RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)
ASX Announcement

18 August 2026

CONDITIONS SATISFIED FOR THE SALE OF 5 RETAIL ASSETS

RAM Essential Services Property Fund (ASX: REP) (the Fund) is pleased to announce that, further to its ASX Release of 23 July 2026, the conditions to the completion of the contracts of sale for the divestment of 5 Retail Assets have been satisfied.

Completion of the sales is expected to occur Q2 FY27.

The purchaser is a fund established by a leading institutional investor. REP retains a 10% interest in that fund.

The Institutional Investor is a well-capitalised institutional investor with significant Australian real estate experience. The Fund is satisfied as to the counterparty's capacity to perform its obligations under the contracts of sale.

The Fund does not consider the identity of the counterparty to be information that a reasonable person would expect to have a material effect on the price or value of the Fund's securities. The Fund confirms that this announcement contains all material information relevant to assessing the impact of the transaction on the price or value of the Fund's securities and is not misleading by omission.

Important notice

The Fund confirms that this announcement contains all material information relevant to assessing the impact of the transaction on the price or value of the Fund's securities and is not misleading by omission.

This announcement is authorised to be given to ASX by the Company Secretary

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About RAM Essential Services Property Fund (ASX: REP)

RAM Essential Services Property Fund (REP) is a stapled real estate investment trust listed on the ASX. REP holds a geographically diversified portfolio weighted predominantly towards healthcare real estate, underpinned by a high-quality tenant profile including leading private hospital and healthcare operators, and complemented by essential retail assets anchored by national supermarket tenants. REP's objective is to provide Securityholders with stable and secure income and capital growth, supported by value-add development potential across the portfolio.

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