RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)

# ASX ANNOUNCEMENT

18 September 2026

## SEPTEMBER 2026 DISTRIBUTION

RAM Property Funds Management Limited as the issuer of RAM Essential Services Property Fund (**REP**) today declared a distribution for the quarter ending 30 September 2026 of 0.95 cents per stapled security in line with the upper end of guidance provided.

Key dates in relation to the distribution are as follows:

| Event | Date |
|---|---|
| Ex-distribution date | 29 September 2026 |
| Record date | 30 September 2026 |
| Distribution payment date | 30 October 2026 |

**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 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.