

RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)

## ASX ANNOUNCEMENT

5 December 2024  
Company Announcements  
Australian Stock Exchange Limited  
Exchange Centre  
20 Bridge Street  
SYDNEY NSW 2000

Dear Sir / Madam,

### Extension of on-market security buy-back

In December 2023, RAM Property Funds Management Limited (RAM), as responsible entity of RAM Australia Retail Property Fund (RARPF) and RAM Australia Medical Property Fund (RAMPF) announced that RAM Essential Services Property Fund (REP) intended to buy-back 22,058,823 securities of the 521,084,094 securities on issue. As of 5 December 2024, 16,413,995 were bought-back. The time period for the buy-back was due to end on 5 December 2024.

REP now intends to extend that buy-back period so that it applies from 5 December 2024 to 31 March 2025 (subject to market conditions). Based on the closing security price on 4/12/2024, the cash cost would be circa \$3.5 million.

The Board of RAM believes that the buy-back is an appropriate capital management strategy for REP, particularly having regard to recent security price history. The Board will continue to monitor and assess opportunities for growth and retain financial flexibility in order to execute REP's strategy.

The buy-back will be conducted in the ordinary course of trading over the buy-back period. The final amount of the buy-back and the exact timing of any trades made from time to time will depend on a number of factors, including market conditions, REP's prevailing security price, and any unforeseen circumstances that may arise during the buy-back period. REP will only buy-back securities at such times and in such circumstances as it considers beneficial to the efficient capital management of the entity and gives no assurance that the entity will buy-back any or all of the 5,932,203 securities contemplated. RAM Property Funds Management Limited (RAM), as responsible entity of RAM Australia Retail Property Fund (RARPF) and RAM Australia Medical Property Fund (RAMPF) reserves the right to suspend or terminate the buy-back at any time.

The on-market security buy-back will other be undertaken in accordance with the terms specified in Appendix 3C dated 5 December 2024.

REP has appointed Ord Minnett Limited to undertake the buy-back.

**This announcement is authorised to be given to ASX by Andrew Petrik, Company Secretary**

- ENDS -

**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 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).

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