

RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)

ASX Release

26 September 2025

APPOINTMENT OF NEW BOARD CHAIR AND CHANGE OF COMPANY SECRETARY

The RAM Essential Services Property Fund (ASX: REP) is pleased to announce the appointment of Mr Kieran Pryke as the new Board Chair of RAM Property Funds Management Limited, effective 26 September 2025. Kieran has served on our Board since April 2025.

The Board also announces that Mr Scott Kelly will be stepping down from his role as Company Secretary of RAM Property Funds Management Limited, effective 26 September 2025. Mr Kelly will continue in his other roles as the Managing Director and Group CEO and as an executive director of RAM Property Funds Management Limited.

Ms Esther Yik has been appointed as Company Secretary effective 26 September 2025. Ms Yik is a corporate lawyer with over 20 years in the financial services industry. She brings expertise in legal, commercial, governance, risk and compliance matters, supporting the Board to oversee corporate governance standards and compliance responsibilities. Ms Yik holds a Master of Laws and Bachelor of Laws and Bachelor of Commerce. For the purpose of ASX Listing Rule 12.6, Ms Yik will be the person responsible for communication with the ASX in relation to Listing Rule matters from 26 September 2025.

The Board of Directors is comprised of Chair Mr Kieran Pryke alongside fellow non-executive directors Ms Marianne Perkovic and Mr Steven Pritchard. The Board also includes RAM's Founder and Executive Chairperson Mr Scott Wehl and Managing Director and Group CEO Mr Scott Kelly.

This announcement is authorised to be given to the ASX by the board of directors.

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About RAM Essential Services Property Fund (ASX: 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 exposure to a high quality, defensive portfolio of assets with favourable sector trends.

RAM Property Funds Management Limited (ABN 28 629 968 163, 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), of address Suite 15.01, Level 15, Chifley Tower, 2 Chifley Square, Sydney, NSW, 2000.