

**RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)****ASX Release**

29 September 2025

**REP TRADING UPDATE: PAYMENT OF Q1 1.25 CPU DISTRIBUTION INLINE WITH GUIDANCE WHICH THE FUND HAS CONTINUED TO MEET SINCE LISTING. REITERATE HIGH CONVICTION IN THE FUND'S TRANSITION TO HEALTHCARE IN CAREFULLY MANAGED TIMETABLE.**

RAM Essential Services Property Fund (**ASX: REP**) is pleased to provide an update on the strategic shift towards being the leading listed Healthcare REIT. As discussed with investors since announcing the recalibration in August 2024, the pure-play healthcare REIT will provide clarity on the investment proposition, lower anticipated volatility and stronger growth prospects given the current market opportunities in healthcare.

**Key highlights:**

- Delivered Q1 FY26 distribution of 1.25 cpu in line with guidance.
- Improvement in portfolio fundamentals with fund WALE at 7.1 years, 98% occupancy, gearing within the range of 30% - 40% with stabilised valuations and NTA supported by a positive outlook. Improvement driven by recently agreed leases in the healthcare portfolio further underpinning the strategy.
- After a sustained period of softening valuations, interest rates reduction tailwinds and projected capitalisation rate compression are expected to support valuations into FY26.
- As foreshadowed in FY25, successful divestment of 12 assets for gross proceeds of ~\$120 million with further assets identified and positioned for divestment.
- REP re-affirms its distribution guidance of 5.0 – 5.2 cents per security this financial year, equating to a highly attractive yield of 8%<sup>1</sup>.

**Update on Healthcare REIT Transition:**

- REP remains highly convicted to the strategic Healthcare REIT transition with a growing opportunity set in the sector.
- Further to previous announcements and complemented by significant investor support, the projected 24-month transition remains on track towards majority healthcare weighting for the Fund.

<sup>1</sup> Based on a closing price of \$0.63 on 26 September 2025.

RAM's Executive Director and Head of Real Estate, Matthew Strotton, said that "We are 12 months into what was projected to be a 24-month transition to increase the healthcare weighting and on behalf of all investors, we continue to consider ways to affect this evolution."

"We are cognisant of evolving capital markets, with appetite for capital emerging in the retail sector earlier than other sectors. We intend to take advantage of that but it requires a little patience."

"We are pleased with our positioning to pivot the Fund. We retain our strong conviction in this pathway and remain available at all times to consult with our investors," Strotton added.

RAM CEO Scott Kelly said the healthcare sector's underlying financial performance is robust and resilient. Excluding social assistance, the most recent ABS figures show that private healthcare has an EBITDA margin of 25.2% – the third highest industry category behind mining and real estate<sup>2</sup>.

He added healthcare is benefiting from long-term trends. "Fundamental demand drivers for healthcare services remain strong, driven by demographic megatrends and increased healthcare spending. Australia's ageing population will continue to drive increased demand for healthcare and medical services," Mr Kelly said.

"Increased surgery efficiency is leading to a higher proportion of same-day procedures and shorter hospital stays. Around 70% of elective surgeries take place in private facilities and most private hospital patients – an all-time high of 74% – stay less than 24 hours<sup>3</sup>."

Mr Kelly said this is reflected in REP's diversified portfolio, which has only limited exposure to overnight private hospitals.

"As we've flagged to investors in regular presentations and meetings, our portfolio is diversified across a broad range of healthcare operators, helping to minimise tenant concentration risk and ensure steady income. We prioritise resilient sectors such as elective surgery, rehabilitation and mental health, which continue to experience strong and consistent leasing demand," Kelly concluded.

<sup>2</sup> Australian Bureau of Statistics, Australian Industry 2022-25 financial year

<sup>3</sup> Australian Government, Department of Health and Aged Care, Private Hospital Sector Financial Health Check, Oct 2024

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

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**For further information, please contact:**

**Investors Relations:**

Adam Willis  
Director, Head of Institutional Capital and  
Investor Relations  
M: 0405 467 525  
[adam.willis@ram.com.au](mailto:adam.willis@ram.com.au)

**Media Enquiries:**

Jyoti Minhas  
BlueChip Communication  
M: 0412 542 788  
[jyoti@bluechipcommunication.com.au](mailto:jyoti@bluechipcommunication.com.au)

**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 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 exposure to a high quality, defensive portfolio of assets with favourable 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 address Suite 15.01, Level 15, Chifley Tower, 2 Chifley Square, Sydney, NSW, 2000.