

RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)

ASX ANNOUNCEMENT

22 August 2022

REP DELIVERS STRONG FY22 RESULTS AND REMAINS WELL POSITIONED FOR THE FUTURE

The RAM Essential Services Property Fund (ASX: REP) today released its results for the part-year ended 30 June 2022. Today's strong results are evidence of the fund's high quality and defensive characteristics which underpins continued stable and secure income generation for securityholders.

Financial highlights:

- Statutory net profit of \$61.5 million
- FY22 FFO of \$21.7 million (4.2 cents per security), \$400k ahead of PDS forecasts
- FY22 DPU of 4.0 cents per security, in line with upgraded guidance given at the half year
- Gearing of 29.9% with weighted average debt maturity of 2.2 years

Portfolio Highlights

- 11% increase in NTA to \$1.04 per security (PDS \$0.94)
- 90% of the fund income is exposed to annual escalators, of which 32% are linked to CPI or CPI indexed reviews providing a high degree of embedded growth
- +1.5% positive leasing spreads across 15 leasing deals since IPO
- High quality tenant mix with 99% occupancy and WALE of 7 years

Investment Highlights

- Increased exposure to medical assets with 4 transactions in the first 8 months of trading bringing the exposure to 50% of income
- Springfield Fair Shopping Centre, Ballina Central and Keppel Bay Plaza Stage 1 projects completed since listing with an identified \$200 million plus of additional value-add pipeline providing low risk organic earnings and NTA growth

Outlook

- FY23 DPU guidance of 5.7 - 5.8 cents per security¹

¹ Does not include the potential impact of acquisitions or disposals and that the current project delivery timeline is achieved. Assumes average 3-month BBSW of 3.15%

RAM CEO, Scott Kelly, said “In our first year as a listed REIT we’ve executed the plan and made excellent progress against the fund’s objective to provide securityholders with stable and secure income.

By taking an active management approach, we reached our target of 50% medical exposure within weeks of listing. Applying the experience of our dedicated and growing real estate team, we’ve continued to optimise the portfolio throughout the year, strengthening its defensive characteristics and maintaining the fund’s strong positioning within an uncertain and changing environment.” Mr Kelly added.

We’ve taken prudent capital management decisions by choosing to recycle capital for opportunistic acquisitions, reduced gearing and increased hedging cover, and importantly, continued to invest in our value-add development strategy.

Our conviction in the strategy and positioning of the fund remains steadfast. The geographically diverse, high quality tenant mix and resilience of the fund means its well positioned in the current environment. Embedded growth drivers, coupled with the value-add pipeline will continue to generate stable and secure income and growth for securityholders.” Mr Kelly said.

Analyst and investor briefing

An analyst and investor briefing, followed by a Q&A session, will be held on Monday 22 August 2022 at 10.30am (AEST). Analysts and investors wishing to participate in the call can pre-register at <https://s1.c-conf.com/diamondpass/10024101-b3amr1.html> . The call will also be webcast <http://www.openbriefing.com/OB/4854.aspx>.

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

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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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