

RAM ESSENTIAL SERVICES PROPERTY FUND (ASX CODE: REP)

ASX ANNOUNCEMENT

23 March 2026

MARCH 2026 DISTRIBUTION

RAM Property Funds Management Limited as the issuer of RAM Essential Services Property Fund (**REP**) has today declared a distribution for the quarter ending 31 March 2026 of 1.25 cents per stapled security.

Key dates in relation to the distribution are as follows:

Event	Date
Ex-distribution date	30 March 2026
Record date	31 March 2026
Distribution payment date	30 April 2026

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, 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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