

RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)

ASX ANNOUNCEMENT

21 June 2022

JUNE 2022 DISTRIBUTION

RAM Essential Services Property Fund (REP) has announced a distribution for the quarter ending 30 June 2022 of 1.4541 cents per stapled security.

The quarterly distribution is the third since listing in October 2021. This achieves REP's upgraded FY22 distribution guidance of 4.0 cents per stapled security for the part-year since listing in October 2021, as announced to the ASX on 22 February 2022.

Key dates in relation to the quarterly distribution are as follows:

Event	Date
Ex-distribution date	29 June 2022
Record date	30 June 2022
Quarterly distribution payment date	29 July 2022

RAM CEO, Scott Kelly, commented:

"Against a backdrop of heightened economic uncertainty and increased volatility in equity markets, our carefully constructed portfolio of essential retail and healthcare assets has remained resilient, stable and secure.

We are pleased to announce our third distribution since listing in October 2021 and in doing so, have achieved our increased guidance of 4.0 cents per stapled security for FY22. We'll provide further detail on the operational performance of the fund with our FY22 results."

This announcement is authorised to be given to ASX by Stewart Chandler, Company Secretary

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For further information, please contact:

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About RAM Essential Services Property Fund (ASX Code: REP)

RAM Essential Services Property Fund (REP) is a stapled real estate investment trust listed on the ASX. REP consists of a geographically diversified and defensive portfolio of medical and essential retail based properties, underpinned by a high quality tenant profile including leading national supermarkets and private hospital operators, and offers growth opportunities through significant value-add development potential. REP's objective is to provide Securityholders with stable and secure income with the potential for both income and capital growth through an exposure to a high quality, defensive portfolio of assets with favourable sector trends.

RAM Property Funds Management Limited (ABN 28 629 968, AFSL 514484) as responsible entity of RAM Australia Retail Property Fund (ARSN 634 136 682) and RAM Australia Medical Property Fund (ARSN 645 964 601).

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