RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)

ASX ANNOUNCEMENT

24 June 2026

JUNE 2026 DISTRIBUTION - UPDATED

RAM Property Funds Management Limited as the issuer of RAM Essential Services Property Fund (**REP**) has today declared a distribution for the quarter ending 30 June 2026 of 0.8 cents per stapled security.

This announcement corrects the error of one decimal place in the announcement made earlier this afternoon.

Key dates in relation to the distribution are as follows:

Event	Date
Ex-distribution date	29 June 2026
Record date	30 June 2026
Distribution payment date	30 July 2026

This quarterly distribution will take the aggregate distribution for the year ended 30 June 2026 to 4.55 cents per stapled security.

This announcement is authorised to be given to ASX by George Websdale, Company Secretary

- ENDS -

For further information, please contact:

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

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

RAM Property Funds Management Limited (ABN 28 629 968, AFSL 514484) as responsible entity of RAM Australia Retail Property Fund (ARSN 634 136 682) and RAM Australia Medical Property Fund (ARSN 645 964 601).

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