	<b>372,307</b>	<b>94,660</b>	<b>1,349,004</b>	<b>423,874</b>	<b>1,772,878</b>
<i>Weighted Average Interest Rate <sup>(1)</sup></i>	<i>6.61 %</i>	<i>— %</i>	<i>5.53 %</i>	<i>4.99 %</i>	<i>8.51 %</i>	<i>5.74 %</i>	<i>(0.33)%</i>	<i>5.41 %</i>
<b>Total Variable and Fixed Rate Debt</b>	<b>563,988</b>	<b>287,324</b>	<b>870,809</b>	<b>720,191</b>	<b>577,157</b>	<b>3,019,469</b>	<b>338,312</b>	<b>3,357,781</b>
<i>Weighted Average Interest Rate <sup>(1)</sup></i>	<i>4.90 %</i>		<i>4.94 %</i>	<i>5.29 %</i>	<i>8.32 %</i>	<i>5.93 %</i>	<i>(0.09)%</i>	<i>5.84 %</i>
Finance Lease	5,997	87	1,482	6,589	250	14,405	—	14,405
<b>Total Debt</b>	<b>569,985</b>	<b>287,411</b>	<b>872,291</b>	<b>726,780</b>	<b>577,407</b>	<b>3,033,874</b>	<b>338,312</b>	<b>3,372,186</b>
Financing Costs	(1,717)	(6,489)	(5,706)	(2,565)	(3,184)	(19,661)	(2,091)	(21,752)
Liabilities attributable to Assets Held for Sale	—	—	—	—	—	—	—	—
<b>Total Mortgages and Loans Payable</b>	<b>568,268</b>	<b>280,922</b>	<b>866,585</b>	<b>724,215</b>	<b>574,223</b>	<b>3,014,213</b>	<b>336,221</b>	<b>3,350,434</b>
<b>Convertible Debentures</b>								
NWH.DB.G	—	—	—	—	125,000	125,000	—	125,000
NWH.DB.H	—	—	—	—	155,250	155,250	—	155,250
NWH.DB.I	—	—	—	—	86,250	86,250	—	86,250
<b>Total Convertible Debentures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>366,500</b>	<b>366,500</b>	<b>0</b>	<b>366,500</b>
<i>Weighted Average Interest Rate</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>7.88 %</i>	<i>7.88 %</i>	<i>—</i>	<i>7.88 %</i>
<b>Total Debt (including convertible debentures before finance lease, financing costs and marked to market adjustments)</b>	<b>563,988</b>	<b>287,324</b>	<b>870,809</b>	<b>720,191</b>	<b>943,657</b>	<b>3,385,969</b>	<b>338,312</b>	<b>3,724,281</b>
<i>Total Weighted Average Interest Rate (including Convertible Debentures) <sup>(1)</sup></i>	<i>4.90 %</i>	<i>7.74 %</i>	<i>4.94 %</i>	<i>5.29 %</i>	<i>8.15 %</i>	<i>6.14 %</i>		<i>6.04 %</i>

1. 44.5% (December 31, 2023 - 38.8%) of the REIT's proportionate debt is subject to fixed interest rates, including total debt of \$1.3 billion (December 31, 2023 - \$1.3 billion) that is economically fixed after taking into consideration the interest rate derivatives, but is contractually subject to a variable rate interest.



Unaudited

Debt Repayments Schedule

	North America	Brazil	Europe	ANZ	Corporate	Proportionate Share Basis <sup>(1)</sup>	Consolidation and Eliminations	Consolidated IFRS Basis
2024	68,158	11,640	5,899	—	—	85,697	(1,431)	84,266
2025	282,306	164,250	538,272	58,606	315,200	1,358,634	(61,502)	1,297,132
2026	108,768	25,461	94,560	293,479	227,005	749,273	(235,357)	513,916
2027	66,575	24,008	60,453	140,168	315,202	606,406	317,321	923,727
2028	15,650	16,883	68,743	184,995	86,250	372,521	227,511	600,032
2029	12,737	17,525	69,461	42,943	—	142,666	103,297	245,963
2030	452	18,194	26,113	—	—	44,759	(8,668)	36,091
2031	9,342	9,363	481	—	—	19,186	(206)	18,980
2032	—	—	6,827	—	—	6,827	(2,653)	4,174
<b>Total Variable and Fixed Rate Debt</b>	<b>563,988</b>	<b>287,324</b>	<b>870,809</b>	<b>720,191</b>	<b>943,657</b>	<b>3,385,969</b>	<b>338,312</b>	<b>3,724,281</b>

Unaudited

Weighted Average Interest Rate on Maturity

	North America	Brazil	Europe	ANZ	Corporate	Proportionate Share Basis <sup>(1)</sup>	Consolidation and Eliminations	Consolidated IFRS Basis
2024	3.26 %	4.81 %	3.49 %	— %	— %	3.49 %	0.01 %	3.50 %
2025	5.33 %	10.33 %	5.86 %	5.34 %	9.70 %	7.16 %	0.09 %	7.25 %
2026	4.04 %	4.83 %	4.35 %	5.41 %	7.46 %	5.69 %	0.12 %	5.81 %
2027	5.87 %	4.68 %	4.30 %	5.02 %	7.24 %	6.18 %	(0.40)%	5.78 %
2028	5.58 %	3.88 %	3.25 %	5.39 %	7.75 %	5.48 %	(0.10)%	5.38 %
2029	5.70 %	3.88 %	2.14 %	5.02 %	— %	3.53 %	0.67 %	4.20 %
2030	— %	3.88 %	2.35 %	— %	— %	2.95 %	0.35 %	3.30 %
2031	3.41 %	3.88 %	3.73 %	— %	— %	3.63 %	0.04 %	3.67 %
2032	— %	— %	3.84 %	— %	— %	3.84 %	1.15 %	4.99 %
<b>Weighted Average Interest Rate</b>	<b>4.90 %</b>	<b>7.74 %</b>	<b>4.94 %</b>	<b>5.29 %</b>	<b>8.15 %</b>	<b>6.14 %</b>	<b>—</b>	<b>6.04 %</b>

## PROPERTY TABLE

As at June 30, 2024

PROPERTY TABLE								
Unaudited								
Property	Location	Date Acquired	Year Built <sup>(1)</sup>	Approximate GLA (sf)	# of Tenants	Occupancy %	WALE <sup>(2)</sup>	
<b>North America</b>								
<b>Canada</b>								
1	Glenmore Professional Centre	Calgary, AB	Dec 31, 2010	2007	138,257	4	100.0 %	8.0
2	Sunridge Professional Centre	Calgary, AB	Mar 25, 2010	1985	133,179	31	93.5 %	3.0
3	Riley Park Health Centre <sup>(6)</sup>	Calgary, AB	Mar 25, 2010	1956	68,904	9	85.3 %	2.1
4	Rockyview Health Centre I	Calgary, AB	Mar 25, 2010	1977	68,443	26	90.3 %	4.0
5	Foothills Professional Building	Calgary, AB	Mar 25, 2010	1980	58,816	20	93.2 %	3.1
6	Sunpark Plaza	Calgary, AB	Dec 7, 2011	2005	52,553	9	71.6 %	4.9
7	Rockyview Health Centre II	Calgary, AB	Mar 25, 2010	1975	53,325	6	94.0 %	3.7
8	Willow Brook Medical Centre	Airdrie, AB	Apr 10, 2012	2010	34,903	5	100.0 %	1.7
9	Hys Centre	Edmonton, AB	Feb 1, 2011	1978	184,979	33	72.2 %	2.4
10	Tawa Centre	Edmonton, AB	May 31, 2011	1986	87,921	21	62.9 %	3.2
11	Mira Health Centre	Edmonton, AB	Mar 25, 2010	1992	69,762	17	83.0 %	3.2
12	Queen Street Place	Spruce Grove, AB	Jul 7, 2010	2007	76,962	16	76.4 %	4.3
13	WRHA Downtown West Community	Winnipeg, MB	May 16, 2013	1974	43,685	2	95.8 %	4.2
14	Hargrave Place	Winnipeg, MB	Jul 31, 2013	1977	69,290	3	92.6 %	6.7
15	Davisville Medical Dental Centre	Toronto, ON	Mar 25, 2010	1964	95,180	78	91.4 %	4.9
16	Fairview Health Centre	Toronto, ON	Mar 25, 2010	1971	87,335	53	96.1 %	4.9
17	North York Medical Arts Building	Toronto, ON	Mar 25, 2010	1969	75,898	56	93.5 %	3.5
18	Malvern Medical Arts	Toronto, ON	Apr 1, 2011	1987	40,629	10	51.1 %	7.7
19	Albany Medical Clinic	Toronto, ON	Sep 27, 2012	2010	51,533	3	100.0 %	4.9
20	One Medical Place	Toronto, ON	Mar 25, 2010	1964	41,244	21	94.4 %	3.7
21	Danforth Health Centre	Toronto, ON	Mar 25, 2010	1991	29,496	11	40.0 %	3.4
22	Bathurst Health Centre	Toronto, ON	Mar 25, 2010	1984	29,079	11	81.7 %	6.9
23	81 The East Mall <sup>(6)</sup>	Toronto, ON	Jan 16, 2015	1975	37,251	8	89.2 %	16.5
	85 The East Mall <sup>(6)</sup>	Toronto, ON	Jan 16, 2015	2016	46,448	6	93.2 %	8.8
24	Queensway Professional Centre	Mississauga, ON	Mar 25, 2010	1977	169,866	48	94.1 %	6.3
25	Trafalgar Professional Centre	Oakville, ON	Mar 25, 2010	1985	65,453	31	89.2 %	4.3
26	Dundas-Centre Medical	Whitby, ON	Oct 1, 2012	1987	35,058	20	87.8 %	5.4
27	Wentworth-Limeridge Medical Centre	Hamilton, ON	Mar 25, 2010	1989	40,714	19	65.9 %	3.7
28	Oxford Health Centre	London, ON	Mar 25, 2010	1994	39,228	17	95.5 %	5.4
29	Springbank Medical Centre	London, ON	Mar 30, 2012	2011	57,033	31	90.6 %	4.7
30	Canamera Medical Centre	Cambridge, ON	Sep 15, 2011	2007	86,372	20	95.6 %	5.3
31	Guelph Medical Place I	Guelph, ON	Oct 1, 2012	1991	36,189	18	100.0 %	3.6
32	Guelph Medical Place II	Guelph, ON	Oct 1, 2012	2011	28,398	13	97.2 %	2.5
33	Barrie Primary Care Campus	Barrie, ON	Feb 9, 2015	2016	79,273	17	98.2 %	6.9
34	CSSS Haut-Richelieu	Richelieu, QC	Sep 1, 2010	2009	59,084	1	100.0 %	9.6
35	Le Carrefour Medical	Laval, QC	Mar 25, 2010	1990	117,907	27	77.5 %	4.5
36	Clinique Bleue	Longueuil, QC	Mar 25, 2010	1988	25,931	4	100.0 %	7.5
37	2924 Taschereau Boulevard	Longueuil, QC	Mar 25, 2010	1988	26,868	1	100.0 %	7.3
38	CLSC Saint-Hubert	Saint Hubert, QC	Mar 25, 2010	1991	49,323	2	99.8 %	3.2
39	950 Montee des Pionniers	Lachenaie, QC	Mar 25, 2010	2004	64,254	14	100.0 %	3.2
40	Agence Lanaudiere	Joliette, QC	Dec 20, 2012	1994	53,771	1	100.0 %	4.0
41	CSSS Grand Littoral	Levis, QC	Sep 1, 2010	2008	64,926	2	100.0 %	6.7
42	Polyclinique Val-Belair	Quebec City, QC	Jul 22, 2011	2009	46,665	11	100.0 %	1.5

**PROPERTY TABLE**
**Unaudited**

	Property	Location	Date Acquired	Year Built <sup>(1)</sup>	Approximate GLA (sf)	# of Tenants	Occupancy %	WALE <sup>(2)</sup>
43	Centre Medicale de L'Hetriere	Quebec City, QC	Jan 19, 2012	2007	39,023	10	100.0 %	4.0
44	2350 rue Cohen	Montréal, QC	Apr 14, 2021	1989	41,334	1	100.0 %	19.4
45	South Peel Medical-Dental Building	Mississauga, ON	Aug 8, 2019	1960	22,586	13	97.3 %	6.2
46	Cambrian Centre <sup>(6)</sup>	Calgary, AB	Sep 16, 2019	2010	119,061	9	93.8 %	3.3
47	Sturgeon Medical Centre	St. Albert, AB	Feb 9, 2015	2020	43,725	8	75.4 %	7.1
48	Jerry Coughlan Health and Wellness Centre	Pickering, ON	Jun 4, 2020	2023	65,413	5	68.7 %	16.8
					<b>3,152,527</b>	<b>802</b>	<b>88.8 %</b>	<b>5.3</b>
	<b>Redevelopment Properties:</b>							
	Parkwood <sup>(6)</sup>	Calgary, AB	Mar 25, 2010	1956	n/a	n/a	— %	n/a
	Cambrian Centre -4040 <sup>(6)</sup>	Calgary, AB	Sep 16, 2019	1976	30,178	n/a	— %	n/a
					<b>30,178</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>
	<b>USA</b>							
49	Triangle Office Building	Chicago, IL	Apr 14, 2022	1986	214,702	1	100.0 %	3.5
50	Fox Valley Centre For Health	St Charles, IL	Apr 14, 2022	2009	45,794	6	100.0 %	5.5
51	Batavia Medical Campus I	Batavia, IL	Apr 14, 2022	2010	22,467	1	100.0 %	3.3
52	Batavia Medical Campus II	Batavia, IL	Apr 14, 2022	2011	17,374	5	92.5 %	3.2
53	Salt Creek Surgery Center	Westmont, IL	Apr 14, 2022	2002	11,509	1	100.0 %	4.9
54	Lutheran Hospital MOB	Fort Wayne, IN	Apr 14, 2022	2006	47,138	2	100.0 %	5.4
55	Grunow Memorial Medical Center	Phoenix, AZ	Apr 14, 2022	1931/2018	53,641	11	81.0 %	3.6
56	Riverstone Medical Plaza	Tucson, AZ	Apr 14, 2022	1999	18,976	2	100.0 %	3.5
57	Green Valley Medical Plaza	Green Valley, AZ	Apr 14, 2022	1992	23,746	10	97.8 %	4.6
58	Magee Medical Plaza	Tucson, AZ	Apr 14, 2022	1988/2018	11,663	1	100.0 %	2.5
59	St. Mary's Medical Plaza	Tucson, AZ	Apr 14, 2022	1987	13,602	2	87.6 %	0.9
60	Eating Recovery Center	Denver, CO	Apr 14, 2022	2002	34,068	1	100.0 %	5.0
61	Serenity Behavioral Hospital	Haverhill, MA	Apr 14, 2022	1950/2020	44,175	1	100.0 %	11.6
62	Beach House Center for Recovery	Juno Beach, FL	Apr 14, 2022	1985/2017	63,108	1	100.0 %	9.0
63	PrairieCare Medical	Brooklyn Park, MI	Apr 14, 2022	2015	97,539	1	100.0 %	24.2
					<b>719,502</b>	<b>46</b>	<b>98.1 %</b>	<b>7.7</b>
	<b>North America Total</b>				<b>4,203,090</b>	<b>873</b>	<b>90.7 %</b>	<b>6.0</b>
	<b>Brazil</b>							
64	Sabará Children's Hospital	São Paulo	Nov 16, 2012	2010	157,160	1	100.0 %	0.5
65	<b>Rede D'Or Hospital Portfolio:</b>							
65	Hospital e Maternidade Brasil ("HMB")	São Paulo	Jan 6, 2020	1970 - 2007_2019	473,610	1	100.0 %	20.5
66	Hospital Santa Luzia	Brasilia's South Wing	Dec 24, 2013	2003	185,182	1	100.0 %	14.5
67	Hospital Do Coracao	Brasilia's South Wing	Dec 24, 2013	2007	88,247	1	100.0 %	14.5
68	Hospital Caxias	Rio de Janeiro	Dec 24, 2013	2013	264,032	1	100.0 %	14.5
69	Hospital IFOR	São Paulo	Jul 29, 2016	2001	155,322	1	100.0 %	17.1
70	Hospital Santa Helena	Brasilia - DF	Oct 24, 2016	2006	323,771	1	100.0 %	17.3
71	Hospital São Luiz Morumbi	São Paulo	Sep 28, 2018	2000	233,009	1	100.0 %	19.3
	<b>Brazil Total</b>				<b>1,880,333</b>	<b>8</b>	<b>100.0 %</b>	<b>16.1</b>

## PROPERTY TABLE (CON'T.)

PROPERTY TABLE							
Unaudited							
Property	Location	Date Acquired	Year Built <sup>(1)</sup>	Approximate GLA (sf)	# of Tenants	Occupancy %	WALE <sup>(2)</sup>
<b>Europe</b>							
<b>Germany</b>							
72 Adlershof 1	Berlin	Nov 16, 2012	2004	55,414	51	89.6 %	4.7
73 Adlershof 2	Berlin	Nov 16, 2012	2010	47,521	45	100.0 %	3.4
74 Berlin Neukölln	Berlin	Nov 16, 2012	2000	33,991	16	99.8 %	4.1
75 Königs Wusterhausen 1	Königs Wusterhausen	Nov 16, 2012	2001	35,760	23	93.3 %	4.6
76 Fulda - 3-5flem	Fulda	Mar 31, 2013	2010	111,621	33	97.4 %	2.9
77 Polimedica Centre	Berlin	Jun 25, 2014	2007	113,937	33	96.4 %	4.7
78 Hollis Centre	Ingolstadt	Jun 25, 2014	1996	97,334	30	92.1 %	2.8
79 Leipzig am Park	Leipzig	Jun 25, 2014	1977	19,048	10	100.0 %	3.6
80 Leipzig Baestlein	Leipzig	Jun 25, 2014	1975	19,163	9	88.2 %	3.7
81 Leipzig Gruenauer	Leipzig	Jun 25, 2014	1980	16,208	11	96.5 %	7.5
82 Leipzig Karlsruhe	Leipzig	Jun 25, 2014	1982	19,013	6	83.1 %	4.1
83 Leipzig Lidicestrasse	Leipzig	Jun 25, 2014	1975	19,201	13	98.5 %	2.6
84 Leipzig Pfaffensteinstrasse	Leipzig	Jun 24, 2014	1985	18,270	8	77.6 %	2.4
85 Leipzig Plovdiver	Leipzig	Jun 25, 2014	1975	17,833	4	93.5 %	4.8
86 Leipzig Schlehenweg	Leipzig	Jun 25, 2014	1989	18,625	9	72.8 %	4.8
87 Leipzig Stuttgartarter	Leipzig	Jun 24, 2014	1978	18,047	7	74.9 %	1.6
88 Leipzig Tauchaer Strasse	Leipzig	Jun 25, 2014	1982	19,081	13	100.0 %	3.9
89 Leipzig Yorckstrasse	Leipzig	Jun 25, 2014	1975	11,644	9	99.1 %	4.0
90 Hohenschonhausen	Berlin	Aug 30, 2014	1996	63,232	36	89.5 %	2.5
91 Mehrower Allee	Berlin	Apr 15, 2016	2013	83,571	53	89.1 %	4.3
92 Altstadt-Caree Fulda Medical Centre	Fulda	Feb 1, 2017	2017	31,025	12	100.0 %	2.0
93 Medical Care Centre Hamburg-Bergedorf	Hamburg	Feb 1, 2017	1989	60,776	31	92.0 %	4.0
94 Praxis-Klinik Bergedorf	Hamburg	Dec 18, 2017	1992	66,229	25	86.5 %	3.7
95 Fritz-Lang-Platz 6	Berlin	Feb 1, 2018	2007	59,664	10	100.0 %	5.4
96 Landsberger Allee 44	Berlin	Apr 27, 2018	1995	36,192	15	82.3 %	5.4
97 Matthiasstr. 7	Berlin	Apr 27, 2018	1995	38,559	26	76.8 %	4.4
98 Allee der Kosmonauten 47	Berlin	Dec 28, 2018	1980	59,709	36	89.2 %	4.2
99 Paul-Ehrlich-Straße 1 - 3	Lübeck	Jul 1, 2019	2008	95,624	30	85.5 %	3.6
100 Bismarkstr68 <sup>(9)</sup>	Bad Kissingen	Sep 30, 2020	1995	79,502	1	100.0 %	20.7
101 Bremer Str. 2 <sup>(9)</sup>	Wilhelmshaven	Sep 30, 2020	1994	151,254	1	100.0 %	20.8
102 Klinik Moselhöhe <sup>(9)</sup>	Berlin	Sep 30, 2020	1975	238,453	1	100.0 %	21.5
103 Schmilauer Str. 108 & Röpersberg 45/47 <sup>(9)</sup>	Schleswig-Holstein	Sep 30, 2020	1974	623,596	1	100.0 %	19.6
104 Günter-H.-Str. 25 <sup>(9)</sup>	Bad Wildungen	Sep 30, 2020	1982	358,793	1	100.0 %	21.9
105 MEDIAN Kliniken Wied <sup>(9)</sup>	Hauptstraße 2	Sep 30, 2020	1972	130,136	1	100.0 %	22.4
106 Clinic LNK <sup>(9)</sup>	Bad Salzuflen	Sep 30, 2020	2018	62,786	1	100.0 %	20.7
107 Parkklinik Bad Rothenfelde <sup>(9)</sup>	Bad Rothenfelde	Sep 30, 2020	1987	216,763	1	100.0 %	22.6
108 Tannenhof - Children Clinic <sup>(12)</sup>	Graal-Muritz	Mar 1, 2022	1996	151,502	1	100.0 %	24.7
109 Reha-Zentrum Rehabilitation Clinic <sup>(12)</sup>	Graal-Muritz	Mar 1, 2022	1980	252,952	1	100.0 %	24.7
				<b>3,552,029</b>	<b>614</b>	<b>96.9 %</b>	<b>15.6</b>
<b>Netherlands</b>							
110 Maasstadweg 2-144 <sup>(10)</sup>	Rotterdam	Oct 31, 2020	2011	343,880	34	91.9 %	5.1
111 Prins Hendriklaan 376 <sup>(10)</sup>	Brunssum	Oct 31, 2020	2016	115,847	18	96.1 %	9.1
112 Xpert Clinic Rotterdam <sup>(10)</sup>	Rotterdam	Oct 31, 2020	2010	33,691	1	100.0 %	8.7
113 Bergman Clinic Hilversum <sup>(10)</sup>	Hilversum	Oct 31, 2020	1995	59,288	1	100.0 %	9.0
114 Xpert Clinic Eindhoven <sup>(10)</sup>	Eindhoven	Oct 31, 2020	2016	33,368	1	100.0 %	6.9
115 Bergman Clinic Hilversum <sup>(11)</sup>	Hilversum	Feb 11, 2021	2010	21,715	1	100.0 %	1.6
116 Vlijtstraat 50 (A-E), Doetinchem <sup>(11)</sup>	Doetinchem	Feb 11, 2021	2008	31,682	4	85.0 %	1.2
117 Stationspark 400-490	Sliedrecht	Aug 26, 2020	2000	32,346	5	82.0 %	6.3
118 Albert Schweitzerplaats - Building V	Dordrecht	Jun 28, 2021	2010	71,871	5	100.0 %	10.1

**PROPERTY TABLE**
**Unaudited**

	Property	Location	Date Acquired	Year Built <sup>(1)</sup>	Approximate GLA (sf)	# of Tenants	Occupancy %	WALE <sup>(2)</sup>
119	Albert Schweitzerplaats - Building W	Dordrecht	Jun 28, 2021	2010	146,960	8	94.3 %	9.7
120	Albert Schweitzerplaats - Building X	Dordrecht	Jun 28, 2021	2010	79,192	4	100.0 %	15.3
121	Albert Schweitzerplaats - Building Y	Dordrecht	Jun 28, 2021	2010	18,051	1	100.0 %	6.4
122	Ruimtevaart 50-56	Amersfoort	Mar 29, 2022	2001	59,151	10	92.4 %	3.5
123	Bergman Clinic Den Bosch ('s-Hertogenbosch) <sup>(11)</sup>	s-Hertogenbosch	Jan 19, 2021	2020	28,869	1	100.0 %	12.6
124	AKS-Bergman Clinic Arnhem <sup>(11)</sup>	Arnhem	Feb 11, 2021	2020	53,443	1	100.0 %	12.9
125	Soestwetering 12, Utrecht <sup>(13)</sup>	Utrecht	Jun 13, 2022	2019	43,090	6	94.4 %	11.3
					<b>1,172,444</b>	<b>101</b>	<b>95.0 %</b>	<b>8.0</b>
<b>United Kingdom</b>								
126	BMI-The Cavell Hospital	London	Jan 30, 2020	1976/2016	66,413	1	100.0 %	24.9
127	BMI-The Lincoln Hospital	Lincoln	Jan 30, 2020	1887/2006	39,643	1	100.0 %	24.9
128	BMI-The Lancaster Hospital	Lancaster	Jan 30, 2020	1960/2006	27,814	1	100.0 %	24.9
129	BMI-The Huddersfield Hospital	Huddersfield	Jan 30, 2020	1970/1983	31,312	1	100.0 %	24.9
130	BMI-St.Edmonds Hospital	Bury Saint Edmunds	Jan 30, 2020	1979/2008	44,046	1	100.0 %	24.9
131	PPG-The Edgbaston Hospital	Birmingham	Jan 30, 2020	1965/1992	46,080	1	100.0 %	24.9
132	Highgate Hospital	London	Aug 21, 2020	1900/2014	40,623	1	100.0 %	27.3
133	Parkside Hospital	London	Aug 21, 2020	1982/2019	87,672	1	100.0 %	27.3
134	Cancer Centre London	London	Aug 21, 2020	1874/2003/2017	21,786	1	100.0 %	27.3
135	Holly Private Hospital	Essex	Aug 21, 2020	1850/2013/2018	94,410	1	100.0 %	27.3
136	Claremont Private Hospital	Sheffield	Aug 6, 2021	1890/2019	64,594	1	100.0 %	22.1
137	The Edinburgh Clinic	Edinburgh	Aug 6, 2021	1888/2008	14,865	1	100.0 %	27.3
138	Nuffield Health Woking Hospital	Woking	Sep 30, 2021	1888/1980	44,078	1	100.0 %	27.3
139	Spire Cheshire Hospital	Cheshire	Dec 21, 2021	1988/2008	48,545	1	100.0 %	22.5
					<b>671,881</b>	<b>14</b>	<b>100.0 %</b>	<b>25.5</b>
<b>Europe Total</b>					<b>5,396,354</b>	<b>729</b>	<b>96.9 %</b>	<b>15.2</b>

PROPERTY TABLE (CON'T.)

PROPERTY TABLE							
Unaudited							
Property	Location	Date Acquired	Year Built <sup>(1)</sup>	Approximate GLA (sf)	# of Tenants	Occupancy %	WALE <sup>(2)</sup>
<b>Australasia</b>							
<b>Vital Trust - Australia</b>							
140	Belmont Private Hospital	Brisbane, QLD	Dec 22, 2010	1973/2015	94,023	1	100.0 % 21.2
141	Epworth Eastern Hospital	Melbourne, VIC	Mar 30, 1999	2005/2021	285,680	25	96.7 % 17.6
142	Epworth Rehabilitation	Melbourne, VIC	Feb 1, 1999	1985	37,135	1	100.0 % 0.1
143	Hurstville Private Hospital	Sydney, NSW	Apr 30, 2012	1960/2015	135,238	1	100.0 % 17.8
144	Lingard Private Hospital	Newcastle, NSW	Dec 22, 2010	1971/2015	99,566	1	100.0 % 21.7
145	Maitland Private Hospital	Newcastle, NSW	Dec 22, 2010	2001/2015	131,933	2	100.0 % 13.3
146	Marian Centre	Perth, WA	Aug 12, 2014	2006/2015	38,212	1	100.0 % 10.1
147	Palm Beach Currumbin Clinic	Gold Coast, QLD	Dec 22, 2010	1990/2016	53,443	1	100.0 % 11.2
148	South Eastern Private Hospital	Melbourne, VIC	Dec 22, 2010	1971/2016	91,461	1	100.0 % 16.7
149	Sportsmed Private Hospital <sup>(14)</sup>	Adelaide, SA	Dec 3, 2012	1990/2008	90,158	1	100.0 % 22.3
150	Lingard Day Centre	Newcastle, NSW	Dec 4, 2015	2020	23,627	1	100.0 % 21.6
151	Toronto Private Hospital	Toronto (AU), NSW	Dec 22, 2010	1988/2016	55,682	1	100.0 % 18.1
152	Eker Medical Centre	Melbourne, VIC	Nov 17, 2016	2014/2016	31,111	9	97.8 % 4.1
153	Abbotsford Private Hospital	Perth, WA	Feb 24, 2017	2012	16,695	1	100.0 % 17.7
154	Hirondelle Private Hospital	Sydney, NSW	May 31, 2017	1960/2014	34,401	1	100.0 % 17.9
155	The Hills Clinic	Sydney, NSW	Jul 31, 2017	2011	31,797	1	100.0 % 23.0
156	Epworth Camberwell	Melbourne, VIC	Jun 30, 2021	1970/2013	161,459	1	100.0 % 20.0
157	120 Thames Street - Fitouts	Melbourne, VIC	Jan 1, 2001	2017	14,193	4	75.7 % 4.6
158	Tennyson Centre	Adelaide, SA	Oct 11, 2021	2009	70,569	13	93.0 % 6.0
159	Playford Health Hub - Retail & Carpark	Adelaide, SA	Nov 28, 2018	2022	17,756	5	73.6 % 6.8
160	Mt Eliza	Melbourne, VIC	May 30, 2022	1980/2024	31,323	1	100.0 % 24.4
161	GenesisCare Cancer Centre	Sydney, NSW	Jul 22, 2022	2024	29,671	2	100.0 % 18.7
					<b>1,575,133</b>	<b>75</b>	<b>98.5 % 16.7</b>
<b>Vital Trust - New Zealand</b>							
162	Ascot Central	Auckland, NI	May 1, 2008	2009	51,482	15	96.9 % 5.6
163	Ascot Central Car Park	Auckland, NI	ground lease	1999/2006	4,855	15	91.1 % 11.9
164	Ascot Hospital	Auckland, NI	Mar 25, 1999	1999/2006	122,494	12	98.4 % 14.2
165	Kensington Hospital	Whangarei, NI	Mar 12, 2001	2001	25,371	1	100.0 % 22.0
166	Boulcott Private Hospital	Wellington, NI	Jul 1, 2016	1985	45,671	1	100.0 % 14.0
167	Ormiston Hospital	Auckland, NI	Apr 4, 2017	2009	53,804	6	100.0 % 1.3
168	Royston Hospital	Hastings, NI	Dec 12, 2017	1931/2005	63,722	1	100.0 % 25.4
169	Wakefield Hospital	Wellington, NI	Dec 12, 2017	1955/2020	155,624	1	100.0 % 23.4
170	Bowen Hospital	Wellington, NI	Dec 12, 2017	1971/2004	114,775	1	100.0 % 25.4
171	Grace Hospital	Tauranga, NI	Oct 16, 2020	2007/2019	105,723	1	100.0 % 26.5
172	Lower Hutt Health Hub	Wellington, NI	Feb 1, 2022	2020	35,887	7	100.0 % 12.0
173	68 Saint Asaph St	Christchurch, SI	Apr 1, 2022	2012	76,232	4	71.1 % 8.8
174	Endoscopy Auckland	Auckland, NI	May 13, 2022	1990/2001	36,500	2	100.0 % 18.4
175	Kawarau Park Health Hub	Queenstown, SI	Jul 7, 2022	2020	69,262	21	100.0 % 7.6
					<b>961,402</b>	<b>88</b>	<b>97.3 % 17.5</b>
<b>Development Land:</b>							
678 High Street	Wellington, NI	Jul 1, 2016	n/a	n/a	n/a	n/a	n/a
<b>Vital Trust Total<sup>(3)</sup></b>					<b>2,536,535</b>	<b>163</b>	<b>98.1 % 17.1</b>

**PROPERTY TABLE**
**Unaudited**

	<b>Property</b>	<b>Location</b>	<b>Date Acquired</b>	<b>Year Built<sup>(1)</sup></b>	<b>Approximate GLA (sf)</b>	<b># of Tenants</b>	<b>Occupancy %</b>	<b>WALE<sup>(2)</sup></b>
<b>Australia</b>								
176	Epworth Freemasons Private Hospital <sup>(7)</sup>	Melbourne, VIC	Jun 1, 2006	2018	218,615	1	100.0 %	25.5
177	Epworth Freemasons Private Hospital and Medical Centre <sup>(7)</sup>	Melbourne, VIC	Jun 1, 2006	1980	92,397	22	99.2 %	2.2
178	Frankston Public Surgical Centre <sup>(14)</sup>	Melbourne, VIC	Jun 1, 2007	2012	127,671	5	100.0 %	10.9
179	ARCBS (Australian Red Cross Blood Service) Facility <sup>(7)</sup>	Brisbane, QLD	Jun 1, 2008	2008	217,958	10	99.5 %	11.2
180	Westmead Rehabilitation Hospital <sup>(14)</sup>	Sydney, NSW	Apr 19, 2013	2005	30,699	1	100.0 %	13.9
181	Frankston Specialist Centre <sup>(14)</sup>	Melbourne, VIC	Nov 3, 2014	2020	3,667	1	100.0 %	0.4
182	St John Of God Berwick Specialist Centre <sup>(14)</sup>	Melbourne, VIC	Jun 1, 2015	2015	38,501	7	100.0 %	5.4
183	Waratah PH Cortez Owned Suites	Sydney, VIC	Dec 13, 2019	2021	126,002	2	100.0 %	14.3
184	St John of God Private Hospital (Casey Stage 2) <sup>(14)</sup>	Melbourne, VIC	Mar 21, 2013	2017	180,726	1	100.0 %	13.3
185	Norwest Private Hospital <sup>(8)</sup>	Sydney, NSW	Jun 7, 2019	2013	323,380	1	100.0 %	14.8
186	The Hills Private Hospital <sup>(8)</sup>	Sydney, NSW	Jun 7, 2019	1992	119,059	1	100.0 %	13.8
187	Darwin Private Hospital <sup>(8)</sup>	Darwin, NT	Jun 7, 2019	2005	163,062	1	100.0 %	15.8
188	Griffith Rehabilitation Hospital <sup>(8)</sup>	Adelaide, SA	Jun 7, 2019	2013	28,944	1	100.0 %	15.8
189	The Melbourne Clinic <sup>(8)</sup>	Melbourne, VIC	Jun 7, 2019	2019	161,459	1	100.0 %	14.8
190	John Fawcner Private Hospital <sup>(8)</sup>	Melbourne, VIC	Jun 7, 2019	1982	161,771	1	100.0 %	15.8
191	Brisbane Private Hospital <sup>(8)</sup>	Brisbane, QLD	Jun 7, 2019	1998	237,366	1	100.0 %	14.8
192	Lady Davidson Private Hospital <sup>(8)</sup>	Sydney, NSW	Jun 7, 2019	1967	99,588	1	100.0 %	13.8
193	Hunter Valley Private Hospital <sup>(8)</sup>	Newcastle, NSW	Jun 7, 2019	1988	101,461	1	100.0 %	14.8
194	The Sydney Clinic <sup>(8)</sup>	Sydney, NSW	Jun 7, 2019	2006	21,086	1	100.0 %	13.8
195	Newcastle Private Hospital <sup>(8)</sup>	Newcastle, NSW	Jun 7, 2019	2017	191,856	1	100.0 %	14.8
196	Alfred Centre, VIC	Melbourne, VIC	Feb 20, 2020	2010	155,880	4	100.0 %	9.8
197	Burnet Tower, VIC	Melbourne, VIC	Feb 20, 2020	2002	78,743	2	100.0 %	11.3
198	Epworth Geelong Hospital	Melbourne, VIC	Dec 10, 2021	2016	106,799	1	100.0 %	17.3
199	Epworth Elim Hospital	Melbourne, VIC	Dec 10, 2021	1941	25,833	1	100.0 %	17.5
200	Peninsula Private Hospital	Brisbane, QLD	Aug 26, 2022	1982	38,287	1	100.0 %	18.2
					<b>3,050,810</b>	<b>70</b>	<b>99.9 %</b>	<b>14.4</b>
<b>Australasia Total</b>					<b>5,587,345</b>	<b>233</b>	<b>99.1 %</b>	<b>15.6</b>
<b>Portfolio Totals / Weighted Averages<sup>(5)</sup></b>					<b>16,766,239</b>	<b>1,818</b>	<b>96.5 %</b>	<b>13.4</b>
<b>Portfolio Totals / Weighted Averages-at ownership interest<sup>(4)(5)</sup></b>					<b>10,761,560</b>		<b>95.2 %</b>	<b>11.6</b>

**Notes**

(1) Blended between year built/renovated or expanded, as applicable.

(2) As at June 30, 2024 weighted average lease expiry in years.

(3) Represents 100% of Vital Trust. The REIT has an exposure to an approximate 28.5% interest in Vital Trust. The property count for Vital includes one property representing development land.

(4) Calculation is based on the REIT's ownership interest in Vital Trust.

(5) Weighted Average Occupancy and WALE excluding Redevelopment Properties.

(6) One of two buildings on a two building campus.

(7) 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.

(8) 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.

(9) Seed Assets sold to an institutional investor as part of a Joint Venture Agreement ("JV") which closed on September 30, 2020. The REIT owns 30% interest in the JV.

(10) Seed Assets sold to an institutional investor as part of a Joint Venture Agreement ("JV") which closed on October 31, 2020. The REIT owns 33.57% interest in the JV.

(11) Assets sold to an institutional investor as part of a Joint Venture Agreement ("JV") which closed on February 11, 2021. The REIT owns 30% interest in the JV.

(12) 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.

(13) On June 13, 2022, the REIT closed acquisition of a freehold hospital in Netherlands. The REIT owns 30% interest in the JV.

(14) Represents 100% of the REIT. The REIT owns 30% interest in the JV.