

RAM ESSENTIAL SERVICES PROPERTY FUND (ASX: REP)

ASX ANNOUNCEMENT

23 September 2022

SEPTEMBER 2022 DISTRIBUTION

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

Key dates in relation to the distribution are as follows:

Event	Date
Ex-distribution date	29 September 2022
Record date	30 September 2022
Distribution payment date	28 October 2022

RAM CEO, Scott Kelly, commented:

“Following the strong FY22 results and robust outlook published on 22 August 2022, we are pleased to have maintained a consistent distribution for the first quarter of the new financial year. The September distribution of 1.4541 cents per security reflects the underlying predictability and consistency of income generated by the Fund.

We believe the high-quality tenant mix, embedded growth levers and resilience of the fund means its well positioned to continue providing security holders with stable and secure income and the potential for both income and capital growth over time.”

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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