



Annual Report 2025

RAM Essential Services Property Fund

ARSN 634 136 682

Contents

Highlights for FY2025	2	Our ESG Approach	10
CEO Review	4	Strengthening REP's ESG Foundations	11
Investment Strategy	6	Directors' Report	13
Continuation of Capital Recycling Program	7	Financial Statements	26
Portfolio Performance	8	Corporate Directory	iii

Acknowledgement of Country

In the spirit of reconciliation, the Real Asset Management Group acknowledges the traditional custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.



REP has continued to deliver strong performance despite a challenging economic and financial market environment. This resilience underscores the effectiveness of the Manager's active capital management and reinforces our commitment to delivering stable income for securityholders

About RAM Essential Services Property Fund (ASX: REP)

RAM Essential Services Property Fund (ASX: REP) is an Australian Real Estate Investment Trust listed on the ASX and invests in high quality Australian medical and essential retail real estate assets, leased to essential services tenants. The Fund's objective is to provide investors 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. The Fund is actively and professionally managed by RAM which has proven property expertise and a strong track record of delivering stable and growing returns through a hands-on and active management approach.

Highlights for FY2025

REP DELIVERS DISTRIBUTION IN LINE WITH GUIDANCE

The REP portfolio continued to perform well, achieving a like-for-like net operating income (NOI) growth of 3.2%¹ for FY2025. In line with guidance, the Fund delivered a distribution of 5.0 cents per security.

REP’s capital recycling program continues to maintain gearing within the range of 30% - 40% and provide value to securityholders, while also positioning the Fund to capitalize on market opportunities, acquire high-quality assets with accretive yields, and advance tenant-led value-add initiatives.

With a focus on income stability and active portfolio management, REP is strongly positioned to deliver consistent returns and sustainable long-term growth for our securityholders.

PROPERTIES	OCCUPANCY ¹
26	98%
PORTFOLIO VALUATION	WALE
\$671.5 million	7.1 years



1. By income and includes signed HoA's excluding areas withheld for development and strategically held vacancies.

PORTFOLIO OPERATIONS



Embedded Portfolio Growth

Strong leasing spreads of 3.8% across 34 deals

Like for like Property NOI growth of +3.2%¹



Curated Tenancy Mix

Occupancy stable at 98%²

Enhanced tenancy mix through introduction of Ramsay Health Care

Portfolio remains resilient and focused on essential services+



Portfolio Stability

7.1 years WALE +9.2% improved from Jun 2023

Strong tenant performance and no arrears across major private hospitals

FINANCIAL



Portfolio Continues to Perform

DPS 5.00 cpa³

Payout ratio 102%³

Distribution yield 8%⁴

NTA \$0.81/unit⁵



Positive Valuation Outlook

WACR +5 bps to 6.09%

74%⁶ externally valued in the last 12 months

Valuations supported by income growth



Gearing Update

Gearing 38.8%, which is expected to reduce as capital recycling program progresses

Executed \$10.4m of the share buy-back in FY25 which concluded on 31 March 2025

GROWTH



Capital Recycling

~\$120m of assets divested at an avg yield of 5.7%⁷

Potential to accelerate progress with cost-effective multi asset transaction

Positive outlook with sector tailwinds



High Quality Accretive Acquisitions

Acquisition of Cairns Surgical Centre, anchored by Ramsay Health Care

Reducing interest rates, cap rate compression and income growth will drive valuations



Attractive Pipeline

\$72m of headroom enabling accretive opportunities

Diverse and evolving pipeline (\$300m+) supported by deep healthcare operator relationships

1. By Normalised FY25 NOI vs FY24 NOI accounting for capital transactions, development and leasing activities.

2. By income and includes signed HoAs excluding areas withheld for development.

3. Based on quarterly distributions and number of units each quarter.

4. Based on a closing price of \$0.62 on 18 August 2025.

5. Excluding mark to market hedging movement.

6. By book value as of 30 Jun 2025 excl new acquisition Cairns Surgical Centre.

7. Since September 2023.

CEO Review

We are pleased to present the FY25 Annual Report for the RAM Essential Services Property Fund (REP). Amid a year marked by economic challenges, REP has consistently demonstrated resilience and defensive strength. The results presented in this report underscore the Fund's inherent advantages in successfully navigating the current investment landscape.

Reflecting on the past year, it is clear that REP has successfully delivered on its objectives in FY25. By driving strong leasing outcomes, progressing near-term healthcare developments, and executing disciplined capital management initiatives, REP is well positioned to continue providing defensive and reliable distributions for securityholders.

This is further underpinned by favorable interest rate tailwinds, which are expected to strengthen the Fund's performance and support value from the portfolio and supporting capital values.

Financial Highlights

During FY25, REP maintained solid financial performance:

- FFO of \$24.5 million or 5.0 cents per security
- Distributions per security of 5.0 cents at a payout ratio of 102%
- Pro-forma gearing of 38.8%¹, comfortably within the mid-target range
- Like-for-like NOI growth of 3.2%², resulting from strong leasing spreads

Our tenant base is focused on non-discretionary goods and services. These have remained resilient amid an uncertain economic backdrop.

The embedded growth drivers within our portfolio have enabled REP to continue to deliver stable income to our securityholders.

Strong Portfolio Performance

- Resilient tenancy mix resulting in stable occupancy at 98%³
- Positive leasing spreads of 3.8% on average over the year
- 88%⁴ of the fund's income remains subject to annual escalators
- 74%⁵ of the portfolio has been externally valued within the last 12 months
- The weighted average capitalisation rate has expanded by +5 bps to 6.09% since December 2024

Our commitment to sustainable income generation will be underpinned by disciplined capital management. We will continue to actively optimise REP's capital structure through selective asset sales and by positioning the Fund to capitalise on attractive acquisition opportunities.

1. Gearing is defined as ratio of total net borrowing less cash over total assets less cash.

2. Normalised FY25 NOI vs FY24 NOI accounting for capital transactions, development and leasing activities.

3. By income and includes signed HoA's excluding areas withheld for development and strategically held vacancies.

4. By gross passing income as of 30 June 2025.

5. Calculated by value of assets and excludes assets that have been disposed of during the financial year.

Prudent Capital Management

- The share buy-back program concluded on 31st March 2025 with 10.4m shares
- \$120m of assets divested at a 5% discount to book value
- Despite fund facilities and headroom decreasing the manager is actively managing the hedging profile while prudently maintain valuations and expecting valuation uplift during FY26.
- We added a new hedge for \$50m facility with a weighted average maturity in 2 years. The manager continue to monitor pricing to balance the certainty of income and securityholders returns.

Strong Outlook

As we look ahead to FY26, we maintain our conviction in REP's strategy and positioning. The embedded growth drivers within our portfolio are contributing positively, allowing the fund to generate stable income for our securityholders.

Amid a period of prolonged economic volatility, we have continued to remain a disciplined steward of capital — steadfastly divesting non-core, ex-growth assets and recycling capital into high-quality, accretive acquisitions.

We thank our securityholders for their continued support. Looking ahead, we are focused on capitalising on attractive opportunities and delivering sustained performance in FY26 and beyond.



Scott Kelly
Executive Director
and RAM Group CEO

A handwritten signature in blue ink, appearing to read 'Scott Kelly'.

Investment Strategy

Our vision is to create Australia's leading Essential Services property fund, underpinned by robust, reliable, and growing cash flows from essential services tenants. By leveraging the resilience and growth opportunities within the healthcare sector, we are committed to delivering defensive, attractive income and a sustainably expanding asset base for investors.

ACTIVE PORTFOLIO AND CAPITAL MANAGEMENT TO FOSTER GROWTH AND ENSURE CONSISTENCY, STABILITY AND CONTROL

CONSISTENT EXECUTION

Strong leasing outcomes

Income growth partially offsetting higher cost of interest

FY26 DPS guidance of 5.00 – 5.20 cents per security, with approximately 90% tax deferred and a forecast yield of 8%¹

PROACTIVE CAPITAL RECYCLING

Ongoing portfolio optimisation
Securing asset values and liquidity

Targeting high quality accretive acquisitions

MAINTAINED FLEXIBLE BALANCE SHEET

Gearing of 38.8%, with further capital recycling activity to ensure gearing remains within the targeted gearing range of 30% – 40%

Successfully accessing liquidity through the cycle

PRUDENT CAPITAL MANAGEMENT

Stable gearing outlook
Stabilised valuations

1. By income and includes signed HoA's excluding areas withheld for development and strategically held vacancies.

Continuation of Capital Recycling Program

A prudent approach with sale proceeds to provide immediate access to accretive opportunities

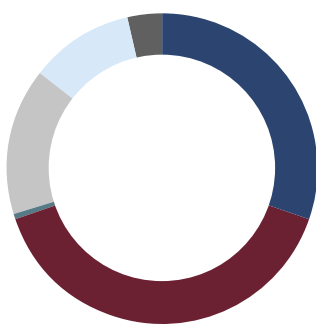
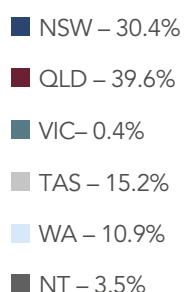
CAPITAL USES AND ACTIVITIES



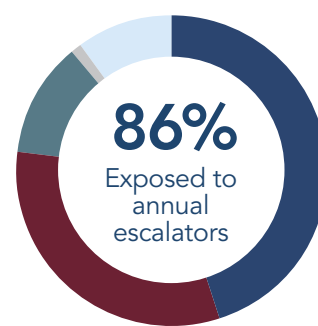
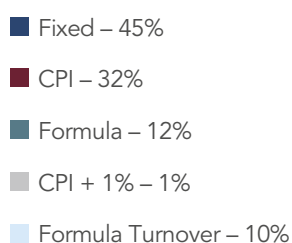
Portfolio Performance

REP's high-quality medical and essential retail-based portfolio continues to perform, generating secure income for securityholders.

Geographical Diversification²



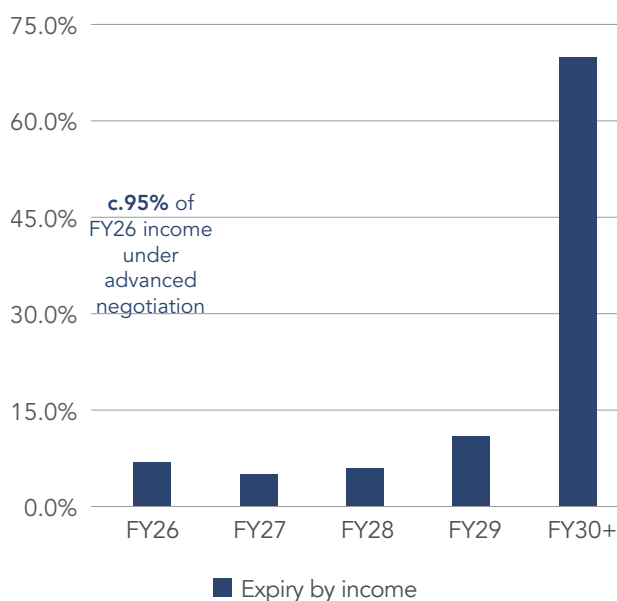
Income Exposure



Key Portfolio Metrics 30 June 2025

Number of Properties	26
Total Property Value	\$671.5m
Occupancy ³	98% ¹
Gross Lettable Area (GLA)	111,981 sqm
WACR	6.09%
WALE	7.1 years
Tenants	245
% income subject to annual rental increases ⁴	88%
Blended WARR	3.38%

Lease Expiry Profile by Income



2. By income and includes signed HoAs excluding areas withheld for development and strategically held vacancies.

3. Based on 30 June 2025 Valuations.

4. Based on gross passing income as of 30 June 2025.

5. Inclusive of market reviews, fixed reviews and CPI reviews.

Strong leasing outcomes support income growth

+3.2%¹

Sector-leading Like-for-like NOI Growth

3.8%

Leasing spreads continue to outpace inflation

60%

Net leases providing a hedge against expense increases

7.1yrs²

Proactive Leasing Driving Increased WALE

34

New deals and renewals

2.8%

MAT growth will drive increased turnover income

STABILISING VALUATIONS AS WE ENTER THE FINAL STAGE OF THE CYCLE

- 74%³ of the portfolio has been externally valued within last 12 months
- Three assets⁴ settled at approximately 5% discount to book value since December 2024
- Weighted average capitalisation rate has expanded by +5 bps to 6.09% since December 2024
- Weighted average capitalisation rate for private hospitals sits at 5.77%

	Medical	Essential Retail	Total
Number of Properties ⁴	19	7	26
30 June 2025 Book Value (\$m) ⁴	332.9m	338.6m	671.5m
WACR at June 25	6.10%	6.09%	6.09%
WACR Mvt (Dec – Jun)	+8 bps	+4 bps	+5 bps
% Portfolio	49.6%	50.4%	100.0%

1. Normalised FY25 NOI vs FY24 NOI accounting for capital transactions, development and leasing activities.

2. By income at 30 June 2025 and strategically held vacancies. and includes signed HoA's excluding areas withheld for development.

3. Calculated by value of assets and excludes assets that have been disposed of during the financial year.

4. Include completed divestments of Parkwood Medical Centre, Highlands Medical Centre and Bowen Hills Day Surgery.

Our ESG Approach

We understand that sustainable growth goes beyond environmental considerations – it also requires a focus on people: ensuring fair treatment, equal opportunities and a positive societal impact.

This is why we prioritise social initiatives that promote diversity, employee wellbeing, community engagement and transparent stakeholder relationships as key components of our broader ESG strategy.



Equality

The RAM team is majority female, and women are also well-represented in leadership roles. These metrics compare favourably to industry averages. We are also a certified Family Inclusive Workplace and an AWEI Bronze Employer.



Diversity

RAM prides itself on having a truly diverse workforce. Our Australia-based staff come from more than 13 different cultural backgrounds with over half of the workforce being multilingual. We have also been named an Inclusive Employer by Diversity Council Australia (DCA) for the period of 2021-2022, 2023-2024.



CSR

Our Charitable Program Real Giving receives 1% of profits in Australia from the firm as a minimum and the staff then decide which good and worthy causes benefit. We are also a certified Workplace Giving Employer.



Good Governance

RAM has built up a comprehensive and well-resourced team to ensure strong governance. RAM is also an active member of organisations that promote and require high standards in this area.



Strengthening REP's ESG Foundations

Sustainability is central to RAM's investment approach.

We were among the first asset managers to integrate solar power into property assets and remain committed to reducing our carbon footprint. Building on this foundation, we are now establishing an FY25 emissions baseline for the Essential Services Property Fund (ASX:REP) and undertaking a readiness assessment with Greener to prepare for Australia's upcoming mandatory climate reporting standards.

Scope 1

RAM actively minimises fossil fuel use in greenfield developments, particularly in heating, hot water and cooking. For existing properties, we have successfully implemented solar panels, offering tenants cleaner, cost-effective energy while generating additional income for property owners.

Scope 2

To meet national and global sustainability standards (such as Green Star and NABERS ratings), RAM's development team collaborates with Second Party Opinion (SPO) providers. We align with the Australian Climate Positive Roadmap, ensuring that future upgrades and refurbishments contribute to long-term energy efficiency.

Scope 3

RAM prioritises tenants with strong ESG commitments, particularly healthcare operators with transparent ESG goals. We have also worked with legal providers to introduce energy and waste management disclosure measures in leases, enabling better monitoring and management of each asset's carbon footprint.

In FY25, RAM is working with an independent ESG consultant to measure REP's Scope 1, Scope 2 and operational Scope 3 emissions, and conduct a readiness assessment. This project will establish REP's emissions baseline and provide a roadmap to mandatory climate reporting under Australia's new ASRS standards, including governance, compliance and transition planning.

BASELINE & READINESS

- Data collection to include energy, water, waste and asset-level information to establish REP's first emissions baseline.
- Conduct a gap assessment against Australia's new ASRS climate reporting standards.
- Define a roadmap to compliance, including measurement uplift, governance requirements, resourcing and indicative timelines.
- Outputs will provide investors with a credible plan for future compliance, not just current measurement.

REPORTING

- Deliver emissions data and readiness outputs designed to support future climate disclosures.
- Identify governance and reporting requirements to strengthen monitoring and transition planning.
- Position REP to meet mandatory climate reporting requirements through a streamlined, staged approach.

Financial Report

Contents

13

Directors' Report

25

Auditor's independence
declaration

26

Statement of profit or loss and
other comprehensive income

27

Statement of
financial position

28

Statement of changes
in equity

29

Statement of cash flows

30

Notes to the
financial statements

60

Directors' declaration

61

Independent auditor's report to
the members of RAM Essential
Services Property Fund

65

Securityholder information

Directors' report

30 June 2025

The Directors of RAM Property Funds Management Limited ("RAM"), the Responsible Entity of RAM Essential Services Property Fund ("the Fund", "Stapled Fund" or "REP"), present their report together with the Financial Report made in accordance with a resolution of the Directors with respect to the results of the Stapled Fund and its controlled entities ("the consolidated entity") for the financial year ended 30 June 2025, the state of the consolidated entity's affairs as at 30 June 2025 and the Independent Auditor's Report thereon.

The RAM Essential Services Property Fund was created on 20 October 2021 when units in RAM Australia Retail Property Fund ("RARPF") were stapled to units in RAM Australia Medical Property Fund ("RAMPF"). The stapled securities of REP are listed on the ASX and are not individually tradeable. RARPF was identified as the parent entity in relation to the stapling arrangement.

The Responsible Entity, RAM, is an unlisted company incorporated under the Corporations Act 2001 (Cth), holds an Australian Financial Services Licence and has been the Responsible Entity of RARPF from 28 September 2021 and RAMPF from 8 September 2021.

Principal activity

The Stapled Fund is a registered managed investment scheme domiciled in Australia. The principal objective of the Stapled Fund is to invest in accordance with the investment objectives and guidelines set out in its current Product Disclosure Statement and in accordance with the provisions of the individual Constitutions of RARPF and RAMPF.

The principal activity of the Stapled Fund is to invest in essential services property in Australia.

Review of operations

	Year ended 30 June 2025	Year ended 30 June 2024
Statutory net profit/(loss) (\$'000)	(14,714)	(24,464)
Funds from operations ("FFO") (\$'000)	24,505	28,613
FFO per security (cps)	4.89	5.59
Distributions per security (cps)	5.00	5.60

	As at 30 June 2025	As at 30 June 2024
Total assets (\$'000)	690,657	751,548
Investment properties (\$'000)	671,500	683,340
Borrowings (\$'000)	267,725	285,467
Net tangible assets ("NTA") (\$'000)	402,690	449,856
NTA per security (\$)	0.81	0.88
Gearing (%)	38.85	37.55

Directors' report

30 June 2025

Statutory profit

The results of the operations of the Stapled Fund are disclosed in the consolidated Statement of Profit or Loss and Other Comprehensive Income of this financial report. The Stapled Fund's loss for the year ended 30 June 2025 was \$14,714,000 (30 June 2024: \$24,464,000).

The Stapled Fund's Net Tangible Assets ("NTA") is \$0.81 per security at 30 June 2025 (30 June 2024: \$0.88). The decrease in NTA is primarily due to downward investment property revaluations, downward valuations on derivatives and losses on disposal of investment properties.

Funds from Operations ("FFO")

Funds from Operations ("FFO") for the year ended 30 June 2025 was \$24,505,000 (30 June 2024: \$28,613,000).

This represented FFO of 4.89 cps with 5.00 cps declared for distribution, representing a FFO payout ratio of 102.7% (30 June 2024: 5.59 cps; 5.60 cps; 101.20%).

The Stapled Fund uses the Property Council of Australia's definition of FFO when determining distributions payable to investors. FFO adjusts Australian Accounting Standards statutory net profit for non-cash changes in investment properties, intangible assets, financial derivatives, amortisation of incentives and leasing costs, rental straight-line adjustments and other one-off items.

A reconciliation of statutory profit to FFO is below:

	2025	2024
	\$'000	\$'000
Statutory net profit/(loss):	(14,714)	(24,464)
Net unrealised loss/(gain) on revaluation of investment properties	22,505	33,983
Net unrealised loss/(gain) on revaluation of derivative financial instruments	4,107	3,262
Net realised loss/(gain) on disposal of investment properties	4,309	3,208
Straight-line of rental income	(336)	6,043
Amortisation of lease incentives and lease costs	7,857	5,073
Amortisation of borrowing transaction costs	777	1,508
Funds from Operations (FFO)	24,505	28,613

Property portfolio

Investment property valuations

The investment portfolio as at 30 June 2025 consisted of 7 retail shopping centres and 19 medical properties valued at \$671,500,000 (30 June 2024: 9 retail shopping centres and 22 medical properties valued at \$683,340,000).

The weighted average capitalisation rate for the portfolio is 6.09% as at 30 June 2025 (30 June 2024: 5.97%).

The Stapled Fund has engaged external valuations for 11 of the 26 properties across the portfolio during the year.

During FY25 the Fund disposed of Yeronga, Tanilba Bay, South Lakes, Bowen Hills, Parkwood, Highland Park. No assets have been moved from Investment Properties to Non-Current assets held for sale at 30 June 2025.

The Fund acquired Cairns Day Surgery in March 2025.

Occupancy

As at 30 June 2025, the Stapled Fund's portfolio was 97.70% (30 June 2024: 97.50%) occupied with a weighted average lease expiry ("WALE") of 6.97 years (30 June 2024: 6.57 years).

Capital management

At 30 June 2025, the Stapled Fund had available aggregate debt facilities of \$340.0 million with a weighted average expiry of 1.00 years (30 June 2024: \$340.0 million; 2.00 years). Drawn borrowings in relation to the Stapled Fund totalled \$267.7 million with an all-in cost of funds for the year being 5.18% (30 June 2024: \$285.5 million; 4.83%).

The Stapled Fund's gearing at 30 June 2025 was 38.85% (30 June 2024: 37.55%).

The Stapled Fund completed a share buyback program, acquiring 10,360,321 shares for \$6,479,000 (excluding transaction costs) during FY25.

Distributions

Distributions paid or payable during the year were as follows:

	2025 Distribution \$'000	2025 Distribution per security cps
Quarterly distribution for the period ended 30 September 2024	6,340	1.250
Quarterly distribution for the period ended 31 December 2024	6,306	1.250
Quarterly distribution for the period ended 31 March 2025	6,265	1.250
Quarterly distribution for the period ended 30 June 2025	6,263	1.250
Total distributions for the year ended 30 June 2025	25,174	5.000

	2024 Distribution \$'000	2024 Distribution per security cps
Quarterly distribution for the period ended 30 September 2023	7,295	1.400
Quarterly distribution for the period ended 31 December 2023	7,279	1.400
Quarterly distribution for the period ended 31 March 2024	7,228	1.400
Quarterly distribution for the period ended 30 June 2024	7,154	1.400
Total distributions for the year ended 30 June 2024	28,956	5.600

The key dates in respect of the distribution for the quarter ended 30 June 2025 were:

Ex-distribution date:	27 June 2025
Record date:	30 June 2025
Distribution payment date:	30 July 2025

Directors' report

30 June 2025

Material business risks

There are a number of risks associated with investing in the Stapled Fund. Key risks specific to an investment in the Stapled Fund include:

Interest rate risk

The Stapled Fund will be exposed to fluctuations in interest rates which may reduce the Stapled Fund's profit and distributions. The Stapled Fund has entered into interest rate hedging contracts to partially mitigate this risk.

Property valuation risk

The value of each Property held by the Stapled Fund may fluctuate due to a number of factors affecting both the property market generally or the Stapled Fund's Properties in particular.

Rental income and expense risk

Distributions made by the Stapled Fund are largely dependent on the rents received from tenants across the Portfolio, interest expense and expenses incurred during operations, which may be affected by a number of factors, including overall economic conditions and property market conditions.

Re-leasing and vacancy risk

The Portfolio's leases will come up for renewal on a periodic basis. There is a risk that the Stapled Fund may not be able to negotiate suitable lease renewals. This may result in periods of vacancy, a reduction in the Stapled Fund's profits and distributions and a reduction in the value of the assets of the Stapled Fund.

Property illiquidity

By their nature, investments in real property assets are illiquid investments. There is a risk that should the Stapled Fund be required to realise Property assets, it may not be able to do so in a short period of time, or may not be able to realise a Property asset for the amount at which it has been valued. This may adversely affect the Stapled Fund's NTA and the value of securities.

Development risk

The Stapled Fund has identified a pipeline of value-add opportunities including future development of the Properties. The risks faced by the Stapled Fund in relation to existing or future development projects will depend on the terms of the transaction at the time. The Stapled Fund will seek to mitigate the risks associated with development projects by employing the following risk mitigation strategies:

- obtaining relevant statutory permits;
- obtaining leasing pre-commitments; and
- entering into appropriate building contracts with builders and other service providers.

Competition

The Stapled Fund faces competition from other property groups active in Australia. Such competition could lead to loss of tenants to competitors, an inability to secure new tenants resulting from oversupply of commercial space and an inability to secure maximum rents due to increased competition.

Tenant concentration

There is a risk that if one or more of the major tenants ceases to be a tenant, the Stapled Fund may not be able to find a suitable replacement tenant or may not be able to secure lease terms that are as favourable as current terms. Should the Stapled Fund be unable to secure a replacement tenant for a major tenant for a period of time or if replacement tenants lease the property on less favourable terms, this will result in a lower rental return, which could materially adversely affect the financial performance of the Stapled Fund and distributions.

Likely developments and expected results of operations

Detailed information in relation to likely developments and expected results of the Stapled Fund have not been included in this report because the directors of the Responsible Entity believe it would result in unreasonable prejudice to the Stapled Fund.

Outlook for the Fund

The Reserve Bank of Australia ("RBA") reduced the cash rate twice during the first half of 2025 (February and May) following earlier increases to curb inflation; as at 30 June 2025 the cash rate was 3.85%. While labour market conditions remain relatively solid, consumer confidence continues to waver, and the RBA's May Statement on Monetary Policy points to a softer near-term growth outlook with inflation easing into the 2–3% target range. Policy remains data-dependent, with the RBA indicating it may keep policy restrictive or ease if conditions warrant.

In this environment, the Fund is well positioned. Our portfolio focusses on essential healthcare properties alongside retail, sectors that have shown resilience during economic downturns. Our financial modelling and portfolio management remain conservative, supporting stability through 2025, 2026 and beyond. The Stapled Fund's gearing is within the target range and comfortably meets covenant requirements, with prudent liquidity levels maintained to achieve our objectives.

Environmental regulation

The Stapled Fund's operations are subject to various environmental regulations under both Commonwealth and State legislation. The Responsible Entity believes that the Stapled Fund has adequate systems in place for the management of its environmental responsibilities and is not aware of any breach of environmental requirements as they may apply to the Stapled Fund.

Social contribution

The Responsible Entity and its related parties ("RAM Group") are committed to maintaining high standards of Environmental, Social and Governance ("ESG") across all areas of our operations and investment strategies. The RAM Group is a member of several industry governing bodies aiming to provide the highest quality products and is integrating ESG practices into the key pillars of RAM's culture.

Some of the bodies and initiatives the RAM Group currently engages with are as follows:

Diversity and inclusion

- Testament to its commitment to diversity and inclusion, RAM Group has been named an Inclusive Employer 2021-2022 by Diversity Council Australia ("DCA"). The accreditation comes off the back of DCA's nationally representative survey of workplace inclusion – Inclusion@Work Index.
- RAM Group has been recognised for its commitment to closing the gender pay gap. Scott Kelly - RAM CEO Australia and Board member, has been appointed as a Pay Equity Ambassador by Workplace Gender Equality Agency.
- RAM Group is a member of Women in Banking and Finance ("WiBF"). WiBF works in close collaboration with members to achieve its vision to create positive impact in the banking and financial services sector that will lead to improved gender diversity and inclusive leadership practices across the sector.

Directors' report

30 June 2025

Corporate governance

- RAM Group is a member of the Financial Services Council ("FSC"). The FSC promotes best practice for the financial services industry by setting mandatory Standards for its members and providing Guidance Notes to assist in operational efficiency.
- RAM Group is a member of the Responsible Investment Association Australia ("RIAA"). RIAA is the largest and most active network of people and organisations engaged in responsible, ethical and impact investing across Australia and New Zealand.
- RAM Group is a member of the Australian Investment Council ("AIC"). AIC members partner with businesses across every sector of the market to help them grow, while supporting their local communities and creating new employment opportunities.
- As a holder of 7 financial services licences (Australia and Hong Kong), RAM Group has built up a comprehensive and well-resourced team to ensure strong governance.

Social responsibility and sustainability

- RAM Group supports the One Million Dollars programme and is a certified Workplace Giving Supporter.
- With full commitment of the RAM Board, RAM Group's Real Giving Programme encourages and promotes combined generosity towards issues of social and environmental importance to communities. The programme has a goal of donating at least 1% of RAM Group's profits to a range of charitable organisations. It also provides volunteer time and donation matching initiatives.
- RAM Group was one of the first Asset Managers to roll out solar power in our property assets and are a participant in the Carbon Neutral Program "Plant-a-Tree" in the Yarra Yarra Biodiversity Corridor reforestation project. The program also contributes to the United Nations Global Goals for Sustainable Development.

The Responsible Entity and its related parties recognise the importance of ESG initiatives and is actively working with KPMG to design a policy and reporting framework that complies with the recommendations of the ASX Corporate Governance Council (including the 2019 amendments) as well as current standards of industry best practice. The Investment Manager have established an ESG working group and agreed the scope to deliver an ESG policy and framework which will allow the Stapled Fund to assess, benchmark and report on performance in the medium term.

Directors

The following persons were directors and company secretary of the Responsible Entity of the Stapled Fund during the entire financial year and up to the date of this report, unless otherwise stated:

Name	Appointed	Resigned	Position
Greg Miles	20 October 2021		Independent Non-Executive Chairman
Marianne Perkovic	20 October 2021		Independent Non-Executive Director
Bryce Mitchelson	20 October 2021	30 April 2025	Independent Non-Executive Director
Kieran Pryke	30 April 2025		Independent Non-Executive Director
Scott Wehl	3 November 2018		Executive Director
Scott Kelly	3 November 2018		Executive Director, CEO & Company Secretary

Information on directors

Greg Miles

Chairman

Greg has over 35 years of experience in property investment, development, asset and funds management. Greg has had an extensive background in retail, commercial and industrial assets over his career and has led teams to complete major transactions and many successful property developments.

Greg was Chief Operating Officer of Scentre Group until his retirement (2015-2019). Prior to this Greg was a part of Westfield Corporations Executive Leadership team and was President and Chief Operating Officer of Westfield Group's US business (2012-2015).

Greg is currently a director of IP Generation Pty Ltd and a non-executive director and chairman of Shape Australia Corporation Limited.

Marianne Perkovic

Independent Non-Executive Director

Marianne has over 30 years of experience in executive roles and Board positions in the Banking and Financial Services industry in wealth management, financial advice and private banking across Australia, Hong Kong and Singapore.

Over her executive Career, Marianne held a number of Executive General Manager positions with the Commonwealth Bank of Australia ("CBA"), including Private Bank, Wealth Management Advice and General Manager of Distribution at Colonial First State. She was also a Special Advisor with KPMG Australia and CEO of ASX listed Count Financial. Alongside her executive career she has also served as a director on a number of Boards, including subsidiaries of CBA, Trustee Boards and as a Committee Member for Not for Profit Organisations and Industry Associations.

Marianne is currently a non-executive director of Teachers Mutual Bank, Insignia Financial Group Investment & Superannuation Trustee Boards, Chair of Eticore, Chair of The Australian Fashion Council, an APAC International Advisory Board Member of Workday and an Audit and Risk Management Committee Member of Luminesce Alliance.

Marianne holds a Bachelor of Economics with a Business Law major from Macquarie University, a Master of Business Administration from the Macquarie Graduate School of Management and is a Graduate of the Australian Institute of Company Directors and a member of Chief Executive Women.

Bryce Mitchelson

Independent Non-Executive Director

Bryce is a well-known veteran in the property industry and has more than 30 years' experience in various capacities including valuing, transacting, investing and developing a broad range of property types including retail, office, industrial, residential, childcare and healthcare real estate in Australia.

In February 2019, Bryce retired from his role of managing director at Arena REIT Limited (ASX Code ARF), a social infrastructure property business he co-founded and listed some years earlier. For the five years until his retirement, Arena was the highest performing ASX300 A-REIT in the market.

Bryce holds a Bachelor of Economics (Accounting), Bachelor of Business (Property) and Graduate Diploma of Applied Finance and Investment.

Directors' report

30 June 2025

Kieran Pryke

Independent Non-Executive Director (appointed 30 April 2025)

Mr Pryke has over 30 years' experience in the property industry. He has been Chief Financial Officer of General Property Trust, following nine years in Lendlease Corporation's construction, development and investment management divisions, and of Australand Property Group and Grocon Group. Currently a director of Jatcorp Limited, Boom Logistics Limited, Landcom, GFM Investment Management Limited, Bisley & Co Pty Limited and Cambridge JMD Australia Pty Limited. He is also a director of Ozharvest Limited, the not-for-profit organisation which distributes surplus food to the needy.

During the past three years, Mr Pryke has held ASX-listed public company directorships with Aventus Holdings Limited (to March 2022), and currently Jatcorp Limited and Boom Logistics Limited.

Scott Wehl

Executive Director

Scott has over 23 years of experience in global wealth management and corporate banking working for top tier global banks in Australia, London and Hong Kong. Prior to founding Real Asset Management, Scott was a Managing Director and Head of Banking Products International for UBS Wealth Management ("UBS WM"), leading a team of 17 countries.

Over his 13-year career with UBS WM, Scott held various roles including Head of Banking Products in the United Kingdom, and Head of Banking Products Asia Pacific. Prior to joining UBS WM, Scott began his finance career in corporate banking with National Australia Bank in Brisbane, Australia.

Scott holds a Bachelor of Commerce from Griffith University Australia, and an Executive MBA jointly from Kellogg Business School and the Hong Kong University of Science and Technology.

Scott Kelly

Executive Director and CEO

Scott has over 28 years of experience in Global Wealth Management and Asset Management, working for top tier financial institutions in Australia and the United Kingdom.

Prior to joining Real Asset Management, Scott was managing director and Head of Investment Products and Services for UBS Wealth Management Australia. There he oversaw the entire product offering for Australia's premier wealth manager with \$24 billion of assets under management. Scott has also held the position of national sales director for Macquarie Private Wealth Australia and, prior to this, Scott co-founded and was managing director of Corazon Capital (Jersey) Limited, a specialist wealth and asset management business based in Jersey. Scott was also the Joint Head of Private Clients at Kleinwort Benson, after starting his financial career with Mercury Asset Management in London.

Scott holds a B.A. (Hons) degree in Business Management from the University of Leeds and is a Diploma Qualified Member of the Chartered Institute of Securities & Investment, UK.

Attendance of Directors at Board Meetings and Board Committee Meetings

The number of Board meetings held during the year and the number of meetings attended by each director are set out in the table below:

	Board Meetings	
	Held	Attended
Greg Miles	4	4
Marianne Perkovic	4	4
Bryce Mitchelson	3	3
Kieran Pryke	1	1
Scott Wehl	4	4
Scott Kelly	4	4

Risk and Audit Committee Meetings

The number of Risk and Audit Committee meetings held during the year and the number of meetings attended by each director are set out in the table below:

	Risk and Audit Committee	
	Held	Attended
Greg Miles	4	4
Marianne Perkovic	4	4
Bryce Mitchelson	3	3
Kieran Pryke	1	1

Directors' report

30 June 2025

Responsible entity interests

The following fees were paid or payable to the Responsible Entity and related parties during the financial year:

	Consolidated	
	2025	2024
	\$'000	\$'000
Accounting fees	611	640
Cost recoveries	553	568
Directors fees	350	351
Investment management fees	4,242	5,100
Leasing fees	714	606
Property acquisition fees	173	-
Registry fees	50	50
Trustee management fees	42	250
Other lease costs	201	-
Legal fees	62	-
	6,998	7,565

Further details for related party transactions are outlined in note 24.

The Responsible Entity and/or its related parties that hold securities in the consolidated entity during the financial year are outlined in note 24 to the financial statements.

Matters subsequent to the end of the financial year

The following events have occurred since 30 June 2025:

- On 5 August 2025, the Stapled Fund extended the Group's syndicated debt facility. RAM Essential Services FinCo Pty Ltd, a jointly owned entity of the Stapled Fund, is the borrower under the facility, which is provided jointly by the Commonwealth Bank of Australia ("Commonwealth") and Westpac Banking Corporation ("Westpac"). The facility, with a total limit of \$340 million and previously maturing in June 2026, has been extended to January 2027 on the same terms.

No other matter or circumstance has arisen since 30 June 2025 that has significantly affected or may significantly affect:

- the Fund's operations in future financial years;
- the results of those operations in future financial years; or
- the Fund's state of affairs in future financial years.

Proceedings on behalf of the Fund

No person has applied to the Court under section 237 of the Corporations Act 2001 (Cth) for leave to bring proceedings on behalf of the Stapled Fund, or to intervene in any proceedings to which the Stapled Fund is a party for the purpose of taking responsibility on behalf of the Stapled Fund for all or part of those proceedings.

Securities under option

There were no unissued ordinary securities of RAM Essential Services Property Fund under option outstanding at the date of this report.

Securities issued on the exercise of options

There were no ordinary securities of RAM Essential Services Property Fund issued on the exercise of options during the year ended 30 June 2025 and up to the date of this report.

Indemnity and insurance of officers

The Responsible Entity has indemnified the directors and executives of the Responsible Entity for costs incurred, in their capacity as a director or executive, for which they may be held personally liable, except where there is a lack of good faith.

During the financial year, the Responsible Entity paid a premium in respect of a contract to ensure the directors and executives of the Responsible Entity against a liability to the extent permitted by the Corporations Act 2001 (Cth). The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

Indemnity and insurance of auditor

The Responsible Entity has not, during or since the end of the financial year, indemnified or agreed to indemnify the auditor of the Stapled Fund or any related entity against a liability incurred by the auditor.

During the financial year, the Responsible Entity has not paid a premium in respect of a contract to insure the auditor of the Stapled Fund or any related entity.

Non-audit services

Details of the amounts paid or payable to the auditor for non-audit services provided during the financial year by the auditor are outlined in note 5 to the financial statements.

The directors are satisfied that the provision of non-audit services during the financial year, by the auditor (or by another person or firm on the auditor's behalf), is compatible with the general standard of independence for auditors imposed by the Corporations Act 2001.

The directors are of the opinion that the services as disclosed in note 5 to the financial statements do not compromise the external auditor's independence requirements of the Corporations Act 2001 for the following reasons:

- all non-audit services have been reviewed and approved to ensure that they do not impact the integrity and objectivity of the auditor; and
- none of the services undermine the general principles relating to auditor independence as set out in APES 110 Code of Ethics for Professional Accountants issued by the Accounting Professional and Ethical Standards Board, including reviewing or auditing the auditor's own work, acting in a management or decision-making capacity for the Stapled Fund, acting as advocate for the Stapled Fund or jointly sharing economic risks and rewards.

Directors' report

30 June 2025

Officers of the company who are former partners of PKF

There are no officers of the Responsible Entity and its related parties who are former partners of PKF(NS) Audit & Assurance Limited Partnership.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out immediately after this directors' report.

Auditor

PKF(NS) Audit & Assurance Limited Partnership continues in office in accordance with section 327 of the Corporations Act 2001.

Rounding of amounts

The Stapled Fund is of a kind referred to in Corporations Instrument 2016/191, issued by the Australian Securities and Investments Commission, relating to 'rounding-off'. Amounts in this report have been rounded off in accordance with that Corporations Instrument to the nearest thousand dollars, or in certain cases, the nearest dollar.

This report is made in accordance with a resolution of directors. The Directors have the power to amend and re-issue the consolidated financial statements.

On behalf of the Board of the Responsible Entity.



Scott Kelly
Executive Director, CEO & Company
Secretary

26 August 2025
Sydney

Auditor's independence declaration



PKF(NS) Audit & Assurance Limited Partnership
ABN 91 850 861 839

755 Hunter Street, Newcastle West NSW 2302
Level 8, 1 O'Connell Street, Sydney NSW 2000

Newcastle T: +61 2 4962 2688 F: +61 2 4962 3245

Sydney T: +61 2 8346 6000 F: +61 2 8346 6099

info@pkf.com.au

www.pkf.com.au

Auditor's Independence Declaration under Section 307C of the Corporations Act 2001 to the Directors of the Responsible Entity of the RAM Essential Services Property Fund

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2025, there have been:

- (i) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.

PKF

PKF

P. Pearman

PAUL PEARMAN
PARTNER

26 AUGUST 2025
SYDNEY, NSW

PKF(NS) Audit & Assurance Limited Partnership is a member of PKF Global, the network of member firms of PKF International Limited, each of which is a separately owned legal entity and does not accept any responsibility or liability for the actions or inactions of any individual member or correspondent firm(s). Liability limited by a scheme approved under Professional Standards Legislation.

Statement of profit or loss and other comprehensive income

For the year ended 30 June 2025

	Note	Consolidated	
		2025 \$'000	2024 \$'000
Income			
Rent from investment properties	6	57,882	55,656
Interest income		151	39
Total income		58,033	55,695
Expenses			
Property expenses	7	(21,419)	(18,332)
Finance costs	7	(13,580)	(14,165)
Fund management fees		(4,243)	(5,151)
Net unrealised losses on revaluation of investment properties	11,13	(22,505)	(33,983)
Net unrealised losses on derivative financial instruments		(4,107)	(3,262)
Net realised losses on disposal of investment properties		(4,309)	(3,208)
Other expenses		(2,584)	(2,058)
Total expenses		(72,747)	(80,159)
Loss for the year		(14,714)	(24,464)
Other comprehensive income for the year		-	-
Total comprehensive loss for the year		(14,714)	(24,464)
Loss for the year is attributable to:			
Non-controlling interest	20	(9,183)	(13,109)
Securityholders of RAM Essential Services Property Fund	19	(5,531)	(11,355)
		(14,714)	(24,464)
Total comprehensive loss for the year is attributable to:			
Non-controlling interest		(9,183)	(13,109)
Securityholders of RAM Essential Services Property Fund		(5,531)	(11,355)
		(14,714)	(24,464)
		Cents	Cents
Basic earnings per security		(2.94)	(4.78)
Diluted earnings per security		(2.94)	(4.78)

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

Statement of financial position

As at 30 June 2025

		Consolidated	
	Note	2025 \$'000	2024 \$'000
Assets			
Current assets			
Cash and cash equivalents	8	4,398	9,413
Trade and other receivables	9	10,019	9,295
Other current assets	10	2,687	2,672
		17,104	21,380
Non current assets held for sale	11	-	42,354
Total current assets		17,104	63,734
Non-current assets			
Derivative financial instruments	12	-	2,352
Investment properties	13	671,500	683,340
Other non-current assets	14	2,053	2,122
Total non-current assets		673,553	687,814
Total assets		690,657	751,548
Liabilities			
Current liabilities			
Trade and other payables	15	16,674	15,217
Interest bearing loans and borrowings	16	267,215	-
Total current liabilities		283,889	15,217
Non-current liabilities			
Interest bearing loans and borrowings	16	-	284,508
Derivative financial instruments	12	1,756	-
Other non-current liabilities	17	6,907	7,330
Total non-current liabilities		8,663	291,838
Total liabilities		292,552	307,055
Net assets		398,105	444,493
Equity			
Issued securities	18,26	240,042	243,441
Accumulated losses	19	(41,424)	(23,014)
Equity attributable to the securityholders of RAM Essential Services Property Fund		198,618	220,427
Non-controlling interest	20	199,487	224,066
Total equity		398,105	444,493

The above statement of financial position should be read in conjunction with the accompanying notes

Statement of changes in equity

For the year ended 30 June 2025

Consolidated	Issued securities \$'000	Accumulated losses \$'000	Non-controlling interest \$'000	Total equity \$'000
Balance at 1 July 2023	246,733	3,867	253,671	504,271
Loss for the year	-	(11,355)	(13,109)	(24,464)
Other comprehensive income for the year	-	-	-	-
Total comprehensive loss for the year		(11,355)	(13,109)	(24,464)
<i>Transactions with securityholders in their capacity as securityholders:</i>				
Distributions (note 21)	-	(15,526)	(13,430)	(28,956)
Buy-back of securities (note 18)	(3,282)	-	(3,057)	(6,339)
Transaction costs incurred in buy-back of securities (note 18)	(10)	-	(9)	(19)
Balance at 30 June 2024	243,441	(23,014)	224,066	444,493

Consolidated	Issued securities \$'000	Accumulated losses \$'000	Non-controlling interest \$'000	Total equity \$'000
Balance at 1 July 2024	243,441	(23,014)	224,066	444,493
Loss for the year	-	(5,531)	(9,183)	(14,714)
Other comprehensive income for the year	-	-	-	-
Total comprehensive loss for the year	-	(5,531)	(9,183)	(14,714)
<i>Transactions with securityholders in their capacity as securityholders:</i>				
Distributions (note 21)	-	(12,879)	(12,295)	(25,174)
Buy-back of securities (note 18)	(3,388)	-	(3,091)	(6,479)
Transaction costs incurred in buy-back of securities (note 18)	(11)	-	(10)	(21)
Balance at 30 June 2025	240,042	(41,424)	199,487	398,105

The above statement of changes in equity should be read in conjunction with the accompanying notes

Statement of cash flows

For the year ended 30 June 2025

	Note	Consolidated	
		2025 \$'000	2024 \$'000
Cash flows from operating activities			
Receipts from customers (inclusive of GST)		63,186	68,764
Payments to suppliers (inclusive of GST)		(24,616)	(27,465)
		38,570	41,299
Interest received		151	39
Interest and other finance costs paid		(14,289)	(9,836)
Net cash from operating activities	28	24,432	31,502
Cash flows from investing activities			
Payments for investment properties	13	(50,656)	(16,074)
Proceeds from disposal of investment properties	11,13	71,831	34,850
Net cash from investing activities		21,175	18,776
Cash flows from financing activities			
Proceeds from borrowings		55,303	12,301
Payment of loan transaction costs		(325)	(705)
Distributions paid	21	(26,065)	(28,836)
Repayment of borrowings		(73,035)	(29,219)
Payments for buy-backs of securities		(6,479)	(6,339)
Payments for buy-back transaction costs		(21)	(19)
Net cash used in financing activities		(50,622)	(52,817)
Net decrease in cash and cash equivalents		(5,015)	(2,539)
Cash and cash equivalents at the beginning of the financial year		9,413	11,952
Cash and cash equivalents at the end of the financial year	8	4,398	9,413

The above statement of cash flows should be read in conjunction with the accompanying notes

Notes to the financial statements

30 June 2025

Note 1. General information

These financial statements cover RAM Essential Services Property Fund ("Stapled Fund"). The financial statements are presented in Australian dollars, which is RAM Essential Services Property Fund's functional and presentation currency.

RAM Essential Services Property Fund is an ASX listed Managed Investment Scheme, incorporated and domiciled in Australia.

Registered office and principal place of business:

Suite 15.01
Level 15, 2 Chifley Square
Sydney NSW 2000

A description of the nature of the Stapled Fund's operations and its principal activities are included in the directors' report, which is not part of the financial statements.

The financial statements were authorised for issue, in accordance with a resolution of directors of the Responsible Entity, on 26 August 2025.

Note 2. Material accounting policies

The material accounting policies adopted in the preparation of the financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

Basis of preparation

These consolidated financial statements are a general purpose financial report for the reporting year ended 30 June 2025 which have been prepared in accordance with the requirements of the Product Disclosure Statement and Constitutions of the entities within the Stapled Fund, the Corporations Act 2001, Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ("AASB") and International Financial Reporting Standards as issued by the International Accounting Standards Board ("IASB").

Going concern

As of 30 June 2025, the Fund faced a shortfall where its current liabilities of \$283,889,000 exceeded its current assets of \$17,104,000 by \$266,785,000.

The primary factor for this deficit at 30 June 2025 is the classification of the Fund's \$340 million syndicated debt facility as a current liability, ahead of its expiry in June 2026. In August 2025, the Fund secured an extension for this facility to January 2027 as it engaged in negotiations to restructure its syndicated facility. For further details refer to note 16 and note 27.

Given these developments, the Fund's financial report for this period has been prepared on a going concern basis, reflecting the Directors' confidence in the Fund's ability to manage its financial obligations

Historical cost convention

The financial statements have been prepared under the historical cost convention, except for, where applicable, the revaluation of financial assets and liabilities at fair value through profit or loss, financial assets at fair value through other comprehensive income, investment properties, certain classes of property, plant and equipment and derivative financial instruments.

Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Stapled Fund's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 3.

Note 2. Material accounting policies (continued)

Presentational changes and comparatives

Where necessary, comparative figures have been adjusted to conform to changes in presentation in the current period.

Basis for combined financial report

The RAM Essential Services Property Fund is a Stapled Fund comprising RARPF and its controlled entities, and RAMPF and its controlled entities. The securities in the group are stapled to the units in the trusts. The stapled securities cannot be traded or dealt with separately. The stapled securities of the RAM Essential Services Property Fund are listed on the ASX (REP). RARPF has been identified as the parent entity.

RARPF and RAMPF remain separate legal entities in accordance with the Corporations Act 2001 and are each required to comply with the reporting and disclosure requirements of Accounting Standards and the Corporations Act 2001.

On 20 October 2021, RARPF acquired RAMPF. Under the terms of AASB 3 Business Combinations, RARPF was deemed to be the accounting acquirer in this business combination. The Directors of the Responsible Entity applied judgement in the determination of the parent entity of the Stapled Fund and considered various factors including asset size and capital structure. Accordingly, the consolidated financial statements of the RAM Essential Services Property Fund have been prepared as a continuation of the consolidated financial statements of RARPF from the date of stapling.

New or amended Accounting Standards and Interpretations adopted

There were no new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board that are material to the Fund for the year ended 30 June 2025.

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the Stapled Fund for the annual reporting year ended 30 June 2025. The Stapled Fund has not yet assessed the impact of these new or amended Accounting Standards and Interpretations.

Parent entity information

In accordance with the Corporations Act 2001, these financial statements present the results of the Stapled Fund only. Supplementary information about the parent entity is disclosed in note 26.

Principles of consolidation

The consolidated financial statements incorporate the assets and liabilities of all controlled entities of the Stapled Fund as at 30 June 2025 and the results of all controlled entities of the Stapled Fund for the year then ended. RAM Essential Services Property Fund and its controlled entities together are referred to in these financial statements as the "Stapled Fund".

Controlled entities are all those entities over which the Stapled Fund has control. The Stapled Fund controls an entity when the Stapled Fund is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Controlled entities are fully consolidated from the date on which control is transferred to the Stapled Fund. They are de-consolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between entities in the Stapled Fund are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of controlled entities have been changed where necessary to ensure consistency with the policies adopted by the Stapled Fund.

The acquisition of controlled entities is accounted for using the acquisition method of accounting. A change in ownership interest, without the loss of control, is accounted for as an equity transaction, where the difference between the consideration transferred and the book value of the share of the non-controlling interest acquired is recognised directly in equity attributable to the parent.

Notes to the financial statements

30 June 2025

Note 2. Material accounting policies (continued)

Non-controlling interest in the results and equity of subsidiaries are shown separately in the Statement of Profit or Loss and Other Comprehensive Income, Statement of Financial Position and Statement of Changes in Equity of the Stapled Fund. Losses incurred by the Stapled Fund are attributed to the non-controlling interest in full, even if that results in a deficit balance.

Where the Stapled Fund loses control over a subsidiary, it derecognises the assets including goodwill, liabilities and non-controlling interest in the subsidiary together with any cumulative translation differences recognised in equity. The Stapled Fund recognises the fair value of the consideration received and the fair value of any investment retained together with any gain or loss in profit or loss.

Income recognition

The Stapled Fund recognises income at the fair value of the consideration received or receivable net of the amount of goods and services tax ("GST") levied. Income is recognised for the major business activities as follows:

Rent from investment properties

Rent from investment properties is recognised in the Statement of Profit or Loss and Other Comprehensive Income on a straight-line basis over the lease term. Rent not received at balance date is reflected in the Statement of Financial Position as a receivable or if paid in advance, as rents in advance. Lease incentives granted are recognised over the lease term, on a straight-line basis, as a reduction of rent.

Interest

Interest income is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

Current and non-current classification

Assets and liabilities are presented in the Statement of Financial Position based on current and non-current classification.

An asset is classified as current when: it is either expected to be realised or intended to be sold or consumed in the Stapled Fund's normal operating cycle; it is held primarily for the purpose of trading; it is expected to be realised within 12 months after the reporting period; or the asset is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as non-current.

A liability is classified as current when: it is either expected to be settled in the Stapled Fund's normal operating cycle; it is held primarily for the purpose of trading; it is due to be settled within 12 months after the reporting period; or there is no right at the end of the reporting period to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as non-current.

Income tax

Under current Australian income tax legislation, the Stapled Fund is not liable for income tax, provided that the taxable income (including any assessable component of any capital gains from the sale of investment assets) is fully distributed to Unitholders each year. Tax allowances for building, plant and equipment depreciation are distributed to Unitholders in the form of tax preferred components of distributions.

Note 2. Material accounting policies (continued)

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Trade and other receivables

Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. Trade receivables are generally due for settlement within 30 days.

The Stapled Fund has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue.

Other receivables are recognised at amortised cost, less any allowance for expected credit losses.

Derivative financial instruments

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

Derivatives are classified as current or non-current depending on the expected period of realisation.

Non-current assets or disposal groups classified as held for sale

Non-current assets and assets of disposal groups are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continued use. They are measured at the lower of their carrying amount and fair value less costs of disposal. For non-current assets or assets of disposal groups to be classified as held for sale, they must be available for immediate sale in their present condition and their sale must be highly probable.

An impairment loss is recognised for any initial or subsequent write down of the non-current assets and assets of disposal groups to fair value less costs of disposal. A gain is recognised for any subsequent increases in fair value less costs of disposal of a non-current assets and assets of disposal groups, but not in excess of any cumulative impairment loss previously recognised.

Non-current assets are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of assets held for sale continue to be recognised.

Non-current assets classified as held for sale and the assets of disposal groups classified as held for sale are presented separately on the face of the statement of financial position, in current assets. The liabilities of disposal groups classified as held for sale are presented separately on the face of the statement of financial position, in current liabilities.

Notes to the financial statements

30 June 2025

Note 2. Material accounting policies (continued)

Investment properties

Investment properties principally comprise of freehold land and buildings held for long-term rental and capital appreciation that are not occupied by the Stapled Fund. Investment properties are initially recognised at cost, including transaction costs, and are subsequently remeasured annually at fair value. Movements in fair value are recognised directly to profit or loss.

Investment properties are derecognised when disposed of or when there is no future economic benefit expected.

Transfers to and from investment properties to property, plant and equipment are determined by a change in use of owner-occupation. The fair value on the date of change of use from investment properties to property, plant and equipment are used as deemed cost for the subsequent accounting. The existing carrying amount of property, plant and equipment is used for the subsequent accounting cost of investment properties on the date of change of use.

Investment properties also include properties under construction for future use as investment properties. These are carried at fair value, or at cost where fair value cannot be reliably determined and the construction is incomplete.

Impairment of non-financial assets

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

Recoverable amount is the higher of an asset's fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.

Trade and other payables

These amounts represent liabilities for goods and services provided to the Stapled Fund prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

Borrowings

Loans and borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

Borrowing costs

Costs in relation to borrowings are capitalised as an asset and amortised on a straight-line basis over the period of the finance arrangement.

Finance costs

Finance costs attributable to qualifying assets are capitalised as part of the asset. All other finance costs are expensed in the period in which they are incurred.

Fair value measurement

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either: in the principal market; or in the absence of a principal market, in the most advantageous market.

Note 2. Material accounting policies (continued)

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Assets and liabilities measured at fair value are classified into three levels, using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. Classifications are reviewed at each reporting date and transfers between levels are determined based on a reassessment of the lowest level of input that is significant to the fair value measurement.

For recurring and non-recurring fair value measurements, external valuers may be used when internal expertise is either not available or when the valuation is deemed to be significant. External valuers are selected based on market knowledge and reputation. Where there is a significant change in fair value of an asset or liability from one period to another, an analysis is undertaken, which includes a verification of the major inputs applied in the latest valuation and a comparison, where applicable, with external sources of data.

For Medical Properties, if the capitalisation rate increased by 25 basis points, fair value would reduce by \$13.10 million from the fair value as at 30 June 2025 and if the capitalisation rate decreased by 25 basis points, fair value would increase by \$14.20 million from the fair value as at 30 June 2025.

For Retail Properties, if the capitalisation rate increased by 25 basis points, fair value would reduce by \$13.40 million from the fair value as at 30 June 2025 and if the capitalisation rate decreased by 25 basis points, fair value would increase by \$14.50 million from the fair value as at 30 June 2025.

Issued securities

Ordinary securities are classified as equity.

Incremental costs directly attributable to the issue of new securities or options are shown in equity as a deduction from the proceeds.

Distributions

Distributions are recognised when declared during the financial year and no longer at the discretion of the Stapled Fund.

Earnings per security

Basic earnings per security

Basic earnings per security is calculated by dividing the profit attributable to the securityholders of RAM Essential Services Property Fund, excluding any costs of servicing equity other than ordinary securities, by the weighted average number of ordinary securities outstanding during the financial year, adjusted for bonus elements in ordinary securities issued during the financial year.

Diluted earnings per security

Diluted earnings per security adjusts the figures used in the determination of basic earnings per security to take into account the after income tax effect of interest and other financing costs associated with dilutive potential ordinary securities and the weighted average number of securities assumed to have been issued for no consideration in relation to dilutive potential ordinary securities.

Notes to the financial statements

30 June 2025

Note 2. Material accounting policies (continued)

Goods and Services Tax ('GST') and other similar taxes

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the tax authority is included in other receivables or other payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the tax authority, are presented as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

Rounding of amounts

Amounts in this report have been rounded off in accordance with that Corporations Instrument to the nearest thousand dollars, or in certain cases, the nearest dollar.

Note 3. Critical accounting judgements, estimates and assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believes to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities (refer to the respective notes) within the next financial year are discussed below.

Allowance for expected credit losses

The allowance for expected credit losses assessment requires a degree of estimation and judgement. It is based on the lifetime expected credit loss, grouped based on days overdue, and makes assumptions to allocate an overall expected credit loss rate for each group. These assumptions include recent rental experience and historical collection rates.

Fair value measurement hierarchy

The Stapled Fund is required to classify all assets and liabilities, measured at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

Level 3: Unobservable inputs for the asset or liability.

Considerable judgement is required to determine what is significant to fair value and therefore which category the asset or liability is placed in can be subjective.

The fair value of assets and liabilities classified as level 3 is determined by the use of valuation models. These include discounted cash flow analysis or the use of observable inputs that require significant adjustments based on unobservable inputs.

Note 4. Segment reporting

The Stapled Fund is organised into one operating segment; being to invest in accordance with the investment objectives and guidelines set out in its current Product Disclosure Statement and in accordance with the provisions of RARPF's and RAMPF's Constitutions. This singular operating segment is based on the internal reports that are provided to the chief operating decision maker to facilitate strategic decisions.

The Responsible Entity has been identified as the Stapled Fund's chief operating decision maker.

Note 5. Remuneration of auditors

During the financial year the following fees were paid or payable for services provided by PKF(NS) Audit & Assurance Limited Partnership and related entities, the auditor of the Stapled Fund:

	Consolidated	
	2025 \$'000	2024 \$'000
<i>Audit services - PKF(NS) Audit & Assurance Limited Partnership</i>		
Audit or review of the financial statements	274	244

Note 6. Income

Disaggregation of income

The disaggregation of income from contracts with customers is as follows:

	Consolidated	
	2025 \$'000	2024 \$'000
Rental income	51,693	56,729
Recoverable outgoings	5,853	4,874
Straight-line of rental income	336	(5,947)
	57,882	55,656

Rental income from investment properties is recognised on a straight-line basis over the lease term.

Notes to the financial statements

30 June 2025

Note 7. Expenses

	Consolidated	
	2025 \$'000	2024 \$'000
Loss includes the following specific expenses:		
<i>Finance costs</i>		
Interest and finance charges paid/payable on borrowings	12,803	12,657
Amortisation of borrowing transaction costs	777	1,508
Total finance costs	13,580	14,165
<i>Property expenses</i>		
Property operating expenses	12,169	11,348
Amortisation of lease incentives	7,857	5,073
Property management fees	1,393	1,911
Total property expenses	21,419	18,332

Finance costs include interest, amortisation or other costs incurred in connection with arrangement of borrowings.

Property expenses include rates, taxes, property outgoings expenses and amortisation of lease incentives. Expenses recovered from a tenant are recorded in recoverable outgoings within rent from investment properties. Expenses are recognised in the consolidated Statement of Profit or Loss and Other Comprehensive Income on an accrual basis. Lease incentives are amortised over the term of the lease.

Note 8. Cash and cash equivalents

	Consolidated	
	2025 \$'000	2024 \$'000
Cash at bank	4,398	9,405
Cash on deposit	-	8
	4,398	9,413

Note 9. Trade and other receivables

	Consolidated	
	2025 \$'000	2024 \$'000
Trade receivables	8,862	9,317
Less: Allowance for expected credit losses	(78)	(359)
	8,784	8,958
Other receivables	1,235	337
	1,235	337
	10,019	9,295

Allowance for expected credit losses

The allowance for expected credit losses assessment requires a degree of estimation and judgement. It is based on the lifetime expected credit loss, grouped based on days overdue, and makes assumptions to allocate an overall expected credit loss rate for each group. These assumptions include recent sales experience and historical collection rates.

The ageing of the receivables and allowance for expected credit losses provided for above are as follows:

	Expected credit loss rate		Carrying amount		Allowance for expected credit losses	
	2025 %	2024 %	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
Consolidated						
Not overdue	-	-	5,288	6,355	-	-
30 - 90 days overdue	-	-	797	821	-	-
90+ days overdue	3%	17%	2,777	2,141	78	359
			8,862	9,317	78	359

Note 10. Other current assets

	Consolidated	
	2025 \$'000	2024 \$'000
Accrued revenue	2,552	2,127
Prepayments	135	545
	2,687	2,672

Notes to the financial statements

30 June 2025

Note 11. Non current assets held for sale

	Consolidated	
	2025 \$'000	2024 \$'000
Tanilba Bay Shopping Centre, Tanilba Bay NSW	-	21,658
Yeronga Village Shopping Centre, Yeronga QLD	-	20,696
	-	42,354

Reconciliation

Reconciliation of the fair value at the beginning and end of the current and previous financial year are set out below:

	Consolidated	
	2025 \$'000	2024 \$'000
Opening fair value	42,354	-
Reclassification to non-current assets held for sale	-	47,024
Revaluation decrements	-	(4,761)
Capital expenditure	-	294
Amortisation of lease incentives	-	(203)
Disposals	(42,354)	-
Closing fair value	-	42,354

In the year to 30 June 2025 the Fund disposed of its 100% interest in 2 separate convenience-anchored neighbourhood retail assets:

- Yeronga Village Shopping Centre, located in Yeronga, Queensland, settled 19 August 2024 at a contract price of \$21.5m.
- Tanilba Bay Shopping Centre, located in Tanilba Bay, New South Wales, settled 13 November 2024 at a contract price of \$23.0m.

Both of these properties were classified as non-current assets held for sale as at 30 June 2024.

Note 12. Derivative financial instruments

	Consolidated	
	2025 \$'000	2024 \$'000
<i>Non-current assets</i>		
Interest rate swap contracts	-	2,352
	-	2,352

	Consolidated	
	2025 \$'000	2024 \$'000
<i>Non-current liabilities</i>		
Interest rate swap contracts	1,756	-
	1,756	-

The Stapled Fund has entered into interest rate swap contracts under which it receives interest at variable rates and pays interest at fixed rates to protect interest bearing liabilities from exposure to changes in interest rates. Refer to note 23 for further information on fair value measurement.

Swaps in place as at 30 June 2025 cover 99% (30 June 2024: 74.55%) of the debt facilities outstanding. The weighted average fixed interest swap rate at 30 June 2025 was 3.53% (30 June 2024: 3.42%) and the weighted average term was 1.5 years (30 June 2024: 1.3 years).

Note 13. Investment properties

	Date of last external valuation	Last external valuation \$'000	As at 30 June 2025 \$'000	As at 30 June 2024 \$'000
Retail				
Ballina Central Shopping Centre, Ballina NSW	30/06/2025	47,500	47,500	52,500
Broadway Plaza, Punchbowl NSW	03/07/2025	52,500	52,500	54,800
Coomera Square, Coomera QLD	30/06/2025	83,200	83,200	80,800
Keppel Bay Plaza, Yeppoon QLD	02/12/2024	40,000	41,000	48,600
Mowbray Market Place, Mowbray TAS	31/12/2023	44,000	48,900	44,400
Rutherford Shopping Centre, Rutherford NSW	30/06/2025	25,500	25,500	24,350
Springfield Fair, Springfield QLD	30/06/2025	40,000	40,000	38,400
Total - retail investment properties		332,700	338,600	343,850

Notes to the financial statements

30 June 2025

Note 13. Investment properties (continued)

	Date of last external valuation	Last external valuation \$'000	As at 30 June 2025 \$'000	As at 30 June 2024 \$'000
Medical				
Bowen Hills Day Surgery, Bowen Hills QLD	31/12/2023	16,750	-	16,200
Cambridge Day Surgery, Wembley WA	30/06/2024	8,100	8,700	8,100
Casuarina Medical Precinct, Casuarina NT	31/12/2023	13,600	14,000	13,600
Corrimal Private Health Centre, Corrimal NSW	30/06/2025	5,250	5,250	5,700
Dubbo Private Hospital, Dubbo NSW	09/12/2024	20,500	21,500	22,600
Highland Health Centre, Highland Park QLD	31/12/2023	8,400	-	8,400
Madeley Medical Centre, Madeley WA	31/12/2023	11,000	9,800	11,000
Mayo Private Hospital, Taree NSW	18/11/2024	50,500	51,600	54,400
Miami Day Hospital, Miami QLD	30/06/2024	18,800	21,350	18,800
Mildura Medical Centre, Mildura VIC	10/01/2025	2,700	2,700	4,200
North Ward Medical Centre, North Ward QLD	31/12/2023	9,900	11,500	9,900
North West Private Hospital, Cooe TAS	30/06/2024	45,500	53,000	45,500
Panaceum Medical Centre, Geraldton WA	25/11/2024	12,250	12,700	13,500
Parkwood Family Practice, Parkwood QLD	31/12/2022	8,000	-	7,000
Rosebery Convenience & Medical Centre, Rosebery NT	31/12/2023	9,300	9,400	9,500
Secret Harbour Medical Centre, Secret Harbour WA	31/12/2023	9,000	9,200	9,300
South Lake Medical Centre, South Lake WA	30/06/2024	7,830	-	7,830
St John of God Wembley Day Surgery, Wembley WA	31/12/2023	23,500	25,600	24,300
Swan Medical Centre, Midlands WA	31/12/2023	7,750	7,500	7,800
The Banyans Health & Wellness Centre, Clear Mountain QLD	30/06/2024	8,360	8,600	8,360
The Gold Coast Surgery Centre, Southport QLD	31/12/2023	18,000	20,200	18,300
Willetts Health Precinct, Mount Pleasant QLD	30/06/2024	15,200	16,200	15,200
Cairns Day Surgery, Cairns QLD	03/03/2025	23,000	24,100	-
Total - medical investment properties		353,190	332,900	339,490
Total - investment properties		685,890	671,500	683,340

Note 13. Investment properties (continued)

Reconciliation

Reconciliation of the fair values at the beginning and end of the current and previous financial year are set out below:

	As at 30 June 2025 \$'000	As at 30 June 2024 \$'000
Opening fair value	683,340	786,514
Reclassification to non-current assets held for sale	-	(47,024)
Additions	24,100	-
Disposals	(39,430)	(42,107)
Revaluation decrements	(22,505)	(29,222)
Capital expenditure	33,761	20,049
Amortisation of lease incentives	(7,766)	(4,870)
Closing fair value	671,500	683,340

Critical accounting estimate - Valuation of investment properties

Property assets are valued in accordance with the Fund's Property Valuation Policy. This Policy requires that all direct property assets be valued at Fair Value at each balance date. Fair Value is determined at least once every two years by an appropriately qualified independent valuer. In the intervening periods Fair Value is determined by the Investment Manager, after considering all relevant market-based information and circumstances.

Where the Investment Manager believes that there have been significant changes in the value of the direct property assets, an appropriately qualified independent valuer will be engaged to value the direct property assets in accordance with ordinary commercial practice and IFRS.

The balance of the Stapled Fund's properties were valued by the Investment Manager using best practice market methodologies including discounted cash flow, capitalisation and comparison methodologies.

Notes to the financial statements

30 June 2025

Note 13. Investment properties (continued)

Significant unobservable inputs associated with the Stapled Fund's investment property valuation are set out below:

	Consolidated		Retail		Medical	
	Range	Weighted average	Range	Weighted average	Range	Weighted average
As at 30 June 2025						
Passing rent (\$m)	0.04 - 5.95	2.97	1.59 - 5.95	4.19	0.04 - 2.77	1.72
Capitalisation rate (%)	5.25 - 8.00	6.09	5.50 - 7.00	6.09	5.25 - 8.00	6.10
Discount rate (%)	6.25 - 9.00	7.05	6.25 - 8.50	6.96	6.25 - 9.00	7.05
Lease expiry (years)	0.86 - 28.84	7.16	2.24 - 7.21	5.25	0.86 - 28.84	9.46
Occupancy (%)	72.00 - 100.00	98.42	94.26 - 100.00	98.90	72.00 - 100.00	97.85

	Consolidated		Retail		Medical	
	Range	Weighted average	Range	Weighted average	Range	Weighted average
As at 30 June 2024						
Passing rent (\$m)	0.04 - 5.71	2.69	1.49 - 5.71	3.82	0.04 - 2.69	1.41
Capitalisation rate (%)	5.00 - 8.00	5.97	5.50 - 6.82	6.06	5.00 - 8.00	5.86
Discount rate (%)	6.25 - 8.25	6.91	6.25 - 7.50	6.79	6.50 - 8.25	7.06
Lease expiry (years)	0.00 - 29.78	6.57	2.34 - 6.91	4.79	0.00 - 29.78	9.04
Occupancy (%)	15.99 - 100.00	97.53	97.02 - 100.00	99.03	15.99 - 100.00	95.53

Lessor commitments

	Consolidated	
	2025 \$'000	2024 \$'000
Minimum lease commitments receivable but not recognised in the financial statements:		
1 year or less	46,255	47,181
Between 1 and 2 years	41,437	42,381
Between 2 and 3 years	38,870	36,253
3 years or more	206,862	205,117
	333,424	330,932

Note 14. Other non-current assets

	Consolidated	
	2025 \$'000	2024 \$'000
Rent straight-lining adjustments	2,053	2,122

Note 15. Trade and other payables

	Consolidated	
	2025 \$'000	2024 \$'000
Trade payables	1,549	282
Accrued expenses	6,164	5,139
Fees payable to related parties	1,153	859
Deferred income	1,175	1,053
Security deposits	59	47
Distributions payable	6,238	7,154
Goods and services tax payable	300	683
Withholding tax payable	36	-
	16,674	15,217

Refer to note 22 for further information on financial instruments.

Notes to the financial statements

30 June 2025

Note 16. Interest bearing loans and borrowings

	As at 30 June 2025		As at 30 June 2024	
	Facility limit \$'000	Drawn amount \$'000	Facility limit \$'000	Drawn amount \$'000
<i>Current - secured</i>				
Syndicated facility	340,000	267,725	-	-
Less: Unamortised transaction costs	-	(510)	-	-
Total current interest bearing liabilities	340,000	267,215	-	-
<i>Non-current - secured</i>				
Syndicated facility	-	-	340,000	285,467
Less: Unamortised transaction costs	-	-	-	(959)
Total non-current interest bearing liabilities	-	-	340,000	284,508
Total interest bearing liabilities	340,000	267,215	340,000	284,508

Syndicated facility

RAM Essential Services FinCo Pty Ltd, a jointly owned entity of the Stapled Fund, is the borrower for the syndicated debt facility. The Stapled Fund's syndicated debt facility is with the Commonwealth Bank of Australia. On 31 January 2024, a restructure of the syndicated facility was completed whereby Westpac was introduced, and as a result, the syndicated facility limit was increased to \$340 million. The syndicated facility expires in June 2026. During the year to 30 June 2025 no additional drawdowns to the syndicated facility were made in relation to capital and development expenditure across the investment property portfolio.

On 5 August 2025, the Stapled Fund extended the Group's syndicated debt facility. RAM Essential Services FinCo Pty Ltd, a jointly owned entity of the Stapled Fund, is the borrower under the facility, which is provided jointly by the Commonwealth Bank of Australia ("Commonwealth") and Westpac Banking Corporation ("Westpac"). The facility, with a total limit of \$340 million and previously maturing in June 2026, has been extended to January 2027 on the same terms.

Assets pledged as security

The bank overdraft and above loan facilities are secured by first mortgages over the Stapled Fund's investment properties.

Note 17. Other non-current liabilities

	Consolidated	
	2025 \$'000	2024 \$'000
Security deposits	266	283
Rent straight-lining adjustments	6,641	7,047
	6,907	7,330

Note 18. Issued securities

	As at 30 June 2025		As at 30 June 2024	
	No. of securities	\$'000	No. of securities	\$'000
<i>Parent entity</i>				
Balance at beginning of year	255,712,752	243,441	260,542,047	246,733
Buy-back and cancellation of securities	(5,180,160)	(3,399)	(4,829,295)	(3,292)
	250,532,592	240,042	255,712,752	243,441
<i>Non-controlling interest</i>				
Balance at beginning of year	255,712,752	252,502	260,542,047	255,568
Buy-back and cancellation of securities	(5,180,161)	(3,101)	(4,829,295)	(3,066)
	250,532,591	249,401	255,712,752	252,502
Total issued securities - fully paid	501,065,183	489,443	511,425,504	495,943

Ordinary securities

Ordinary securities entitles the holder to participate in distributions and the proceeds on the winding up of the Stapled Fund in proportion to the number of and amounts paid on the securities held. The fully paid ordinary securities have no par value and the Stapled Fund does not have a limited amount of authorised capital.

On a show of hands every member present at a meeting in person or by proxy shall have one vote and upon a poll each security shall have one vote.

Securities buy-back

On 21 November 2023, the Stapled Fund as part of its ongoing capital management strategy, commenced an on market buy-back program for 12 months which was funded by existing cash and undrawn facilities. On 5 December 2024, the Stapled Fund extended the buy-back period to 31 March 2025. For the year ended 30 June 2025, 10,360,321 securities were bought-back and 10,360,321 securities were cancelled.

Capital risk management

The Stapled Fund's objectives when managing capital is to safeguard its ability to continue as a going concern, so that it can provide returns for the securityholders and benefits for other stakeholders and to maintain an optimum capital structure to reduce the cost of capital.

Capital is regarded as total equity, as recognised in the Statement of Financial Position, plus net debt. Net debt is calculated as total borrowings less cash and cash equivalents.

In order to maintain or adjust the capital structure, the Stapled Fund may adjust the amount of distributions paid to securityholders, return capital to securityholders, issue new securities or sell assets to reduce debt.

The Stapled Fund would look to raise capital when an opportunity to invest in a business or company was seen as value adding relative to the current Stapled Fund's security price at the time of the investment. The Stapled Fund is not actively pursuing additional investments in the short term as it continues to integrate and grow its existing businesses in order to maximise synergies.

Notes to the financial statements

30 June 2025

Note 18. Issued securities (continued)

The Stapled Fund is subject to certain financing arrangements covenants and meeting these is given priority in all capital risk management decisions. There have been no events of default on the financing arrangements during the financial year.

Note 19. Accumulated losses

	Consolidated	
	2025 \$'000	2024 \$'000
(Accumulated losses)/undistributed profits at the beginning of the financial year	(23,014)	3,867
Loss for the year	(5,531)	(11,355)
Distributions (note 21)	(12,879)	(15,526)
Accumulated losses at the end of the financial year	(41,424)	(23,014)

Note 20. Non-controlling interest

The equity attributable to RAMPF as stapled to the parent, RARPF, is presented as non-controlling interests ("NCI") in the Statement of Financial Position of the Stapled Fund.

The following table summarises the information relating to RAMPF that has material NCI.

		Consolidated	
		2025 \$'000	2024 \$'000
Total securityholder's funds		249,401	252,502
Accumulated losses		(49,914)	(28,436)
		199,487	224,066
	%	2025 \$'000	2024 \$'000
NCI percentage	100%		
Current assets		10,689	13,421
Non-current assets		362,119	381,112
Current liabilities		(165,676)	(6,865)
Non-current liabilities		(7,645)	(163,602)
Net assets		199,487	224,066
Issued capital		249,401	252,502
Accumulated losses		(49,914)	(28,436)
Net assets attributable to NCI		199,487	224,066

Note 20. Non-controlling interest (continued)

	%	2025 \$'000	2024 \$'000
Revenue		27,227	23,355
Loss		(9,183)	(13,109)
Total comprehensive loss		(9,183)	(13,109)
Loss allocated to NCI		(9,183)	(13,109)

Note 21. Distributions

Distributions paid or payable during the financial year were as follows:

	2025 Distribution \$'000	2025 Distribution per security cps
Quarterly distribution for the period ended 30 September 2024	6,340	1.250
Quarterly distribution for the period ended 31 December 2024	6,306	1.250
Quarterly distribution for the period ended 31 March 2025	6,265	1.250
Quarterly distribution for the period ended 30 June 2025	6,263	1.250
Total distributions for the year ended 30 June 2025	25,174	5.000

	2024 Distribution \$'000	2024 Distribution per security cps
Quarterly distribution for the period ended 30 September 2023	7,295	1.400
Quarterly distribution for the period ended 31 December 2023	7,279	1.400
Quarterly distribution for the period ended 31 March 2024	7,228	1.400
Quarterly distribution for the period ended 30 June 2024	7,154	1.400
Total distributions for the year ended 30 June 2024	28,956	5.600

Note 22. Financial instruments

Financial risk management objectives

The Stapled Fund's activities expose it to a variety of financial risks: market risk (including foreign currency risk, price risk and interest rate risk), credit risk and liquidity risk. The Stapled Fund's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Stapled Fund. The Stapled Fund uses derivative financial instruments such as interest rate swap contracts to hedge certain risk exposures. Derivatives are exclusively used for hedging purposes, i.e. not as trading or other speculative instruments. The Stapled Fund uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rate, foreign exchange and other price risks, ageing analysis for credit risk and beta analysis in respect of investment portfolios to determine market risk.

Notes to the financial statements

30 June 2025

Note 22. Financial instruments (continued)

Risk management is carried out by senior finance executives of the Investment Manager under policies approved by the Board of Directors ("the Board") of the Responsible Entity. These policies include identification and analysis of the risk exposure of the Stapled Fund and appropriate procedures, controls and risk limits. Finance identifies, evaluates and hedges financial risks within the Stapled Fund's operating units. Finance reports to the Board on a quarterly basis.

Market risk

Foreign currency risk

The Stapled Fund's functional currency is the Australian dollar, the Stapled Fund does not undertake transactions that expose the entity to foreign currency risk.

Price risk

The Stapled Fund is not exposed to any significant price risk.

Interest rate risk

The Stapled Fund's main interest rate risk arises from long-term borrowings. Borrowings obtained at variable rates expose the Stapled Fund to interest rate risk. Borrowings obtained at fixed rates expose the Stapled Fund to fair value interest rate risk. The policy is to maintain approximately 50-75% of current borrowings at fixed rates using interest rate swaps to achieve this when necessary.

The Stapled Fund's bank loans owing, totalling \$267,725,000 (30 June 2024: \$285,467,000) are interest only payment loans. Monthly cash outlays of approximately \$1,156,000 (30 June 2024: \$1,109,000) per month are required to service the interest payments. An official increase/decrease in interest rates of 100 basis points would have an (adverse) / favourable effect on profit before tax of (\$27,244) / \$27,244 (30 June 2024: (\$705,000) / \$705,000) per annum.

Credit risk

Credit risk refers to the risk that a tenant will default on their contractual obligations resulting in financial loss to the Stapled Fund. The Responsible Entity has a strict code of credit, including obtaining agency credit information, confirming references and setting appropriate credit limits. The Responsible Entity obtains guarantees where appropriate to mitigate credit risk. The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the Statement of Financial Position and notes to the financial statements. The Stapled Fund does not hold any collateral.

The Stapled Fund has adopted a lifetime expected loss allowance in estimating expected credit losses to trade receivables through the use of a provisions matrix using fixed rates of credit loss provisioning. These provisions are considered representative across all tenants of the Stapled Fund based on recent rental experience, historical collection rates and forward-looking information that is available.

Generally, trade receivables are written off when there is no reasonable expectation of recovery. Indicators of this include the failure of a debtor to engage in a repayment plan, no active enforcement activity and a failure to make contractual payments for a period greater than 1 year.

The Stapled Fund's cash is held with high quality Australian financial institutions with very low credit risk.

Liquidity risk

Vigilant liquidity risk management requires the Stapled Fund to maintain sufficient liquid assets (mainly cash and cash equivalents) and available borrowing facilities to be able to pay debts as and when they become due and payable.

The Stapled Fund manages liquidity risk by maintaining adequate cash reserves and available borrowing facilities by continuously monitoring actual and forecast cash flows and matching the maturity profiles of financial assets and liabilities.

Note 22. Financial instruments (continued)

Fair value of financial instruments

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

Note 23. Fair value measurement

Fair value hierarchy

The following tables detail the Stapled Fund's assets and liabilities, measured or disclosed at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Unobservable inputs for the asset or liability.

	Level 1	Level 2	Level 3	Total
As at 30 June 2025	\$'000	\$'000	\$'000	\$'000
<i>Financial Assets</i>				
Investment properties - retail	-	-	338,600	338,600
Investment properties - medical	-	-	332,900	332,900
Total assets	-	-	671,500	671,500
<i>Financial Liabilities</i>				
Financial instruments	-	1,756	-	1,756
Total liabilities	-	1,756	-	1,756

There were no transfers between levels during the financial year.

	Level 1	Level 2	Level 3	Total
As at 30 June 2024	\$'000	\$'000	\$'000	\$'000
<i>Financial Assets</i>				
Investment properties - retail	-	343,850	-	343,850
Investment properties - medical	-	339,490	-	339,490
Financial instruments	2,352	-	-	2,352
Total assets	2,352	683,340	-	685,692

There were no transfers between levels during the financial year.

Notes to the financial statements

30 June 2025

Note 23. Fair value measurement (continued)

Valuation techniques for fair value measurements categorised within level 2 and level 3

Property assets are valued in accordance with the Stapled Fund's Property Valuation Policy. This Policy requires that all direct property assets be valued at Fair Value at each balance date. Fair Value is determined at least once every two years by an appropriately qualified independent valuer. In the intervening periods Fair Value is determined by the Investment Manager, after considering all relevant market-based information and circumstances.

Where the Investment Manager believes that there have been significant changes in the value of the direct property assets, an appropriately qualified independent valuer will be engaged to value the direct property assets in accordance with ordinary commercial practice and IFRS.

The balance of the Stapled Fund's properties were valued by the Investment Manager using best practice market methodologies including discounted cash flow, capitalisation and comparison methodologies.

Note 24. Related party transactions

Key management personnel

The Stapled Fund does not employ personnel in its own right. However, it is required to have an incorporated Responsible Entity. The Responsible Entity has appointed an Investment Manager to manage the activities of the Stapled Fund which has been identified as key management personnel.

Key management personnel loan disclosures

The Stapled Fund has not made, guaranteed or secured, directly or indirectly, any loans to key management personnel or their personally related entities at any time during the reporting period.

Related party fees and other transactions

	Basis and rate applicable	Related Party
Investment management fees	The investment management fee is calculated at 0.65% per annum, excluding GST, of the gross asset value up to and including \$1.50B, and 0.55% per annum of the gross asset value in excess of \$1.50B.	Investment Manager
Property acquisition fees	The acquisition fee is calculated at 0.75% of the acquisition price of any acquisitions undertaken by the Stapled Fund.	Investment Manager
Leasing fees	The Property Manager is entitled to receive leasing fees for the provision of leasing services in relation to the Properties (as agreed between the Responsible Entity and the Property Manager) including for new tenants and renewals of existing tenants.	Property Manager
Development management fees	The development management fees are calculated at 5% of the greater of development costs and gross valuation uplift. Valuation uplift is calculated as the value of the asset upon completion less the value of the asset at acquisition. This fee is payable at significant stages in the development plan.	Property Manager
Registry fees	The registry fees are in relation to the equity register maintenance and administration services provided to the Stapled Fund.	Investment Manager

Note 24. Related party transactions (continued)

	Basis and rate applicable	Related Party
Accounting fees	The accounting fees are in relation to accounting services provided directly to the Stapled Fund on fixed rate contracts, determined by the number of tenants of the associated property to the Stapled Fund.	Administration Manager
Finance facilitation fees	As per the previous terms of the investment management agreements of RARPF and RAMPF, which were applicable when the Debt Facility Agreement was entered into pre stapling, a one-off fee of 0.25% of the Debt Facility is payable to the Investment Manager.	Investment Manager
Reimbursement for costs paid	All reasonable expenses and costs incurred in connection with the obligations of the related parties as stipulated in the Fund Constitutions.	Responsible Entity Investment Manager Property Manager Administration Manager
Trustee Management fees	All reasonable expenses and costs incurred by the Responsible Entity in connection with the compliance and administration of the fund.	Responsible Entity

Related Parties

Responsible Entity

RAM Property Funds Management Ltd is the Responsible Entity.

Investment Manager

RAM Property Investment Management Pty Ltd is the engaged Investment Manager.

Property Manager

RAM Property Asset Management Pty Ltd is the engaged Property Manager.

Administration Manager

RAM Australia Property Services Pty Ltd is the engaged Administration Manager.

Notes to the financial statements

30 June 2025

Note 24. Related party transactions (continued)

Transactions with related parties

At the reporting date, the following transactions occurred with related parties:

	Consolidated	
	2025 \$'000	2024 \$'000
RAM Property Funds Management Ltd		
Cost recoveries	-	338
Directors fees	350	351
Trustee management fees	42	250
	392	939
RAM Property Investment Management Pty Ltd		
Cost recoveries	26	60
Investment management fees	4,242	5,100
Property acquisition fees	173	-
Registry fees	50	50
	4,491	5,210
RAM Property Asset Management Pty Ltd		
Cost recoveries	20	9
Leasing fees	714	606
Legal fees	27	-
	761	615
RAM Australia Property Services Pty Ltd		
Accounting fees	611	640
Cost recoveries	507	161
Other lease costs	201	-
Legal fees	35	-
	1,354	801

Note 24. Related party transactions (continued)

Receivable from and payable to related parties

At the reporting date, an amount of \$725,213 (30 June 2024: \$nil) including GST is owed by the related parties and is included in other receivables.

At the reporting date, an amount of \$1,152,940 (30 June 2024: \$858,830) including GST is owing to the related parties and is included in the trade and other payables.

Loans to/from related parties

There were no loans to or from related parties at the current and previous reporting date.

Terms and conditions

All related party payables are non-interest bearing.

Securities held by related parties

At 30 June 2025, the following related parties of the Responsible Entity held securities in the Stapled Fund.

	Closing securities held	Closing interest held
RAM Property Securities Fund	150,884,895	30.11%
188 ECT Capital Stable Fund	10,768,382	2.15%
RAM Group Nominees No.2 Pty Ltd	5,000,000	1.00%
RAM OFC - RAM Global Real Estate Fund	1,709,401	0.34%
Scott Wehl	470,000	0.09%
Bryce Mitchelson	150,000	0.03%
Marianne Perkovic	100,000	0.02%
Scott Kelly	100,000	0.02%
Kieran Pryke	80,000	0.02%
Greg Miles	75,000	0.01%
	169,337,678	

Notes to the financial statements

30 June 2025

Note 25. Controlled entities

The following entities were controlled by the Stapled Fund during the financial year respectively.

	Consolidated	
	2025 %	2024 %
Held directly by RAM Australia Retail Property Fund		
RAM Australia Retail Property No. 1 Trust	100%	100%
RAM Australia Retail Property No. 2 Trust	100%	100%
RAM Australia Retail Property No. 3 Trust	100%	100%
RAM Australia Retail Property No. 4 Trust	100%	100%
RAM Australia Retail Property No. 5 Trust	100%	100%
RAM Australia Retail Property No. 6 Trust	100%	100%
RAM Australia Retail Property No. 7 Trust	100%	100%
RAM Australia Retail Property No. 8 Trust	100%	100%
RAM Australia Retail Property No. 9 Trust	100%	100%
RAM Australia Keppel Bay Plaza Trust	100%	100%
The North Lakes Centre No. 1 Trust	100%	100%
RAM Essential Services FinCo Pty Ltd	50%	50%

	Consolidated	
	2025 %	2024 %
Held directly by RAM Australia Medical Property Fund		
RAM Australia Medical Property No. 1 Trust	100%	100%
RAM Australia Medical Property Mid Trust	100%	100%
RAM Essential Services FinCo Pty Ltd	50%	50%

Note 25. Controlled entities (continued)

	Consolidated	
	2025 %	2024 %
Held directly by RAM Australia Medical Property Mid Trust		
RAM Australia Medical Property No. 2 Trust	100%	100%
RAM Australia Medical Property No. 3 Trust	100%	100%
RAM Australia Medical Property No. 4 Trust	100%	100%
RAM Australia Medical Property No. 5 Trust	100%	100%
RAM Australia Medical Property No. 6 Trust	100%	100%
RAM Australia Medical Property No. 7 Trust	100%	100%
RAM Australia Medical Property No. 8 Trust	100%	100%
RAM Australia Medical Property No. 9 Trust	100%	100%
RAM Australia Medical Property No. 10 Trust	100%	100%
RAM Australia Medical Property No. 11 Trust	100%	100%
RAM Australia Medical Property No. 12 Trust	100%	100%
RAM Australia Medical Property No. 13 Trust	100%	100%
RAM Australia Medical Property No. 14 Trust	100%	100%
RAM Australia Medical Property No. 15 Trust	100%	100%
RAM Australia Medical Property No. 16 Trust	100%	100%
RAM Australia Medical Property No. 17 Trust	100%	100%
RAM Australia Medical Property No. 18 Trust	100%	100%
RAM Australia Medical Property No. 19 Trust	100%	100%
RAM Australia Medical Property No. 20 Trust	100%	100%
RAM Australia Medical Property No. 21 Trust	100%	100%
RAM Australia Medical Property No. 22 Trust	100%	100%
RAM Australia Medical Property No. 23 Trust	100%	-

Notes to the financial statements

30 June 2025

Note 26. Parent entity information

Statement of Profit or Loss and Other Comprehensive Income

	Parent - RARPF HT	
	2025 \$'000	2024 \$'000
Loss	(31,199)	(10,484)
Total comprehensive loss	(31,199)	(10,484)

Statement of Financial Position

	Parent - RARPF HT	
	2025 \$'000	2024 \$'000
Total current assets	256	13,714
Total assets	229,564	263,253
Total current liabilities	5,265	4,150
Total liabilities	34,465	44,158
Securityholder's funds		
Issued securities	240,042	243,441
Accumulated losses	(44,943)	(24,346)
Total securityholder's funds	195,099	219,095

Note 27. Events after the reporting period

The following events have occurred since 30 June 2025:

- On 5 August 2025, the Stapled Fund extended the Group's syndicated debt facility. RAM Essential Services FinCo Pty Ltd, a jointly owned entity of the Stapled Fund, is the borrower under the facility, which is provided jointly by the Commonwealth Bank of Australia ("Commonwealth") and Westpac Banking Corporation ("Westpac"). The facility, with a total limit of \$340 million and previously maturing in June 2026, has been extended to January 2027 on the same terms.

No other matter or circumstance has arisen since 30 June 2025 that has significantly affected, or may significantly affect:

- the Fund's operations in future financial years;
- the results of those operations in future financial years; or
- the Fund's state of affairs in future financial years.

Note 28. Reconciliation of loss to net cash from operating activities

	Consolidated	
	2025 \$'000	2024 \$'000
Loss for the year	(14,714)	(24,464)
Adjustments for:		
Net unrealised (gains)/losses on revaluation of investment properties	22,505	33,983
Net unrealised (gains)/losses on derivative financial instruments	4,107	3,262
Net realised (gains)/losses on disposal of investment properties	4,309	3,208
Straight-line of rental income	(336)	5,946
Depreciation and amortisation	8,633	6,581
Change in operating assets and liabilities:		
Increase in trade and other receivables	(478)	(2,605)
Decrease/(increase) in other current assets	(15)	2,367
Increase/(decrease) in trade and other payables	421	3,224
Net cash from operating activities	24,432	31,502

Directors' declaration

30 June 2025

In the opinion of the directors:

- the attached consolidated financial statements and notes of the Fund comply with the Corporations Act 2001, the Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements;
- the attached financial statements and notes comply with International Financial Reporting Standards as issued by the International Accounting Standards Board as described in note 2 to the financial statements;
- the attached financial statements and notes give a true and fair view of the Stapled Fund's financial position as at 30 June 2025 and of its performance for the financial year ended on that date; and
- there are reasonable grounds to believe that the Stapled Fund will be able to pay its debts as and when they become due and payable.

The directors have been given the management declarations required by section 295A of the Corporations Act 2001.

Signed in accordance with a resolution of directors made pursuant to section 295(5)(a) of the Corporations Act 2001.

On behalf of the directors



Scott Kelly
Executive Director, CEO & Company
Secretary

26 August 2025
Sydney

Independent auditor's report to the members of RAM Essential Services Property Fund



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INDEPENDENT AUDITOR'S REPORT

TO THE SECURITY HOLDERS OF RAM ESSENTIAL SERVICES PROPERTY FUND

Report on the Audit of the Financial Report

Opinion

We have audited the accompanying financial report of RAM Essential Property Fund (The Fund), which comprises the statement of financial position as at 30 June 2025, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, notes comprising material accounting policy information and other explanatory information, and the directors' declaration.

In our opinion, the financial report of RAM Essential Services Property Fund is in accordance with the Corporations Act 2001, including:

- i) Giving a true and fair view of the Fund's financial position as at 30 June 2025 and of its performance for the year ended on that date; and
- ii) Complying with Australian Accounting Standards and the Corporations Regulations 2001.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the company in accordance with the auditor independence requirements of the Corporations Act 2001 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards) (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report of the current period. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

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Independent auditor's report to the members of RAM Essential Services Property Fund



Key Audit Matters (cont'd)

Investment Property Portfolio – Carrying values and revaluations

Why significant

The Fund holds economic interests in medical and retail investment properties which are carried at a fair value of \$671,500,000 as disclosed in Note 13. Collectively, they represent 97% of total assets.

Fair values were determined by the Fund at the end of the reporting period with reference to the latest external independent property valuations and market conditions existing at the reporting date. Changes in fair value are recognised in the income statement.

We consider this to be a key audit matter as property valuations are based on certain assumptions, such as capitalisation rates, market rent, occupancy levels, re-leasing and capital expenditure, which are often judgmental in nature. Some of these assumptions have been impacted by uncertain and volatile economic conditions. Minor changes in certain assumptions can lead to significant changes in these valuations.

We draw attention to Note 2 of the financial report which describes the accounting policy for these assets and the sensitivity to changes in the key assumptions that may impact these valuations. Further detail on fair value measurement is also included in Note 23.

How our audit addressed the key audit matter

Our audit procedures included the following:

- Assessing the following matters with management:
 - Movements in the Fund's investment properties;
 - Changes in condition of each property, including an understanding of key developments and changes to development activities; and
 - The impact that the uncertain and volatile economic environment has had on the investment property portfolio including rental waivers and deferrals offered to tenants.
- Performing procedures on a sample basis on the assumptions adopted in the valuation including:
 - Assessing net income assumptions against the schedule of tenancy reports;
 - Corroborating these assumptions to supporting lease documentation; and
 - Testing the mathematical accuracy of valuations.
- On a sample of properties, engaging a certified practicing valuer to assist with:
 - Assessing the capitalisation rates adopted across the portfolio; and
 - Reviewing and assessing the property for a sample of properties based on size, geographical location and other property valuation risk factors.
- Evaluating the appropriateness of the valuation methodology used across the portfolio. This included considering the reports of the independent valuers to gain an understanding of the assumptions and estimates used and the valuation methodology applied.
- Assessing the reasonableness of comparable transactions used by the Fund in the valuation process.
- Assessing the qualifications, competence and objectivity of the external valuers used by the Fund.
- Assessing the appropriateness of the disclosures included in Notes 2 and 23 of the financial report.



Other Information

Other information is financial and non-financial information in the annual report of the Fund which is provided in addition to the Financial Report and the Auditor's Report. The directors of the Responsible Entity are responsible for Other Information in the annual report.

The Other Information we obtained prior to the date of this Auditor's Report was the director's report. The remaining Other Information is expected to be made available to us after the date of the Auditor's Report.

Our opinion on the Financial Report does not cover the Other Information and, accordingly, the auditor does not and will not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the Financial Report, our responsibility is to read the Other Information. In doing so, we consider whether the Other Information is materially inconsistent with the Financial Report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We are required to report if we conclude that there is a material misstatement of this Other Information in the Financial Report and based on the work we have performed on the Other Information that we obtained prior the date of this Auditor's Report we have nothing to report.

Directors' Responsibilities for the Financial Report

The directors of the Responsible Entity of the Fund are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the Corporations Act 2001 and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Fund or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individual or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Independent auditor's report to the members of RAM Essential Services Property Fund



Auditor's Responsibilities for the Audit of the Financial Report (cont'd)

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and other related disclosures made by the directors of the Responsible Entity.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the consolidated entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.


PKF



PAUL PEARMAN
PARTNER

26 AUGUST 2025
SYDNEY, NSW

Securityholder information

30 June 2025

The securityholder information set out below was applicable as at 30 June 2025.

Distribution of equitable securities

Analysis of number of equitable securityholders by size of holding:

	Ordinary securities		Options over ordinary securities	
	Number of holders	% of total securities issued	Number of holders	% of total securities issued
1 to 1,000	165	5.43	-	-
1,001 to 5,000	566	18.62	-	-
5,001 to 10,000	284	9.35	-	-
10,001 to 100,000	1,625	53.47	-	-
100,001 and over	399	13.13	-	-
	3,039	100.00	-	-
Holding less than a marketable parcel	108	3.55	-	-

Securityholder information

30 June 2025

Equity securityholders

Twenty largest quoted equity securityholders

The names of the twenty largest securityholders of quoted equity securities are listed below:

	Ordinary securities	
	Number held	% of total securities issued
J P Morgan Nominees Australia Pty Limited	162,425,362	32.42
HSBC Custody Nominees (Australia) Limited	33,792,645	6.74
Argo Investments Ltd	23,623,047	4.71
Netwealth Investments Limited (Wrap Services A/C)	21,281,222	4.25
Citicorp Nominees Pty Limited	16,384,223	3.27
SCJ Pty Limited (Jermyn Family A/C)	13,000,000	2.59
Certane CT Pty Ltd (ECT Cap Stbl Fund)	9,251,092	1.85
BNP Paribas Nominees Pty Ltd (Hub24 Custodial Services)	7,780,082	1.55
BNP Paribas Nominees Pty Ltd	7,129,382	1.42
RAM Group Nominees No2. Pty Ltd (RAM Group Fund)	5,000,000	1.00
Strategic Value Pty Ltd (TAL Super A/C)	4,509,565	0.90
HSBC Custody Nominees (Australia) Limited	4,156,343	0.83
Neja Pty Ltd	4,000,000	0.80
Mr Stephen Craig Jermyn (Jermyn Family S/Fund A/C)	3,000,000	0.60
Aranim Pty Ltd	2,982,424	0.60
Netwealth Investments Limited (Super Services A/C)	2,981,189	0.59
Gold Tiger Investments Pty Ltd	2,950,391	0.59
Bond Street Custodians Limited (CAJ - D73090 A/C)	2,270,000	0.45
Napla Pty Ltd (Peeandcee A/C)	1,750,000	0.35
Telunapa Pty Ltd (Telunapa Capital A/C)	1,700,000	0.34
	329,966,967	65.85

Unquoted equity securities

There are no unquoted equity securities.

Substantial holders

Substantial holders in the Stapled Fund are set out below:

	Ordinary securities	
	Number held	% of total securities issued
RAM Property Securities Fund	150,884,895	30.11

Voting rights

The voting rights attached to ordinary securities are set out below:

Ordinary securities

On a show of hands every member present at a meeting in person or by proxy shall have one vote and upon a poll each security shall have one vote.

There are no other classes of equity securities.

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Corporate Directory

RAM Essential Services Property Fund

RAM Australia Retail Property Fund
ARSN 634 136 682

RAM Australia Medical Property Fund
ARSN 645 964 601

Responsible Entity

RAM Property Funds Management Limited
ABN 28 629 968
AFSL 514484

Directors of the Responsible Entity

Kieran Pryke, Independent Chairman
Marianne Perkovic, Independent Non-Executive Director
Steven Pritchard, Independent Non-Executive Director
Scott Wehl, Executive Director & Founder and
Executive Chairman
Scott Kelly, Executive Director & Group CEO

Secretaries of the Responsible Entity

Esther Yik

Investment Manager

RAM Property Investment Management Pty Ltd

Registered Office

Suite 15.01, Level 15
Chifley Tower 2, Chifley Square
Sydney NSW 2000

Auditors

PKF(NS) Audit & Assurance Limited Partnership
755 Hunter Street
Newcastle West NSW 2302 Australia
PO Box 2368 Dangar NSW 2309

Investor Enquiries

Registry Infoline: +61 1800 134 068
Investor Relations: info@ram.com.au

Security Registry

MUFG Corporate Markets (AU) Limited
A division of MUFG Pension & Market Services
Level 12, 680 George Street, Sydney NSW 2000
Locked Bag A14, Sydney South 1235

Open Monday to Friday
between 8.30am and 5.30pm (Sydney time).

For enquiries regarding security holdings, contact the
security registry, or access security holding details at
<https://ramgroup.com/investment-products/ram-essential-services-property-fund/investor-centre/>

Securities Exchange Listing

RAM Essential Services Property Fund stapled securities are
listed on the Australian Securities Exchange (ASX: REP)



ARSN 634 136 682