

RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)

ASX ANNOUNCEMENT

22 September 2023

SEPTEMBER 2023 DISTRIBUTION

RAM Essential Services Property Fund (REP) has today declared a distribution for the quarter ending 30 September 2023 of 1.40 cents per stapled security.

Key dates in relation to the distribution are as follows:

| Event | Date |
|---------------------------|-------------------|
| Ex-distribution date | 28 September 2023 |
| Record date | 29 September 2023 |
| Distribution payment date | 27 October 2023 |

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

For further information, please contact:

Investor Relations

T (61) 2 8880 6680

E REP@ram.com.au

W www.ramgroup.com

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 favorable 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).

Suite 3201, Level 32, Australia Square, 264 George Street, Sydney NSW 2000