

RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)

ASX ANNOUNCEMENT

12 January 2026

NOTICE FOR CUSTODIANS AND OTHER INTERMEDIARY INVESTORS IN RESPECT OF THE DECEMBER 2025 QUARTER DISTRIBUTION

RAM Essential Services Property Fund (**REP**) is a stapled security comprising of one unit in the RAM Australia Retail Property Fund (**RARPF**) and RAM Australia Medical Property Fund (**RAMPF**).

RAM Property Funds Management Limited (**RAM**) is the issuer of REP and as responsible entity of RARPF and RAMPF (RARPF and RAMPF together **Trusts**) declares that the Trusts are withholding managed investment trusts for the purposes of Subdivision 12-H of Schedule 1 of the Tax Administration Act 1953, in respect of the distribution declared for the period from 1 September 2025 to 31 December 2025.

Event	Date
Record date	31 December 2025
Payment date	30 January 2026
Distribution per stapled security	1.2500 cents

The Trusts are attribution managed investment trusts (**AMITs**) for Australian taxation purposes in respect of the income period ending 31 December 2025.

The components of the distribution are estimates only, provided solely for the purpose of managed investment trust non-resident withholding tax under Subdivisions 12-H and 12A-B of the Tax Administration Act 1953, and should not be used for any other purpose. The actual components for the period ending 31 December 2025 will be provided in the 2026 Attribution Managed Investment Trust (**AMIT**) Member Annual Statement. The estimated components of the distribution are as follows:

	RARPF (cents per security)	RAMPF (cents per security)	Total REP (cents per security)
Other Australian taxable income	0.0000	0.0000	0.0000
Capital gains (discounted method) on – TAP (Doubled as required by section 12-405)	-	-	-
Fund payment	0.0000	0.0000	0.0000
Australian interest income	-	-	-
AMIT cost base net adjustment – excess/(shortfall)	0.0079	0.0046	1.2500
Total distribution	0.0079	0.0046	1.2500

This information is provided to assist custodians, nominees, and other managed investment trusts and, in general, not Australian resident investors. Australian resident investors should not rely on this notice for the purpose of completing their tax returns.

This announcement is authorised to be given to ASX by Esther Yik, Company Secretary

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For further information, please contact:

Investor Relations

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About RAM Essential Services Property Fund (ASX Code: REP)

RAM Essential Services Property Fund (REP) is a stapled real estate investment trust listed on the ASX. REP consists of a geographically diversified and defensive portfolio of medical and essential retail-based properties, underpinned by a high quality tenant profile including leading national supermarkets and private hospital operators, and offers growth opportunities through significant value-add development potential. REP's objective is to provide Securityholders with stable and secure income with the potential for both income and capital growth through an exposure to a high quality, defensive portfolio of assets with favorable sector trends.

RAM Property Funds Management Limited (ABN 28 629 968 163, AFSL 514484) as responsible entity of RAM Australia Retail Property Fund (ARSN 634 136 682) and RAM Australia Medical Property Fund (ARSN 645 964 601), of Suite 15.01, Level 15, Chifley Tower, 2 Chifley Square, Sydney NSW 2000.