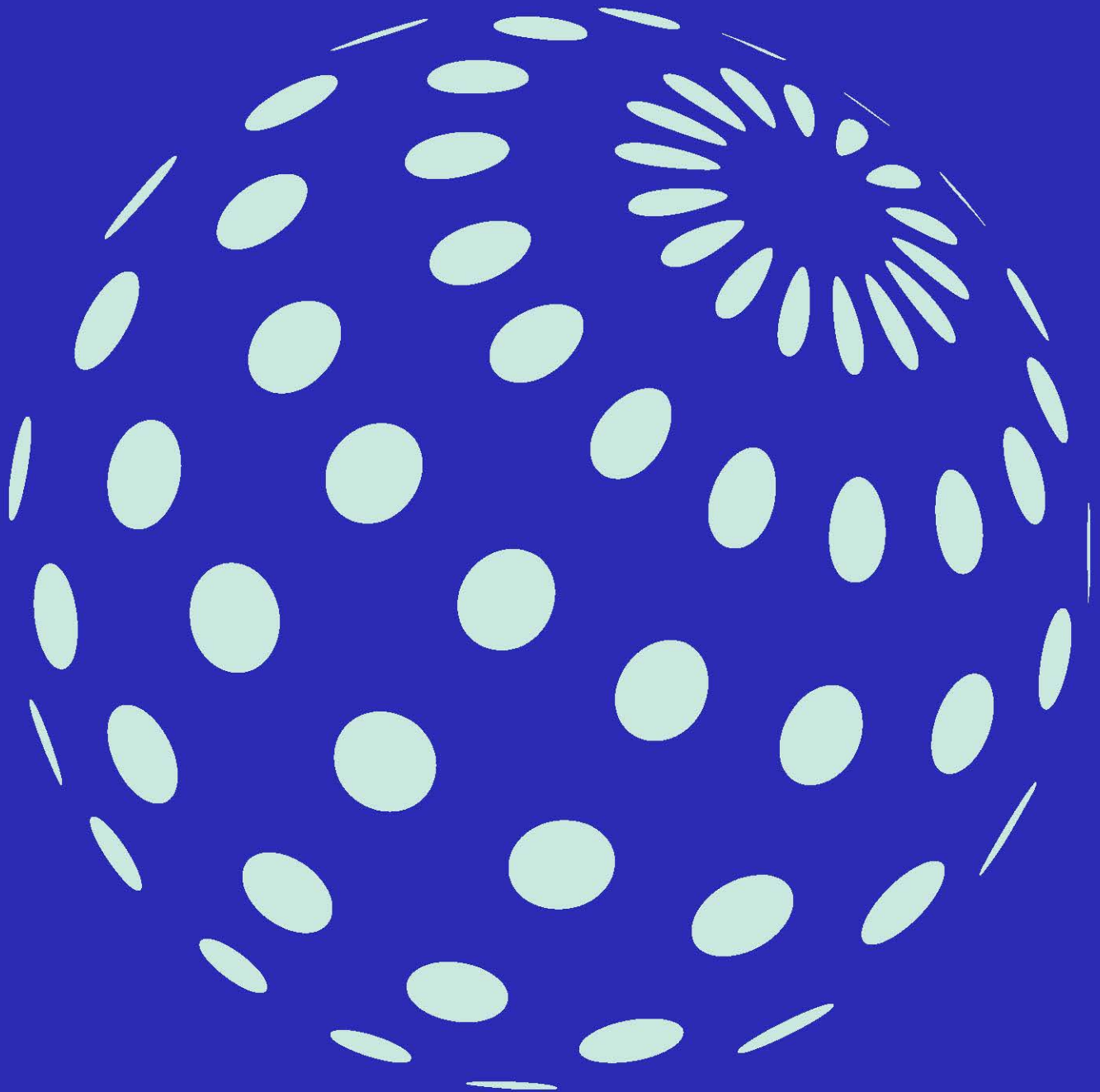


Northwest Healthcare Properties  
Real Estate Investment Trust

Q3



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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 nine months ended September 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 September 30, 2024

Expressed in thousands of Canadian dollars

**Net Operating Income**

	North America	Brazil	Europe	Australasia	Corporate	Proportionate Share Basis <sup>(1)</sup>	Consolidation and Eliminations	Consolidated IFRS Basis
Revenue from investment properties	\$ 35,786	\$ 13,388	\$ 22,253	\$ 20,325	\$ —	\$ 91,753	\$ 15,262	\$ 107,015
Property operating costs	(14,179)	—	(5,785)	(2,347)	—	(22,311)	(2,488)	(24,799)
<b>\$ 21,607</b>	<b>\$ 13,388</b>	<b>\$ 16,468</b>	<b>\$ 17,978</b>	<b>\$ —</b>	<b>\$ 69,442</b>	<b>\$ 12,774</b>	<b>\$ 82,216</b>	

**Other Income**

Share of profit (loss) from equity accounted investments	—	—	—	—	—	—	(22,100)	(22,100)
Management fees	16	—	764	10,216	—	10,996	(6,879)	4,117
Interest and other	127	86	3,842	1,117	1,144	6,316	(165)	6,151
General and administrative expenses (excluding unit-based compensation)	(2,401)	(527)	(3,946)	(6,556)	(4,803)	(18,233)	1,773	(16,460)
<b>Adjusted EBITDA <sup>(2)</sup></b>	<b>19,349</b>	<b>12,947</b>	<b>17,128</b>	<b>22,755</b>	<b>(3,659)</b>	<b>68,521</b>	<b>(14,597)</b>	<b>53,924</b>

**Other Expenses**

Mortgage and loan interest expense	(7,222)	(3,592)	(6,855)	(8,489)	(17,864)	(44,022)	(310)	(44,332)
Transaction costs	(87)	(284)	(713)	(3,310)	(618)	(5,012)	(354)	(5,366)
DUP Compensation Expense	(197)	—	(157)	(530)	1,341	457	—	457
Other finance costs	(398)	(5,412)	(4,813)	(256)	(35,408)	(46,287)	(195)	(46,482)
Foreign exchange gain (loss)	—	2,419	2,113	(468)	(4,535)	(471)	(29)	(500)
Fair value adjustment of DUP liability	(34)	—	(87)	(357)	(1,163)	(1,641)	—	(1,641)
Fair value adjustment of investment properties	(9,004)	(47,901)	(5,869)	(33,946)	—	(96,720)	1,973	(94,747)
Net loss on disposal of investment properties	—	—	(20,830)	(237)	57	(21,010)	(289)	(21,299)
Gain / (Loss) on derivative financial instruments	(2,874)	—	(872)	(8,795)	(2,082)	(14,623)	(6,867)	(21,490)
<b>Income / (Loss) before taxes</b>	<b>(467)</b>	<b>(41,823)</b>	<b>(20,955)</b>	<b>(33,633)</b>	<b>(63,931)</b>	<b>(160,808)</b>	<b>(20,668)</b>	<b>(181,476)</b>
Income tax expense	(8)	12,236	5,642	4,566	120	22,556	1,654	24,210
<b>Total Net Income</b>	<b>\$ (475)</b>	<b>\$ (29,587)</b>	<b>\$ (15,313)</b>	<b>\$ (29,067)</b>	<b>\$ (63,811)</b>	<b>\$ (138,252)</b>	<b>\$ (19,014)</b>	<b>\$ (157,266)</b>

**Net income (loss) attributable to:**

Unitholders	(475)	(29,587)	(15,313)	(29,067)	(63,811)	(138,252)	—	(138,252)
Non-controlling interest	—	—	—	—	—	—	(19,014)	(19,014)
<b>\$ (475)</b>	<b>\$ (29,587)</b>	<b>\$ (15,313)</b>	<b>\$ (29,067)</b>	<b>\$ (63,811)</b>	<b>\$ (138,252)</b>	<b>\$ (19,014)</b>	<b>\$ (157,266)</b>	

**Add / (Deduct):**

Fair market value losses (gains)	11,913	47,901	6,825	42,478	37,424	146,541	5,516	152,057
Less: Non-controlling interests' share of fair market value losses (gains)	—	—	—	—	—	—	(30,145)	(30,145)
Revaluation of financial liabilities	—	937	—	—	—	937	—	937
Unrealized foreign exchange loss (gain)	—	(3,053)	(1,830)	455	6,286	1,858	30	1,888
Less: Non-controlling interests' share of unrealized foreign exchange loss (gain)	—	—	—	—	—	—	(30)	(30)
Deferred taxes	—	(12,831)	(6,949)	(6,247)	—	(26,027)	(4,824)	(30,851)
Less: Non-controlling interests' share of deferred taxes	—	—	—	—	—	—	4,846	4,846
Non-recurring transaction costs	86	284	713	3,310	618	5,011	355	5,366
Less: Non-controlling interests' share of non-recurring transaction costs	—	—	—	—	—	—	(354)	(354)
Net loss on disposal of investment properties	—	—	20,830	217	(57)	20,990	309	21,299
Less: Non-controlling interests' share of net loss on disposal	—	—	—	—	—	—	(309)	(309)
Net adjustments for equity accounted entities	—	—	—	—	—	—	24,606	24,606
Internal leasing costs	234	—	78	—	—	312	—	312
Property taxes accounted for under IFRIC 21	(108)	—	—	—	—	(108)	—	(108)
Net adjustment for lease amortization	(86)	(3)	(70)	(30)	—	(189)	—	(189)
Severance	1,054	—	831	521	1,401	3,807	—	3,807
Other FFO adjustments	—	—	—	658	238	895	—	895

<b>Funds From Operations ("FFO") <sup>(3)</sup></b>	<b>\$ 12,618</b>	<b>\$ 3,648</b>	<b>\$ 5,115</b>	<b>\$ 12,295</b>	<b>\$ (17,901)</b>	<b>\$ 15,775</b>	<b>\$ —</b>	<b>\$ 15,775</b>
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**PROPORTIONATE SUPPLEMENTAL DISCLOSURE (CON'T)**

Unaudited

Three months ended September 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>	\$ 12,618	\$ 3,648	\$ 5,115	\$ 12,295	\$ (17,901)	\$ 15,775	\$ —	\$ 15,775
<b>Add / (Deduct):</b>								
Amortization of transactional deferred financing charges	597	4,326	4,410	—	985	10,318	—	10,318
Straight line revenue	(356)	—	—	(61)	—	(417)	496	79
Less: Non-controlling interests' share of straight-line revenue	—	—	—	—	—	—	(536)	(536)
Leasing costs and non-recoverable maintenance capital expenditures	(2,015)	—	(788)	(64)	—	(2,867)	(126)	(2,993)
Less: Non-controlling interests' share of actual capex and leasing costs	—	—	—	—	—	—	120	120
DUP compensation expense	197	—	157	530	(1,341)	(457)	—	(457)
Net adjustments for equity accounted entities	—	—	—	—	—	—	46	46
<b>Adjusted Funds From Operations ("AFFO") <sup>(3)</sup></b>	<b>\$ 11,041</b>	<b>\$ 7,974</b>	<b>\$ 8,894</b>	<b>\$ 12,700</b>	<b>\$ (18,257)</b>	<b>\$ 22,352</b>	<b>\$ —</b>	<b>\$ 22,352</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 nine months ended September 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 nine months ended September 30, 2024 and reconciled to the consolidated financial statements of the REIT.

PROPORTIONATE SUPPLEMENTAL DISCLOSURE - Q3 2024<sup>(1)</sup> (Continued)

Unaudited	Nine months ended September 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>Net Operating Income</b>								
Revenue from investment properties	\$ 127,589	\$ 44,126	\$ 84,028	\$ 61,628	\$ —	\$ 317,372	\$ 42,329	\$ 359,701
Property operating costs	(54,867)	(1,704)	(17,761)	(8,321)	—	(82,653)	(5,404)	(88,057)
	<b>\$ 72,722</b>	<b>\$ 42,422</b>	<b>\$ 66,267</b>	<b>\$ 53,307</b>	<b>\$ —</b>	<b>\$ 234,719</b>	<b>\$ 36,925</b>	<b>\$ 271,644</b>
<b>Other Income</b>								
Share of profit (loss) from equity accounted investments	—	—	—	—	—	—	(32,084)	(32,084)
Management fees	48	—	2,178	30,452	—	32,678	(21,345)	11,333
Interest and other	332	323	4,152	4,649	3,667	13,123	(213)	12,910
General and administrative expenses (ex DUP)	(5,105)	(1,530)	(9,814)	(18,471)	(13,439)	(48,359)	5,701	(42,658)
<b>Adjusted EBITDA<sup>(2)</sup></b>	<b>67,997</b>	<b>41,215</b>	<b>62,783</b>	<b>69,937</b>	<b>(9,772)</b>	<b>232,161</b>	<b>(11,016)</b>	<b>221,145</b>
<b>Other Expenses</b>								
Mortgage and loan interest expense	(26,439)	(15,414)	(28,933)	(25,330)	(57,408)	(153,524)	3	(153,521)
Transaction costs	(704)	(686)	(1,992)	(5,288)	(3,275)	(11,945)	(355)	(12,300)
DUP compensation expense	(313)	—	(433)	(2,120)	505	(2,361)	—	(2,361)
Other finance costs	(1,975)	(13,747)	(6,629)	(742)	(38,605)	(61,698)	(528)	(62,226)
Foreign exchange gain (loss)	(2)	4,899	2,115	(797)	6,551	12,766	(397)	12,369
Fair value adjustment of DUP liability	69	—	40	288	(877)	(480)	—	(480)
Fair value adjustment of investment properties	(23,281)	(80,796)	(179,753)	(60,817)	—	(344,647)	5,780	(338,867)
Net loss on disposal of investment properties	(7,624)	—	(22,686)	(531)	—	(30,841)	(555)	(31,396)
Gain / (Loss) on derivative financial instruments	1,694	—	3,487	(8,309)	(2,068)	(5,196)	(4,945)	(10,141)
<b>Income / (Loss) before taxes</b>	<b>9,422</b>	<b>(64,529)</b>	<b>(172,001)</b>	<b>(33,709)</b>	<b>(104,949)</b>	<b>(365,765)</b>	<b>(12,013)</b>	<b>(377,778)</b>
Income tax expense	(25)	25,693	28,855	3,016	4	57,543	(2,897)	54,646
<b>Net Income (loss)</b>	<b>\$ 9,397</b>	<b>\$ (38,836)</b>	<b>\$ (143,146)</b>	<b>\$ (30,693)</b>	<b>\$ (104,945)</b>	<b>\$ (308,222)</b>	<b>\$ (14,910)</b>	<b>\$ (323,132)</b>
<b>Net income (loss) attributable to:</b>								
Unitholders	9,397	(38,836)	(143,146)	(30,693)	(104,945)	(308,222)	—	(308,222)
Non-controlling interest	—	—	—	—	—	—	(14,910)	(14,910)
	<b>\$ 9,397</b>	<b>\$ (38,836)</b>	<b>\$ (143,146)</b>	<b>\$ (30,693)</b>	<b>\$ (104,945)</b>	<b>\$ (308,222)</b>	<b>\$ (14,910)</b>	<b>\$ (323,132)</b>
<b>Add / (Deduct):</b>								
Fair market value losses (gains)	24,283	80,796	180,182	67,616	39,022	391,899	390	392,289
Less: Non-controlling interests' share of fair market value losses (gains)	—	—	—	—	—	—	(40,014)	(40,014)
Finance cost - exchangeable unit distributions	—	—	—	—	(63)	(63)	—	(63)
Revaluation of financial liabilities	—	5,369	—	—	—	5,369	—	5,369
Unrealized foreign exchange loss (gain)	—	(5,525)	(1,831)	721	(4,798)	(11,433)	340	(11,093)
Less: Non-controlling interests' share of unrealized foreign exchange loss (gain)	—	—	—	—	—	—	(341)	(341)
Deferred taxes	—	(26,642)	(31,674)	(6,223)	—	(64,539)	(3,142)	(67,681)
Less: Non-controlling interests' share of deferred taxes	—	—	—	—	—	—	2,798	2,798
Non-recurring transaction costs	704	783	1,992	5,288	3,275	12,042	356	12,398
Less: Non-controlling interests' share of non-recurring transaction costs	—	—	—	—	—	—	(354)	(354)
Net loss on disposal of investment properties	7,624	—	22,684	399	—	30,805	591	31,396
Less: Non-controlling interests' share of net loss on disposal	—	—	—	—	—	—	(514)	(514)
Convertible Debenture issuance costs	—	—	—	—	27	27	—	27
Net adjustments for equity accounted entities	—	—	—	—	—	—	39,890	39,890
Internal leasing costs	841	—	122	—	—	963	—	963
Property taxes accounted for under IFRIC 21	(47)	—	—	—	—	(47)	—	(47)
Net adjustment for lease amortization	(186)	(7)	(144)	(102)	—	(439)	—	(439)
Severance	1,054	—	831	521	1,401	3,807	—	3,807
Other FFO adjustments	—	—	—	3,524	1,600	5,026	—	5,026
<b>Funds From Operations ("FFO")<sup>(3)</sup></b>	<b>\$ 43,670</b>	<b>\$ 15,938</b>	<b>\$ 29,016</b>	<b>\$ 41,051</b>	<b>\$ (64,481)</b>	<b>\$ 65,195</b>	<b>\$ —</b>	<b>\$ 65,195</b>

PROPORTIONATE SUPPLEMENTAL DISCLOSURE - Q3 2024<sup>(1)</sup> (Continued)

Unaudited		Nine months ended September 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>43,670</b>	<b>\$ 15,938</b>	<b>\$ 29,016</b>	<b>\$ 41,051</b>	<b>\$ (64,481)</b>	<b>\$ 65,195</b>	<b>\$ —</b>	<b>\$ 65,195</b>
<i>Add / (Deduct):</i>									
Amortization of transactional deferred financing charges		597	7,886	4,410	—	2,241	15,134	—	15,134
Straight line revenue		(1,533)	—	—	(583)	—	(2,116)	1,529	(587)
Less: Non-controlling interests' share of straight-line revenue		—	—	—	—	—	—	(1,577)	(1,577)
Leasing costs and non-recoverable maintenance capital expenditures		(6,599)	—	(2,337)	(272)	—	(9,209)	(215)	(9,424)
Less: Non-controlling interests' share of actual capex and leasing costs		—	—	—	—	—	—	209	209
DUP compensation expense		313	—	433	2,120	(505)	2,361	—	2,361
Net adjustments for equity accounted entities		—	—	—	—	—	—	54	54
<b>Adjusted Funds From Operations ("AFFO")<sup>(3)</sup></b>	<b>\$</b>	<b>36,448</b>	<b>\$ 23,824</b>	<b>\$ 31,522</b>	<b>\$ 42,316</b>	<b>\$ (62,745)</b>	<b>\$ 71,365</b>	<b>\$ —</b>	<b>\$ 71,365</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 nine months ended September 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 nine months ended September 30, 2024 and reconciled to the consolidated financial statements of the REIT.

PROPORTIONATE SUPPLEMENTAL DISCLOSURE - Q3 2024 (Continued)

Unaudited		As at September 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	\$	1,348,661	\$ 666,942	\$ 730,606	\$ 1,506,402	\$ —	\$ 4,252,611	\$ 1,176,620	\$ 5,429,231
Investment in associate		—	—	—	—	—	—	338,502	338,502
Intangible asset		—	—	—	50,842	—	50,842	—	50,842
Goodwill		—	—	—	39,593	—	39,593	—	39,593
Deferred tax asset		—	—	1,464	1,996	—	3,460	(1,464)	1,996
Financial instruments		332	—	7,118	1,814	—	9,264	4,846	14,110
Assets held for sale		52,155	—	30,166	11,498	—	93,819	29,022	122,841
Cash		8,750	5,187	20,816	20,678	5,981	61,412	3,824	65,236
Other assets		13,103	63	212,998	43,940	6,167	276,271	5,608	281,879
	<b>\$</b>	<b>1,423,001</b>	<b>\$ 672,192</b>	<b>\$ 1,003,168</b>	<b>\$ 1,676,763</b>	<b>\$ 12,148</b>	<b>\$ 4,787,272</b>	<b>\$ 1,556,958</b>	<b>\$ 6,344,230</b>
<b>Liabilities</b>									
Mortgages and loans payable		563,174	143,058	489,533	755,038	426,856	2,377,659	363,381	2,741,040
Convertible debentures		—	—	—	—	356,725	356,725	—	356,725
Deferred tax liability		—	146,464	18,025	80,047	—	244,536	90,773	335,309
Financial instruments		—	—	—	3,141	2,068	5,209	3,212	8,421
Liabilities related to assets held for sale		—	—	10,260	—	—	10,260	—	10,260
Other liabilities		33,677	1,699	35,655	39,758	37,679	148,468	9,092	157,560
	<b>\$</b>	<b>596,851</b>	<b>\$ 291,221</b>	<b>\$ 553,473</b>	<b>\$ 877,984</b>	<b>\$ 823,328</b>	<b>\$ 3,142,857</b>	<b>\$ 466,458</b>	<b>\$ 3,609,315</b>
<b>Net assets</b>									
		826,150	380,971	449,695	798,779	(811,180)	1,644,415	1,090,500	2,734,915
Less: non-controlling interest		—	—	—	—	—	—	1,090,500	1,090,500
Unitholders' equity	<b>\$</b>	<b>826,150</b>	<b>\$ 380,971</b>	<b>\$ 449,695</b>	<b>\$ 798,779</b>	<b>\$ (811,180)</b>	<b>\$ 1,644,415</b>	<b>\$ —</b>	<b>\$ 1,644,415</b>

PROPORTIONATE MORTGAGES AND LOANS DISCLOSURE

Unaudited	As at September 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	356,066	—	160,250	—	—	516,316	(58,947)	457,369
Term Debt	—	144,827	—	—	—	144,827	—	144,827
<b>Total Fixed Rate Debt</b>	<b>356,066</b>	<b>144,827</b>	<b>160,250</b>	<b>—</b>	<b>—</b>	<b>661,143</b>	<b>(58,947)</b>	<b>602,196</b>
<i>Weighted Average Interest Rate</i>	<i>3.90 %</i>	<i>4.39 %</i>	<i>2.27 %</i>	<i>— %</i>	<i>— %</i>	<i>3.61 %</i>	<i>0.14 %</i>	<i>3.75 %</i>
<b>Variable Rate</b>								
Mortgage Payable	18,000	—	33,022	—	—	51,022	—	51,022
Term Debt	—	—	81,414	380,913	74,237	536,564	20,198	556,762
Credit Facilities	—	—	—	—	269,219	269,219	—	269,219
<b>Total Variable Rate Debt</b>	<b>18,000</b>	<b>—</b>	<b>114,436</b>	<b>380,913</b>	<b>343,456</b>	<b>856,805</b>	<b>20,198</b>	<b>877,003</b>
<i>Weighted Average Interest Rate</i>	<i>7.70 %</i>	<i>— %</i>	<i>7.08 %</i>	<i>5.69 %</i>	<i>7.55 %</i>	<i>6.67 %</i>	<i>0.15 %</i>	<i>6.82 %</i>
<b>Variable Rate - with derivatives</b>								
Mortgage payable	—	—	226,648	—	—	226,648	(34,230)	192,418
Term Debt	185,720	—	—	369,846	85,920	641,486	438,380	1,079,866
<b>Total Variable Rate with Derivatives Debt</b>	<b>185,720</b>	<b>—</b>	<b>226,648</b>	<b>369,846</b>	<b>85,920</b>	<b>868,134</b>	<b>404,150</b>	<b>1,272,284</b>
<i>Weighted Average Interest Rate <sup>(1)</sup></i>	<i>6.61 %</i>	<i>— %</i>	<i>3.82 %</i>	<i>4.88 %</i>	<i>8.19 %</i>	<i>5.30 %</i>	<i>(0.31)%</i>	<i>4.99 %</i>
<b>Total Variable and Fixed Rate Debt</b>	<b>559,786</b>	<b>144,827</b>	<b>501,334</b>	<b>750,759</b>	<b>429,376</b>	<b>2,386,082</b>	<b>365,401</b>	<b>2,751,483</b>
<i>Weighted Average Interest Rate <sup>(1)</sup></i>	<i>4.92 %</i>		<i>4.07 %</i>	<i>5.25 %</i>	<i>7.68 %</i>	<i>5.32 %</i>	<i>(0.02)%</i>	<i>5.30 %</i>
Finance Lease	5,897	61	1,413	6,573	228	14,172	—	14,172
<b>Total Debt</b>	<b>565,683</b>	<b>144,888</b>	<b>502,747</b>	<b>757,332</b>	<b>429,604</b>	<b>2,400,254</b>	<b>365,401</b>	<b>2,765,655</b>
Financing Costs	(2,509)	(1,830)	(2,954)	(2,294)	(2,748)	(12,335)	(2,020)	(14,355)
Liabilities attributable to Assets Held for Sale	—	—	(10,260)	—	—	(10,260)	—	(10,260)
<b>Total Mortgages and Loans Payable</b>	<b>563,174</b>	<b>143,058</b>	<b>489,533</b>	<b>755,038</b>	<b>426,856</b>	<b>2,377,659</b>	<b>363,381</b>	<b>2,741,040</b>
<b>Convertible Debentures</b>								
NWH.DB.G	—	—	—	—	155,250	155,250	—	155,250
NWH.DB.H	—	—	—	—	86,250	86,250	—	86,250
NWH.DB.I	—	—	—	—	125,000	125,000	—	125,000
<b>Total Convertible Debentures</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>366,500</b>	<b>366,500</b>	<b>—</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>559,786</b>	<b>144,827</b>	<b>501,334</b>	<b>750,759</b>	<b>795,876</b>	<b>2,752,582</b>	<b>365,401</b>	<b>3,117,983</b>
<i>Total Weighted Average Interest Rate (including Convertible Debentures) <sup>(1)</sup></i>	<i>4.92 %</i>	<i>4.39 %</i>	<i>4.07 %</i>	<i>5.25 %</i>	<i>7.77 %</i>	<i>5.66 %</i>	<i>(0.06)%</i>	<i>5.60 %</i>

1. 68.9% (December 31, 2023 - 38.8%) of the REIT's proportionate debt is subject to fixed interest rates, including total debt of \$868.1 million (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	51,297	6,447	3,095	—	—	60,839	(738)	60,101
2025	94,660	24,114	80,557	61,464	125,000	385,795	(64,446)	321,349
2026	109,097	25,309	178,763	296,065	269,221	878,455	(236,451)	642,004
2027	252,642	25,657	62,143	152,378	315,405	808,225	318,892	1,127,117
2028	16,014	17,246	70,770	197,036	86,250	387,316	253,873	641,189
2029	26,280	17,902	71,512	43,816	—	159,510	106,192	265,702
2030	452	18,585	26,883	—	—	45,920	(8,923)	36,997
2031	9,344	9,567	491	—	—	19,402	(212)	19,190
2032	—	—	7,120	—	—	7,120	(2,786)	4,334
<b>Total Variable and Fixed Rate Debt</b>	<b>559,786</b>	<b>144,827</b>	<b>501,334</b>	<b>750,759</b>	<b>795,876</b>	<b>2,752,582</b>	<b>365,401</b>	<b>3,117,983</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	3.30 %	4.92 %	3.24 %	— %	— %	3.47 %	0.01 %	3.48 %
2025	2.79 %	4.78 %	3.62 %	5.38 %	10.00 %	5.84 %	0.11 %	5.95 %
2026	4.02 %	4.79 %	5.97 %	5.37 %	7.26 %	5.89 %	0.21 %	6.10 %
2027	6.41 %	4.75 %	3.83 %	5.08 %	7.32 %	6.26 %	(0.34)%	5.92 %
2028	5.58 %	3.88 %	3.23 %	5.36 %	7.75 %	5.44 %	(0.05)%	5.39 %
2029	5.37 %	3.88 %	1.91 %	5.03 %	— %	3.56 %	0.64 %	4.20 %
2030	— %	3.88 %	1.50 %	— %	— %	2.45 %	0.22 %	2.67 %
2031	3.41 %	3.88 %	3.39 %	— %	— %	3.62 %	0.04 %	3.66 %
2032	— %	— %	3.48 %	— %	— %	3.48 %	0.92 %	4.40 %
<b>Weighted Average Interest Rate</b>	<b>4.92 %</b>	<b>4.39 %</b>	<b>4.07 %</b>	<b>5.25 %</b>	<b>7.77 %</b>	<b>5.66 %</b>	<b>(0.06)%</b>	<b>5.60 %</b>

## PROPERTY TABLE

As at September 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 % 7.8
2	Sunridge Professional Centre	Calgary, AB	Mar 25, 2010	1985	133,182	29	93.0 % 3.2
3	Riley Park Health Centre <sup>(6)</sup>	Calgary, AB	Mar 25, 2010	1956	68,904	9	85.0 % 1.8
4	Rockyview Health Centre I	Calgary, AB	Mar 25, 2010	1977	68,500	26	88.0 % 3.8
5	Foothills Professional Building	Calgary, AB	Mar 25, 2010	1980	58,816	19	92.0 % 3.1
6	Sunpark Plaza	Calgary, AB	Dec 7, 2011	2005	52,553	10	72.0 % 4.7
7	Rockyview Health Centre II	Calgary, AB	Mar 25, 2010	1975	53,325	6	94.0 % 5.8
8	Willow Brook Medical Centre	Airdrie, AB	Apr 10, 2012	2010	34,903	5	100.0 % 1.4
9	Hys Centre	Edmonton, AB	Feb 1, 2011	1978	185,044	30	72.0 % 2.3
10	Tawa Centre	Edmonton, AB	May 31, 2011	1986	87,921	19	62.0 % 3.2
11	Mira Health Centre	Edmonton, AB	Mar 25, 2010	1992	69,762	16	78.0 % 3.2
12	Queen Street Place	Spruce Grove, AB	Jul 7, 2010	2007	76,962	15	76.0 % 4.2
13	WRHA Downtown West Community	Winnipeg, MB	May 16, 2013	1974	43,685	2	96.0 % 3.9
14	Hargrave Place	Winnipeg, MB	Jul 31, 2013	1977	69,290	3	93.0 % 6.5
15	Davisville Medical Dental Centre	Toronto, ON	Mar 25, 2010	1964	95,180	70	90.0 % 4.7
16	Fairview Health Centre	Toronto, ON	Mar 25, 2010	1971	87,335	49	96.0 % 4.6
17	North York Medical Arts Building	Toronto, ON	Mar 25, 2010	1969	75,898	52	93.0 % 3.4
18	Malvern Medical Arts	Toronto, ON	Apr 1, 2011	1987	40,629	10	51.0 % 7.5
19	Albany Medical Clinic	Toronto, ON	Sep 27, 2012	2010	51,533	3	100.0 % 4.7
20	One Medical Place	Toronto, ON	Mar 25, 2010	1964	41,244	19	70.0 % 5.0
21	Danforth Health Centre	Toronto, ON	Mar 25, 2010	1991	29,496	10	40.0 % 3.2
22	Bathurst Health Centre	Toronto, ON	Mar 25, 2010	1984	29,079	12	87.0 % 6.8
23	81 The East Mall <sup>(6)</sup>	Toronto, ON	Jan 16, 2015	1975	83,699	14	96.0 % 12.3
	85 The East Mall <sup>(6)</sup>	Toronto, ON	Jan 16, 2015	2016			
24	Queensway Professional Centre	Mississauga, ON	Mar 25, 2010	1977	169,866	42	95.0 % 6.0
25	Trafalgar Professional Centre	Oakville, ON	Mar 25, 2010	1985	65,453	30	89.0 % 4.1
26	Dundas-Centre Medical	Whitby, ON	Oct 1, 2012	1987	35,058	15	86.0 % 5.3
27	Wentworth-Limeridge Medical Centre	Hamilton, ON	Mar 25, 2010	1989	40,714	19	73.0 % 4.3
28	Oxford Health Centre	London, ON	Mar 25, 2010	1994	39,228	16	93.0 % 5.3
29	Springbank Medical Centre	London, ON	Mar 30, 2012	2011	57,033	31	91.0 % 4.4
30	Canamera Medical Centre	Cambridge, ON	Sep 15, 2011	2007	86,372	20	96.0 % 5.0
31	Guelph Medical Place I	Guelph, ON	Oct 1, 2012	1991	64,587	30	98.0 % 3.1
32	Guelph Medical Place II	Guelph, ON	Oct 1, 2012	2011			
33	Barrie Primary Care Campus	Barrie, ON	Feb 9, 2015	2016	79,273	17	98.0 % 6.7
34	CSSS Haut-Richelieu	Richelieu, QC	Sep 1, 2010	2009	59,084	1	100.0 % 9.3
35	Le Carrefour Medical	Laval, QC	Mar 25, 2010	1990	117,908	28	78.0 % 4.3
36	Clinique Bleue	Longueuil, QC	Mar 25, 2010	1988	25,931	4	100.0 % 10.0
37	2924 Taschereau Boulevard	Longueuil, QC	Mar 25, 2010	1988	26,868	1	100.0 % 7.0
38	CLSC Saint-Hubert	Saint Hubert, QC	Mar 25, 2010	1991	49,323	2	100.0 % 2.9
39	950 Montee des Pionniers	Lachenaie, QC	Mar 25, 2010	2004	64,254	14	100.0 % 3.4
40	Agence Lanaudiere	Joliette, QC	Dec 20, 2012	1994	53,771	1	100.0 % 3.8
41	CSSS Grand Littoral	Levis, QC	Sep 1, 2010	2008	64,926	2	100.0 % 6.5
42	Polyclinique Val-Belair	Quebec City, QC	Jul 22, 2011	2009	46,665	11	100.0 % 2.3

**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 %	3.8
44	2350 rue Cohen	Montréal, QC	Apr 14, 2021	1989	41,334	1	100.0 %	19.2
45	South Peel Medical-Dental Building	Mississauga, ON	Aug 8, 2019	1960	22,586	13	97.0 %	6.0
46	Cambrian Centre <sup>(6)</sup>	Calgary, AB	Sep 16, 2019	2010	119,061	9	100.0 %	3.8
47	Sturgeon Medical Centre	St. Albert, AB	Feb 9, 2015	2020	43,725	8	75.0 %	6.8
48	Jerry Coughlan Health and Wellness Centre	Pickering, ON	Jun 4, 2020	2023	65,413	6	73.0 %	17.0
					<b>3,152,653</b>	<b>763</b>	<b>88.8 %</b>	<b>5.2</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 %	3.8
50	Fox Valley Centre For Health	St Charles, IL	Apr 14, 2022	2009	45,794	6	100.0 %	5.7
51	Batavia Medical Campus I	Batavia, IL	Apr 14, 2022	2010	22,467	1	100.0 %	3.6
52	Batavia Medical Campus II	Batavia, IL	Apr 14, 2022	2011	17,374	5	92.5 %	3.4
53	Salt Creek Surgery Center	Westmont, IL	Apr 14, 2022	2002	11,509	1	100.0 %	5.2
54	Lutheran Hospital MOB	Fort Wayne, IN	Apr 14, 2022	2006	47,138	2	100.0 %	5.7
55	Grunow Memorial Medical Center	Phoenix, AZ	Apr 14, 2022	1931/2018	53,641	11	82.0 %	3.7
56	Riverstone Medical Plaza	Tucson, AZ	Apr 14, 2022	1999	18,976	2	100.0 %	3.8
57	Green Valley Medical Plaza	Green Valley, AZ	Apr 14, 2022	1992	23,746	10	97.8 %	4.0
58	Magee Medical Plaza	Tucson, AZ	Apr 14, 2022	1988/2018	11,663	1	100.0 %	2.8
59	St. Mary's Medical Plaza	Tucson, AZ	Apr 14, 2022	1987	13,602	2	88.6 %	1.1
60	Eating Recovery Center	Denver, CO	Apr 14, 2022	2002	34,068	1	100.0 %	5.3
61	Serenity Behavioral Hospital	Haverhill, MA	Apr 14, 2022	1950/2020	44,175	1	100.0 %	11.8
62	Beach House Center for Recovery	Juno Beach, FL	Apr 14, 2022	1985/2017	63,108	1	100.0 %	9.3
63	PrairieCare Medical	Brooklyn Park, MI	Apr 14, 2022	2015	97,539	1	100.0 %	24.4
					<b>719,502</b>	<b>46</b>	<b>98.2 %</b>	<b>7.9</b>
<b>North America Total</b>					<b>3,872,155</b>	<b>809</b>	<b>90.6 %</b>	<b>5.8</b>
<b>Brazil</b>								
64	Sabará Children's Hospital	São Paulo	Nov 16, 2012	2010	157,160	1	100.0 %	10.0
<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 %	20.3
66	Hospital Santa Luzia	Brasilia's South Wing	Dec 24, 2013	2003	185,182	1	100.0 %	14.2
67	Hospital Do Coracao	Brasilia's South Wing	Dec 24, 2013	2007	88,247	1	100.0 %	14.2
68	Hospital Caxias	Rio de Janeiro	Dec 24, 2013	2013	264,032	1	100.0 %	14.2
69	Hospital IFOR	São Paulo	Jul 29, 2016	2001	155,322	1	100.0 %	16.8
70	Hospital Santa Helena	Brasilia - DF	Oct 24, 2016	2006	323,771	1	100.0 %	17.1
71	Hospital São Luiz Morumbi	São Paulo	Sep 28, 2018	2000	233,009	1	100.0 %	19.0
<b>Brazil Total</b>					<b>1,880,333</b>	<b>8</b>	<b>100.0 %</b>	<b>16.7</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	53	87.0 %	4.8
73 Adlershof 2	Berlin	Nov 16, 2012	2010	47,521	45	100.0 %	3.7
74 Berlin Neukölln	Berlin	Nov 16, 2012	2000	33,991	16	100.0 %	3.8
75 Königs Wusterhausen 1	Königs Wusterhausen	Nov 16, 2012	2001	35,760	23	93.0 %	4.4
76 Fulda - 3-5flem	Fulda	Mar 31, 2013	2010	111,621	33	96.0 %	2.8
77 Polimedica Centre	Berlin	Jun 25, 2014	2007	113,937	32	95.0 %	4.6
78 Hollis Centre	Ingolstadt	Jun 25, 2014	1996	97,334	30	92.0 %	2.9
79 Leipzig am Park	Leipzig	Jun 25, 2014	1977	19,048	10	92.0 %	3.6
80 Leipzig Baestlein	Leipzig	Jun 25, 2014	1975	19,163	9	87.0 %	3.5
81 Leipzig Gruenauer	Leipzig	Jun 25, 2014	1980	16,208	11	95.0 %	7.7
82 Leipzig Karlsruhe	Leipzig	Jun 25, 2014	1982	19,013	6	83.0 %	3.9
83 Leipzig Lidicestrasse	Leipzig	Jun 25, 2014	1975	19,201	13	99.0 %	2.8
84 Leipzig Pfaffensteinstrasse	Leipzig	Jun 24, 2014	1985	18,270	8	78.0 %	2.4
85 Leipzig Plovdiver	Leipzig	Jun 25, 2014	1975	17,833	4	94.0 %	4.7
86 Leipzig Schlehenweg	Leipzig	Jun 25, 2014	1989	18,625	9	73.0 %	4.5
87 Leipzig Stuttgarter	Leipzig	Jun 24, 2014	1978	18,047	7	75.0 %	1.4
88 Leipzig Tauchaer Strasse	Leipzig	Jun 25, 2014	1982	19,081	13	100.0 %	3.7
89 Leipzig Yorckstrasse	Leipzig	Jun 25, 2014	1975	11,644	9	99.0 %	3.7
90 Hohenschonhausen	Berlin	Aug 30, 2014	1996	63,232	37	88.0 %	2.5
91 Mehrower Allee	Berlin	Apr 15, 2016	2013	83,571	53	89.0 %	4.4
92 Altstadt-Caree Fulda Medical Centre	Fulda	Feb 1, 2017	2017	31,025	12	100.0 %	1.8
93 Medical Care Centre Hamburg-Bergedorf	Hamburg	Feb 1, 2017	1989	60,776	31	92.0 %	3.7
94 Praxis-Klinik Bergedorf	Hamburg	Dec 18, 2017	1992	66,229	23	84.0 %	3.6
95 Fritz-Lang-Platz 6	Berlin	Feb 1, 2018	2007	59,664	10	100.0 %	5.2
96 Landsberger Allee 44	Berlin	Apr 27, 2018	1995	36,192	15	82.0 %	5.1
97 Matthiasstr. 7	Berlin	Apr 27, 2018	1995	38,559	26	77.0 %	4.0
98 Allee der Kosmonauten 47	Berlin	Dec 28, 2018	1980	59,709	35	82.0 %	3.7
99 Paul-Ehrlich-Straße 1 - 3	Lübeck	Jul 1, 2019	2008	95,624	28	95.0 %	5.3
100 Bismarkstr68 <sup>(9)</sup>	Bad Kissingen	Sep 30, 2020	1995	79,502	1	100.0 %	20.5
101 Bremer Str. 2 <sup>(9)</sup>	Wilhelmshaven	Sep 30, 2020	1994	151,254	1	100.0 %	20.6
102 Klinik Moselhöhe <sup>(9)</sup>	Berlin	Sep 30, 2020	1975	238,453	1	100.0 %	21.4
103 Schmilauer Str. 108 & Röpersberg 45/47 <sup>(9)</sup>	Schleswig-Holstein	Sep 30, 2020	1974	623,596	1	100.0 %	19.5
104 Günter-H.-Str. 25 <sup>(9)</sup>	Bad Wildungen	Sep 30, 2020	1982	358,793	1	100.0 %	21.6
105 MEDIAN Kliniken Wied <sup>(9)</sup>	Hauptstraße 2	Sep 30, 2020	1972	130,136	1	100.0 %	22.1
106 Clinic LNK <sup>(9)</sup>	Bad Salzuflen	Sep 30, 2020	2018	62,786	1	100.0 %	20.4
107 Parkklinik Bad Rothenfelde <sup>(9)</sup>	Bad Rothenfelde	Sep 30, 2020	1987	216,763	1	100.0 %	22.4
108 Tannenhof - Children Clinic <sup>(12)</sup>	Graal-Muritz	Mar 1, 2022	1996	151,502	1	100.0 %	24.4
109 Reha-Zentrum Rehabilitation Clinic <sup>(12)</sup>	Graal-Muritz	Mar 1, 2022	1980	252,952	1	100.0 %	24.4
				<b>3,552,029</b>	<b>611</b>	<b>96.8 %</b>	<b>15.5</b>
<b>Netherlands</b>							
110 Maasstadweg 2-144 <sup>(10)</sup>	Rotterdam	Oct 31, 2020	2011	343,880	24	95.0 %	4.9
111 Prins Hendriklaan 376 <sup>(10)</sup>	Brunssum	Oct 31, 2020	2016	115,847	19	97.0 %	8.8
112 Xpert Clinic Rotterdam <sup>(10)</sup>	Rotterdam	Oct 31, 2020	2010	33,691	1	100.0 %	8.5
113 Bergman Clinic Hilversum <sup>(10)</sup>	Hilversum	Oct 31, 2020	1995	59,288	1	100.0 %	8.8
114 Xpert Clinic Eindhoven <sup>(10)</sup>	Eindhoven	Oct 31, 2020	2016	33,368	1	100.0 %	6.7
115 Bergman Clinic Hilversum <sup>(11)</sup>	Hilversum	Feb 11, 2021	2010	21,715	1	100.0 %	1.3
116 Vlijtstraat 50 (A-E), Doetinchem <sup>(11)</sup>	Doetinchem	Feb 11, 2021	2008	31,682	4	84.0 %	0.9
117 Stationspark 400-490	Sliedrecht	Aug 26, 2020	2000	32,346	5	82.0 %	6.1
118 Albert Schweitzerplaats - Building V	Dordrecht	Jun 28, 2021	2010	71,871	5	100.0 %	9.8

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	94.0 %	9.4
120	Albert Schweitzerplaats - Building X	Dordrecht	Jun 28, 2021	2010	79,192	4	100.0 %	15.0
121	Albert Schweitzerplaats - Building Y	Dordrecht	Jun 28, 2021	2010	18,051	1	100.0 %	6.2
122	Ruimtevaart 50-56	Amersfoort	Mar 29, 2022	2001	59,151	10	92.0 %	3.9
123	Bergman Clinic Den Bosch ('s-Hertogenbosch) <sup>(11)</sup>	s-Hertogenbosch	Jan 19, 2021	2020	28,869	1	100.0 %	12.4
124	AKS-Bergman Clinic Arnhem <sup>(11)</sup>	Arnhem	Feb 11, 2021	2020	53,443	1	100.0 %	12.7
125	Soestwetering 12, Utrecht <sup>(13)</sup>	Utrecht	Jun 13, 2022	2019	43,090	6	100.0 %	11.0
					<b>1,172,444</b>	<b>92</b>	<b>96.2 %</b>	<b>7.8</b>
	<b>Europe Total</b>				<b>4,724,473</b>	<b>703</b>	<b>96.6 %</b>	<b>13.6</b>

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>								
126	Belmont Private Hospital	Brisbane, QLD	Dec 22, 2010	1973/2015	94,023	1	100.0 %	21.0
127	Epworth Eastern Hospital	Melbourne, VIC	Mar 30, 1999	2005/2021	285,680	17	97.0 %	24.5
128	Epworth Rehabilitation	Melbourne, VIC	Feb 1, 1999	1985	37,135	—	— %	—
129	Hurstville Private Hospital	Sydney, NSW	Apr 30, 2012	1960/2015	135,238	1	100.0 %	22.6
130	Lingard Private Hospital	Newcastle, NSW	Dec 22, 2010	1971/2015	99,566	1	100.0 %	21.4
131	Maitland Private Hospital	Newcastle, NSW	Dec 22, 2010	2001/2015	131,933	2	100.0 %	17.5
132	Marian Centre	Perth, WA	Aug 12, 2014	2006/2015	38,212	1	100.0 %	19.9
133	Palm Beach Currumbin Clinic	Gold Coast, QLD	Dec 22, 2010	1990/2016	53,443	1	100.0 %	11.0
134	South Eastern Private Hospital	Melbourne, VIC	Dec 22, 2010	1971/2016	91,461	1	100.0 %	16.4
135	Sportsmed Private Hospital <sup>(14)</sup>	Adelaide, SA	Dec 3, 2012	1990/2008	90,158	1	100.0 %	21.3
136	Lingard Day Centre	Newcastle, NSW	Dec 4, 2015	2020	23,627	1	100.0 %	21.4
137	Toronto Private Hospital	Toronto (AU), NSW	Dec 22, 2010	1988/2016	55,682	1	100.0 %	18.3
138	Eker Medical Centre	Melbourne, VIC	Nov 17, 2016	2014/2016	31,111	9	98.0 %	4.6
139	Abbotsford Private Hospital	Perth, WA	Feb 24, 2017	2012	16,695	1	100.0 %	17.4
140	Hirondelle Private Hospital	Sydney, NSW	May 31, 2017	1960/2014	34,401	1	100.0 %	17.7
141	The Hills Clinic	Sydney, NSW	Jul 31, 2017	2011	31,797	1	100.0 %	22.8
142	Epworth Camberwell	Melbourne, VIC	Jun 30, 2021	1970/2013	161,459	1	100.0 %	19.8
143	120 Thames Street - Fitouts	Melbourne, VIC	Jan 1, 2001	2017	14,193	4	76.0 %	4.6
144	Tennyson Centre	Adelaide, SA	Oct 11, 2021	2009	70,569	13	93.0 %	6.6
145	Playford Health Hub - Retail & Carpark	Adelaide, SA	Nov 28, 2018	2022	17,756	5	74.0 %	5.4
146	Mt Eliza	Melbourne, VIC	May 30, 2022	1980/2024	31,323	1	100.0 %	24.1
147	GenesisCare Cancer Centre	Sydney, NSW	Jul 22, 2022	2024	29,671	2	100.0 %	14.4
					<b>1,575,133</b>	<b>66</b>	<b>96.2 %</b>	<b>19.2</b>
<b>Vital Trust - New Zealand</b>								
148	Ascot Central	Auckland, NI	May 1, 2008	2009	51,482	14	97.0 %	5.4
149	Ascot Central Car Park	Auckland, NI	ground lease	1999/2006	4,855	15	91.0 %	11.6
150	Ascot Hospital	Auckland, NI	Mar 25, 1999	1999/2006	122,494	12	98.0 %	15.1
151	Kensington Hospital	Whangarei, NI	Mar 12, 2001	2001	25,371	1	100.0 %	21.8
152	Boulcott Private Hospital	Wellington, NI	Jul 1, 2016	1985	45,671	1	100.0 %	13.8
153	Ormiston Hospital	Auckland, NI	Apr 4, 2017	2009	53,804	6	100.0 %	13.9
154	Royston Hospital	Hastings, NI	Dec 12, 2017	1931/2005	63,722	1	100.0 %	25.2
155	Wakefield Hospital	Wellington, NI	Dec 12, 2017	1955/2020	155,624	1	100.0 %	23.2
156	Bowen Hospital	Wellington, NI	Dec 12, 2017	1971/2004	114,775	1	100.0 %	25.2
157	Grace Hospital	Tauranga, NI	Oct 16, 2020	2007/2019	105,723	1	100.0 %	26.2
158	Lower Hutt Health Hub	Wellington, NI	Feb 1, 2022	2020	35,887	7	100.0 %	11.7

<b>PROPERTY TABLE</b>								
<b>Unaudited</b>								
	<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>
159	68 Saint Asaph St	Christchurch, SI	Apr 1, 2022	2012	76,232	5	82.0 %	8.6
160	Endoscopy Auckland	Auckland, NI	May 13, 2022	1990/2001	36,500	2	100.0 %	17.6
161	Kawarau Park Health Hub	Queenstown, SI	Jul 7, 2022	2020	69,262	21	100.0 %	6.6
					<b>961,402</b>	<b>88</b>	<b>98.1 %</b>	<b>18.0</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>154</b>	<b>96.9 %</b>	<b>18.8</b>
<b>Australia</b>								
162	Epworth Freemasons Private Hospital <sup>(7)</sup>	Melbourne, VIC	Jun 1, 2006	2018	218,615	1	100.0 %	25.3
163	Epworth Freemasons Private Hospital and Medical Centre <sup>(7)</sup>	Melbourne, VIC	Jun 1, 2006	1980	92,397	22	98.0 %	2.1
164	Frankston Public Surgical Centre <sup>(14)</sup>	Melbourne, VIC	Jun 1, 2007	2012	127,671	5	100.0 %	11.1
165	ARCBS (Australian Red Cross Blood Service) Facility <sup>(7)</sup>	Brisbane, QLD	Jun 1, 2008	2008	217,958	10	99.0 %	27.6
166	Westmead Rehabilitation Hospital <sup>(14)</sup>	Sydney, NSW	Apr 19, 2013	2005	30,699	1	100.0 %	13.7
167	Frankston Specialist Centre <sup>(14)</sup>	Melbourne, VIC	Nov 3, 2014	2020	3,667	1	100.0 %	0.1
168	St John Of God Berwick Specialist Centre <sup>(14)</sup>	Melbourne, VIC	Jun 1, 2015	2015	38,501	7	100.0 %	13.1
169	Waratah PH Cortez Owned Suites	Sydney, VIC	Dec 13, 2019	2021	126,002	2	100.0 %	15.5
170	St John of God Private Hospital (Casey Stage 2) <sup>(14)</sup>	Melbourne, VIC	Mar 21, 2013	2017	180,726	1	100.0 %	13.1
171	Norwest Private Hospital <sup>(8)</sup>	Sydney, NSW	Jun 7, 2019	2013	323,380	1	100.0 %	14.6
172	The Hills Private Hospital <sup>(8)</sup>	Sydney, NSW	Jun 7, 2019	1992	119,059	1	100.0 %	13.6
173	Darwin Private Hospital <sup>(8)</sup>	Darwin, NT	Jun 7, 2019	2005	163,062	1	100.0 %	15.6
174	Griffith Rehabilitation Hospital <sup>(8)</sup>	Adelaide, SA	Jun 7, 2019	2013	28,944	1	100.0 %	15.6
175	The Melbourne Clinic <sup>(8)</sup>	Melbourne, VIC	Jun 7, 2019	2019	161,459	1	100.0 %	14.6
176	John Fawcner Private Hospital <sup>(8)</sup>	Melbourne, VIC	Jun 7, 2019	1982	161,771	1	100.0 %	15.6
177	Brisbane Private Hospital <sup>(8)</sup>	Brisbane, QLD	Jun 7, 2019	1998	237,366	1	100.0 %	14.6
178	Lady Davidson Private Hospital <sup>(8)</sup>	Sydney, NSW	Jun 7, 2019	1967	99,588	1	100.0 %	13.6
179	Hunter Valley Private Hospital <sup>(8)</sup>	Newcastle, NSW	Jun 7, 2019	1988	101,461	1	100.0 %	14.6
180	The Sydney Clinic <sup>(8)</sup>	Sydney, NSW	Jun 7, 2019	2006	21,086	1	100.0 %	13.6
181	Newcastle Private Hospital <sup>(8)</sup>	Newcastle, NSW	Jun 7, 2019	2017	191,856	1	100.0 %	14.6
182	Alfred Centre, VIC	Melbourne, VIC	Feb 20, 2020	2010	155,880	4	100.0 %	9.6
183	Burnet Tower, VIC	Melbourne, VIC	Feb 20, 2020	2002	78,743	2	100.0 %	11.1
184	Epworth Geelong Hospital	Melbourne, VIC	Dec 10, 2021	2016	106,799	1	100.0 %	17.0
185	Epworth Elim Hospital	Melbourne, VIC	Dec 10, 2021	1941	25,833	1	100.0 %	17.2
186	Peninsula Private Hospital	Brisbane, QLD	Aug 26, 2022	1982	38,287	1	100.0 %	17.9
					<b>3,050,810</b>	<b>70</b>	<b>99.9 %</b>	<b>15.5</b>
<b>Australasia Total</b>					<b>5,587,345</b>	<b>224</b>	<b>98.3 %</b>	<b>17.0</b>
<b>Portfolio Totals / Weighted Averages<sup>(5)</sup></b>					<b>16,064,306</b>	<b>1,744</b>	<b>96.1 %</b>	<b>13.4</b>
<b>Portfolio Totals / Weighted Averages-at ownership interest<sup>(4)(5)</sup></b>					<b>10,089,806</b>		<b>94.9 %</b>	<b>10.8</b>

## Notes

- (1) Blended between year built/renovated or expanded, as applicable.
- (2) As at September 30, 2024 weighted average lease expiry in years.
- (3) Represents 100% of Vital Trust. The REIT has an exposure to an approximate 28.4% 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.