

Annual Financial Report 2023

RAM Essential Services Property Fund



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Acknowledgement of Country

In the spirit of reconciliation, the Real Asset Management Group acknowledges the traditional custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.

Our election to secure core asset exposures in healthcare and essential services retail, coupled with proactive and prudent capital management decisions, has forged a path of stability during turbulent times, yielding robust results and ensuring REP's consistent generation of stable income for securityholders.

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About RAM Essential Services Property Fund (ASX: REP)

RAM Essential Services Property Fund (ASX: REP) is an Australian Real Estate Investment Trust listed on the ASX and invests in high quality Australian medical and essential retail real estate assets, leased to essential services tenants. The Fund's objective is to provide investors 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 favourable sector trends. The Fund is actively and professionally managed by RAM which has proven property expertise and a strong track record of delivering stable and growing returns through a hands-on and active management approach.

Highlights for FY2023

Active but conservative:

REP delivers continued underlying performance driven by strong leasing outcomes and NOI growth.

REP has successfully delivered in 2023. Our efforts to secure better leasing results, to prepare for near-term healthcare developments and to position well for an improving capital markets environment have been accomplished.

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The portfolio continues to demonstrate its resilience and compares favourably to other listed real estate exposure.

PROPERTIES

35

OCCUPANCY

98%

PORTFOLIO VALUATION

\$786.5 million

WALE

6.47 years



PORTFOLIO



Continued Strong Leasing Outcomes

+5% leasing spreads across 58 deals



Resilient Tenancy Mix

Occupancy stable at 98%¹ due to resilience of sectors



Developments on Track

Selective accretive projects with flexibility around scale and commencement

FINANCIAL



Portfolio Performing Well

NOI growth 4.5%²

DPS of 5.7c met guidance



Stable Valuations

WACR +18 bps to 5.68%

81% externally valued



Strong Outlook

FY24 DPS Guidance 5.6 - 5.7c³

Forecast distribution yield 8%⁴
>90% tax deferred

CAPITAL MANAGEMENT



Refinanced debt

Increased headroom of \$36m

Extended duration to 3 years⁵



Asset disposal at book

Proves out valuations and liquidity in smaller assets



Gearing 36% -> 35%⁶

Comfortable gearing within debt covenants

1. Includes rental guarantees over vacant area and excludes areas withheld for development

2. Like for like and annualised for full year FY22 given IPO date of 21 October 2021

3. Guidance assumes average 3-month BBSW of 4.25%, target gearing range of 25% - 40% and other assumptions.

4. Based on a closing price of \$0.71 on 25 August 2023

5. Post balance sheet date, we joined Westpac into the lending syndicate and refinanced the facility to arrange \$36.3m headroom and 3 years duration

6. June 23 adjusted for the disposal of Westlake expected to settle in October 23

Chair & CEO Review

On behalf of the Board, we are pleased to present the FY23 Annual Report for the RAM Essential Services Property Fund (REP). In a year marked by economic challenges, REP has once again demonstrated its resilience and defensive qualities. The results unveiled herein underscore the Fund's inherent strengths in the current economic landscape.

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As we reflect on the accomplishments in the past year, it is evident that REP has successfully delivered in FY23. Our efforts to secure better leasing results, prepare for near-term healthcare developments and capital management initiatives, place the fund in a strong position to deliver defensive distributions for securityholders. In addition we are excited by our future potential growth initiatives.

Financial Highlights

In FY23, REP's financial performance remained robust:

- FFO of \$30.6 million or 5.9 cents per security
- Distributions per security of 5.7 cents at a payout ratio of 97%, in line with guidance
- Pro-forma gearing of 35%¹, comfortably within the mid-target range
- Like-for-like NOI growth of 4.5%², driven by strong underlying rental growth

REP remains encouragingly well-positioned. The assets were well-purchased and still offer defensive qualities in the current macroenvironment. Our quality tenants provide non-discretionary goods and services, remaining resilient against an uncertain economic backdrop.

Embedded growth drivers within the portfolio are making an impact and will help offset any rising interest costs in FY24, allowing the fund to continue generating stable income for securityholders.

Strong Portfolio Performance

- Occupancy remains stable at 98%³ due to the resilience of sectors
- Positive leasing spreads of 5% averaged over the year due to inflation-exposed rental escalations, helping to offset rising interest costs
- 94%⁴ of fund income has exposure to highly resilient essential service and medical income
- 87%⁴ of fund income exposed to annual escalators
- Around 90% of lease renewals for the next financial year are already in advanced stages of negotiation
- 81% of the portfolio assets were externally valued in the year
- The WACR remains relatively conservative compared to peers

1. As at June 2023 adjusted for the disposal of Westlake which is unconditional and expected to settle in October 2023

2. Comparable property Net Operating Income

3. Includes rental guarantees over vacant area and excludes areas withheld for development

4. Based on Gross Property income as at 30 June 2023



Greg Miles



Scott Kelly

We will continue to make proactive and prudent capital management decisions to deliver reliable income for securityholders, particularly as we embark on capital recycling initiatives, including the sale of some of our portfolio assets.

Prudent Capital Management

- We have not over-committed capital
- We successfully refinanced debt, increasing headroom by \$36 million and extending the duration to 3 years⁵
- The sale of assets at book value has reaffirmed the value and liquidity of smaller assets
- Hedging has been maintained within policy. We continue to monitor pricing to balance the certainty of income and securityholders returns.

Strong Outlook

As we look ahead to FY24, we maintain our conviction in REP's strategy and positioning. Our geographically diverse portfolio, high-quality tenant mix, and overall resilience position us well for continued strong operational performance. Embedded growth drivers within the portfolio are having an impact and will help offset any rising interest costs in FY24, allowing the fund to continue generating stable income for securityholders.

In a period that may see extended economic volatility, we will remain prudent stewards of capital, steadfastly invested in defensive sectors with secure underlying cash flows.

On behalf of the Board, we extend our heartfelt appreciation to our securityholders for your continued support. We are excited about the prospects for sustained performance in FY24 and beyond.

Greg Miles
Independent
Non-Executive Chairman

Scott Kelly
CEO Australia

5. Post balance sheet date, we joined Westpac into the lending syndicate and refinanced the facility to arrange \$36.3m headroom and 3 years duration

Investment Strategy

Create Australia's leading Essential Service property fund with robust, reliable and growing cash flows generated by essential services tenants to provide investors with defensive and attractive income and a growing asset base.

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ACTIVE PORTFOLIO AND CAPITAL MANAGEMENT DECISIONS TO MAINTAIN CONSISTENCY, STABILITY AND CONTROL

CONSISTENT EXECUTION

- Positive leasing outcomes
- NOI growth helping to offset interest cost
- Met FY2023 expectations

PROACTIVE CAPITAL RECYCLING

- Continued portfolio optimisation
- Proving asset values and liquidity
- Building flexibility and control

MAINTAINED FLEXIBLE BALANCE SHEET

- Expanded syndicate lenders
- Refinanced debt
- Increased hedging – continued monitoring

PRUDENT CAPITAL MANAGEMENT

- Have not over-committed capital
- Conservative project evaluation



Strengthening investment case

SCARCE DEFENSIVE ASSETS

- 50% Healthcare
- 50% Non-discretionary Retail

SUSTAINABLE GROWTH

- Quality tenants
- High occupancy
- Inflation exposed escalators

STABLE VALUATIONS

- Stable tenants
- Strong rental growth
- Desirable assets

ACTIVE MANAGEMENT

- Prudent capital management
- Active decisions driving alpha

ATTRACTIVE RETURNS

- 90-100% payout ratio
- 8%¹ forecast DPS yield

TAX DEFERRAL

- Distributions >90% tax deferred in FY23

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1. Based on a closing price of \$0.71 on 25 August 2023

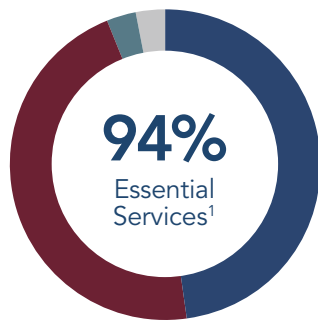
Portfolio Performance

A high-quality medical and essential retail based portfolio, underpinned by leading healthcare operators and national supermarket tenants, designed to provide a secure and reliable income stream with opportunities for income and capital growth.

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Tenant Mix

- Medical – 48%
- Essential Services – 46%
- Gym & Fitness – 3%
- Non Essential – 3%



1. Based on Gross Property income as at 30 June 2023.

Income Exposure

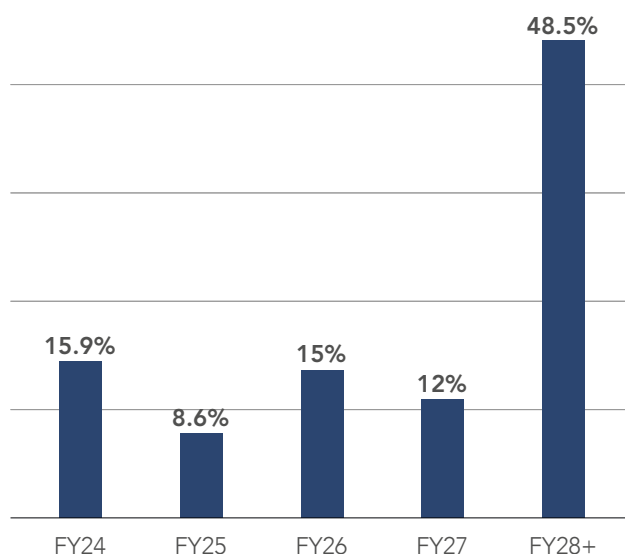
- Fixed – 47%
- CPI – 32%
- Formula – 13%
- CPI + 1% – 7%
- Formula Turnover – 1%



Key Portfolio Metrics 30-Jun-23

Number of Properties	35
Total Property Value	\$786.5m
Occupancy ¹	98%
Gross Lettable Area (GLA)	124,589 sqm
WACR	5.68%
WALE	6.47 years
Tenants	301
Essential services income	94%
Healthcare income	48%
Essential Retail income	46%
% income subject to annual rental increases	87%
WARR fixed	3.44%
WARR CPI	5.84%
	Blended WARR
	3.51%

Fund Lease Expiry Profile



1. Includes rental guarantees over vacant area and excludes areas withheld for development

PORTFOLIO RESILIENCE SHINING THROUGH

94%¹

of fund income has exposure to highly resilient essential service and medical income.

5%

average leasing spreads in FY23

87%¹

of fund income exposed to annual escalators.

c.90%

of lease renewals for the next financial year being already in advanced stages of negotiation

4.5%²

Like-for-like NOI growth², driven by strong underlying rental growth

1. Based on Gross Property income as at 30 June 2023

2. Like for like and annualised for full year FY22 given IPO date of 21 October 2021

DEFENSIVE SECTOR VALUATIONS HOLDING UP

- Consistently conservative valuation policy
- 81% externally valued in FY23
- Cap rates relatively conservative compared to peers
- Comparable sales in both sectors and disposals at book prove REP valuations

	Medical	Essential Retail	Total
Number of Properties	23	12	35
30-Jun-23 Book Value (\$m)	\$358.03m	\$428.31m	\$786.5m
WACR at June 23	5.49%	5.84%	5.68%
WACR Mvt (Dec – Jun)	+16 bps	+20 bps	+18 bps
% Portfolio ¹	45.50%	54.50%	100.00%
Revaluation (%) ²	-3.21%	-4.01%	-3.65%

1. Weighted by valuation | 2. Net of transaction costs

Sustainability and reporting

RAM has collaborated with KPMG on energy audits to access data on electricity, gas, and LPG usage while using NABERS ratings for benchmarking, all to establish a data governance framework. In the short term, we are pursuing goals like setting performance standards, adopting ESG reporting, and implementing a sustainability checklist.

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Looking ahead, we aim to achieve long-term objectives such as a Net Zero emissions pathway, electrifying property assets, and reducing high Global Warming Potential gas use, alongside broader initiatives covering embodied carbon and emissions reduction in property materials.

Short term

- Benchmarked portfolio against industry standards including Green Star and NABERS
- Established Working Group to set and monitor portfolio against agreed Goals

Longer term

- Net Zero goal pathway aligned to best practice
- Expand scope to other initiatives
- Establishment of agreed NABERS and Green Star ratings

Social contribution at RAM Group

RAM Group is committed to maintaining high standards of ESG across all areas of our operations and investment strategies. The RAM Group is a member of several industry governing bodies aiming to provide the highest quality products and we're integrating ESG practices into the key pillars of RAM's culture.



SOCIAL RESPONSIBILITY AND SUSTAINABILITY



Real Giving Programme

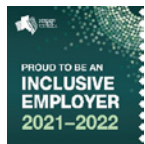
With full commitment of the RAM Board, RAM's Real Giving Programme encourages and promotes combined generosity towards issues of social and environmental importance to communities. The programme has a goal of donating at least 1% of RAM's profits to a range of charitable organisations. It also provides volunteer time and donation matching initiatives.



One Million Donors

RAM supports the One Million Donors programme and is a certified Workplace Giving Supporter. The programme was developed by Workplace Giving Australia.

DIVERSITY AND INCLUSION



Inclusive Employer

RAM has been named an Inclusive Employer 2021-2022 by Diversity Council Australia ("DCA"). The accreditation comes off the back of DCA's nationally representative survey of workplace inclusion – Inclusion@Work Index.



Pride in Diversity

RAM is a member of the Pride in Diversity Inclusion Programme. Pride in Diversity is Australia's first and only national not-for-profit employer support program for all aspects of LGBTQ workplace inclusion.



Women In Banking And Finance (WiBF)

RAM is a member of WiBF. WiBF has worked in close collaboration with corporate members to develop an understanding of the business sense and strength behind gender diversity.

CORPORATE GOVERNANCE



Financial Services Council (FSC)

RAM is a member of the FSC. The FSC promotes best practice for the financial services industry by setting mandatory Standards for its members and providing Guidance Notes to assist in operational efficiency.



Responsible Investment Association Australasia (RIAA)

RAM is committed to supporting RIAA's mission of aligning capital with achieving a healthy society, environment and economy. RIAA champions responsible investing and a sustainable financial system in Australia and New Zealand.

Portfolio Summary

MEDICAL/HEALTHCARE

Asset	State	Valuation (\$m)	Capitalisation rates (%)	Occupancy (% Income) ¹	WALE (years)	Essential Retail/ Medical	Key tenant
Corrimal Private Healthcare Centre	NSW	5,600,000	6.50%	93%	3	100%	Dr Nick Marsden
Dubbo Private Hospital	NSW	22,509,000	5.25%	100%	13.3	100%	Healthe Care
Mayo Private Hospital	NSW	52,817,000	5.00%	100%	12.2	100%	Healthe Care
Miami Private Hospital	QLD	22,750,000	5.00%	100%	5.1	77%	Miami Private Hospital
The Banyans Health and Wellness Centre	QLD	8,907,000	6.00%	100%	12.8	100%	Genesis Capital
Willetts Health Precinct	QLD	17,563,000	5.25%	100%	3	95%	QLD Fertility Group (Virtus)
North West Private Hospital	TAS	42,913,000	5.00%	100%	13.4	100%	Healthe Care
Madeley Medical Centre	WA	10,510,000	6.00%	100%	3.8	100%	Western Radiology
Swan Medical Centre	WA	8,111,000	5.75%	100%	5.7	100%	Spectrum Health
Bowen Hills Day Surgery	QLD	16,900,000	5.50%	100%	8.4	100%	Life Fertility IVF Clinic
Highlands Health Centre	QLD	8,800,000	6.00%	100%	1.4	100%	IPN Medical
North Ward Medical Centre	QLD	12,743,000	5.75%	100%	5.6	100%	Avanti Healthy Living Group
Parkwood Family Practice	QLD	7,000,000	6.00%	100%	1.4	100%	IPN Medical
The Gold Coast Surgery Centre	QLD	20,763,000	5.75%	100%	4	100%	Avanti Healthy Living Group
Panaceum Medical Centre	WA	13,500,000	6.00%	100%	8	100%	Panaceum Medical Group
Secret Harbour Medical Centre	WA	8,706,000	6.25%	79%	7	100%	Care Medical Group
Casuarina Medical Centre	NT	14,648,000	6.00%	100%	4.9	100%	Darwin Day Surgery
Rosebery Convenience & Medical Centre	NT	8,513,000	8.00%	90%	2.7	100%	Top End Medical Centre
Mildura Medical Centre	VIC	4,119,000	6.25%	9%	1	100%	Mildura Optical
Sunshine Day Hospital	VIC	10,200,000	5.00%	100%	3.8	100%	Dr Scope
St Johns of God	WA	23,300,000	5.00%	100%	11.8	100%	St John of God (Day Hospital)
Cambridge Day Surgery	WA	8,336,000	5.50%	100%	7.2	100%	Cambridge Day Surgery
South Lakes Medical Centre	WA	9,007,000	5.75%	100%	6.6	100%	Perth GP
Total Medical (23 assets)		358,215,000	5.49%	97%	7.7	98.76%	

ESSENTIAL RETAIL

Asset	State	Valuation (\$m)	Capitalisation rates (%)	Occupancy (% Income) ¹	WALE (years)	Essential Retail/ Medical	Key tenant
Broadway Plaza	NSW	57,000,000	5.75%	100%	7	89%	Woolworths
Rutherford	NSW	23,750,000	5.50%	100%	3.3	97%	Coles
Tanilba Bay	NSW	22,794,000	5.25%	100%	5.6	98%	Coles
Ballina Central	NSW	54,000,000	6.25%	100%	3.8	90%	Big W
Yeronga Village	QLD	24,230,000	5.75%	100%	4	94%	Harvest Fruit & Vegetable
Springfield Fair	QLD	38,000,000	5.50%	100%	5.9	88%	Coles
Westlake	QLD	11,500,000	6.00%	90%	8.4	66%	Rackleys Swim School
Windaroo Village	QLD	10,400,000	6.00%	94%	7.5	80%	Snap Fitness
Coomera Square	QLD	80,000,000	5.50%	98%	6.2	90%	Woolworths
North Lakes Convenience Centre	QLD	8,000,000	6.00%	92%	3.9	100%	NightOwl
Keppel Bay Plaza	QLD	53,262,000	6.25%	94%	7.8	81%	Coles
Mowbray Marketplace	TAS	45,364,000	6.25%	98%	3.8	98%	Woolworths
Total Retail (12 assets)		428,300,000	5.84%	98.20%	5.6	89.25%	

Total Essential Services (35 assets) 786,515,000 5.68% 97.65% 6.47 94.00%

1. Excludes area held for value-add and vacancy covered by rental guarantees.

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Essential Services Property Fund

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Securityholder information

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Directors' report

30 June 2023

The Directors of RAM Property Funds Management Limited ("RAM"), the Responsible Entity of RAM Essential Services Property Fund ("the Fund", "Stapled Fund" or "REP"), present their report together with the Financial Report made in accordance with a resolution of the Directors with respect to the results of the Stapled Fund and its controlled entities ("the consolidated entity") for the financial year ended 30 June 2023, the state of the consolidated entity's affairs as at 30 June 2023 and the Independent Auditor's Report thereon.

The RAM Essential Services Property Fund was created on 20 October 2021 when units in RAM Australia Retail Property Fund ("RARPF") were stapled to units in RAM Australia Medical Property Fund ("RAMPF"). The stapled securities of REP are listed on the ASX and are not individually tradeable. RARPF has been identified as the parent entity in relation to the stapling arrangement.

The Responsible Entity, RAM, is an unlisted company incorporated under the Corporations Act 2001 (Cth), holds an Australian Financial Services Licence and has been the Responsible Entity of RARPF from 28 September 2021 and RAMPF from 8 September 2021.

Principal activity

The Stapled Fund is a registered managed investment scheme domiciled in Australia. The principal objective of the Stapled Fund is to invest in accordance with the investment objectives and guidelines set out in its current Product Disclosure Statement and in accordance with the provisions of the individual Constitutions of RARPF and RAMPF.

The principal activity of the Stapled Fund is to invest in commercial property in Australia.

Review of operations

	Year ended 30 June 2023	Year ended 30 June 2022
Statutory net profit/(loss) (\$'000)	(16,628)	61,462
Funds from operations ("FFO") (\$'000)	30,613	21,705
FFO per security (cps)	5.87	4.17
Distributions per security (cps)	5.70	4.00

	As at 30 June 2023	As at 30 June 2022
Total assets (\$'000)	816,831	832,300
Investment properties (\$'000)	786,514	798,245
Borrowings (\$'000)	302,383	259,234
Net tangible assets ("NTA") (\$'000)	503,248	544,319
NTA per security (\$)	0.97	1.04
Gearing (%)	36.08	29.85

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Statutory profit

The results of the operations of the Stapled Fund are disclosed in the consolidated Statement of Profit or Loss and Other Comprehensive Income of this financial report. The Stapled Fund's loss for the year ended 30 June 2023 was \$16,628,000 (30 June 2022: \$61,462,000 profit).

The Stapled Fund's Net Tangible Assets ("NTA") is \$0.97 per security at 30 June 2023 (30 June 2022: \$1.04). The decrease in NTA is primarily due to downward investment property revaluations and impairments.

Funds from Operations ("FFO")

Funds from Operations ("FFO") for the year ended 30 June 2023 was \$30,613,000 (30 June 2022: \$21,705,000).

This represented FFO of 5.87 cps with 5.70 cps declared for distribution, representing a FFO payout ratio of 97.10% (30 June 2022: 4.17 cps; 4.00 cps; 95.92%).

The Stapled Fund uses the Property Council of Australia's definition of FFO when determining distributions payable to investors. FFO adjusts Australian Accounting Standards statutory net profit for non-cash changes in investment properties, intangible assets, financial derivatives, amortisation of incentives and leasing costs, rental straight-line adjustments and other one-off items.

A reconciliation of statutory profit to FFO is below:

	2023	2022
	\$'000	\$'000
Statutory net profit/(loss):	(16,628)	61,462
Net unrealised loss/(gain) on revaluation of investment properties	35,959	(52,478)
Net unrealised loss/(gain) on revaluation of derivative financial instruments	690	(6,303)
Net realised loss/(gain) on disposal of investment properties	-	(3,354)
Straight-line of rental income	2,378	(502)
Amortisation of lease incentives and lease costs	4,065	4,421
Amortisation of borrowing transaction costs	1,248	860
Impairment of assets	2,901	907
Rental abatement incentives	-	493
Transaction costs	-	16,199
Funds from Operations (FFO)	30,613	21,705

Property portfolio

Investment property valuations

The investment portfolio as at 30 June 2023 consisted of 12 retail shopping centres and 23 medical properties valued at \$786,514,000 (30 June 2022: 12 retail shopping centres and 23 medical properties valued at \$798,245,000).

The weighted average capitalisation rate for the portfolio is 5.68% as at 30 June 2023 (30 June 2022: 5.46%).

The Stapled Fund has engaged external valuations for 24 of the 35 properties across the portfolio during the year.

Directors' report

30 June 2023

Occupancy

As at 30 June 2023 the Stapled Fund's portfolio was 97.63% (30 June 2022: 98.79%) occupied with a weighted average lease expiry ("WALE") of 6.44 years (30 June 2022: 6.96 years).

Property acquired

On 30 August 2022, the Stapled Fund acquired 100% interest in property located at 2166 Gold Coast Highway, Miami QLD. The acquisition had a purchase price of \$1.7 million with acquisition costs of \$258,000. This acquisition is part of a development project to enhance the adjoining property already owned by the Stapled Fund known as Miami Day Hospital.

Capital management

At 30 June 2023 the Stapled Fund had available aggregate debt facilities of \$324.5 million with a weighted average expiry of 2.79 years (30 June 2022: \$304.5 million; 2.26 years). Drawn borrowings in relation to the Stapled Fund totalled \$302.4 million with an all in cost of funds for the year being 3.65% (30 June 2022: \$259.2 million; 2.26%).

The Stapled Fund's gearing at 30 June 2023 was 36.08% (30 June 2022: 29.85%).

Distributions

Distributions paid or payable during the year were as follows:

	2023	2023
	Distribution	Distribution
	\$'000	per security
		cps
Quarterly distribution for the period ended 30 September 2022	7,577	1.454
Quarterly distribution for the period ended 31 December 2022	7,556	1.450
Quarterly distribution for the period ended 31 March 2023	7,556	1.450
Quarterly distribution for the period ended 30 June 2023	7,034	1.350
Total distributions for the year ended 30 June 2023	29,723	5.704
	2022	2022
	Distribution	Distribution
	\$'000	per security
		cps
Quarterly distribution for the period ended 31 December 2021	5,690	1.090
Quarterly distribution for the period ended 31 March 2022	7,577	1.455
Quarterly distribution for the period ended 30 June 2022	7,577	1.455
Total distributions for the period ended 30 June 2022	20,844	4.000

The key dates in respect of the distribution for the quarter ended 30 June 2023 were:

Ex-distribution date:	29 June 2023
Record date:	30 June 2023
Distribution payment date:	28 July 2023

Material business risks

There are a number of risks associated with investing in the Stapled Fund. Key risks specific to an investment in the Stapled Fund include:

Interest rate risk

The Stapled Fund will be exposed to fluctuations in interest rates which may reduce the Stapled Fund's profit and distributions. The Stapled Fund has entered into interest rate hedging contracts to partially mitigate this risk.

Property valuation risk

The value of each Property held by the Stapled Fund may fluctuate due to a number of factors affecting both the property market generally or the Stapled Fund's Properties in particular. A reduction in the value of any Property may adversely affect the value of securities.

Rental income and expense risk

Distributions made by the Stapled Fund are largely dependent on the rents received from tenants across the Portfolio and expenses incurred during operations, which may be affected by a number of factors, including overall economic conditions and property market conditions.

Re-leasing and vacancy risk

The Portfolio's leases will come up for renewal on a periodic basis. There is a risk that the Stapled Fund may not be able to negotiate suitable lease renewals. This may result in periods of vacancy, a reduction in the Stapled Fund's profits and distributions and a reduction in the value of the assets of the Stapled Fund.

Property illiquidity

By their nature, investments in real property assets are illiquid investments. There is a risk that should the Stapled Fund be required to realise Property assets, it may not be able to do so in a short period of time, or may not be able to realise a Property asset for the amount at which it has been valued. This may adversely affect the Stapled Fund's NTA and the value of securities.

Development risk

The Stapled Fund has identified a pipeline of value-add opportunities including future development of the Properties. The risks faced by the Stapled Fund in relation to existing or future development projects will depend on the terms of the transaction at the time. The Stapled Fund will seek to mitigate the risks associated with development projects by employing the following risk mitigation strategies:

- obtaining relevant statutory permits;
- obtaining leasing pre-commitments; and
- entering into appropriate building contracts with builders and other service providers.

Competition

The Stapled Fund will face competition from other property groups active in Australia. Such competition could lead to loss of tenants to competitors, an inability to secure new tenants resulting from oversupply of commercial space and an inability to secure maximum rents due to increased competition.

Directors' report

30 June 2023

Tenant concentration

There is a risk that if one or more of the major tenants ceases to be a tenant, the Stapled Fund may not be able to find a suitable replacement tenant or may not be able to secure lease terms that are as favourable as current terms. Should the Stapled Fund be unable to secure a replacement tenant for a major tenant for a period of time or if replacement tenants lease the property on less favourable terms, this will result in a lower rental return, which could materially adversely affect the financial performance of the Stapled Fund and distributions.

Likely developments and expected results of operations

Detailed information in relation to likely developments and expected results of the Stapled Fund have not been included in this report because the directors of the Responsible Entity believe it would result in unreasonable prejudice to the Stapled Fund.

Outlook for the Fund

The outlook for the Australian economy remains uncertain. Following the Reserve Bank of Australia's ("RBA") unprecedented rate-hike cycle over the last 12 months, inflation remains at elevated levels, employment and wages remain robust but consumer confidence is wavering. Given the backdrop, there's an emerging consensus view that we are entering a prolonged period of economic softening and that the RBA will hold interest rates higher for longer.

Against this backdrop, the Stapled Fund remains well positioned. Our portfolio's exposure is skewed towards essential retail and healthcare properties which historically have proven resilient to any moderate economic slowdown. Our financial modelling and portfolio management decisions are consistent with this view and remain conservative through the years ended 30 June 2024 and 30 June 2025. The Stapled Fund's gearing is within the target range and comfortably within covenants, and we maintain prudent yet sufficient liquidity to achieve the Stapled Fund's stated objectives.

Environmental regulation

The Stapled Fund's operations are subject to various environmental regulations under both Commonwealth and State legislation. The Responsible Entity believes that the Stapled Fund has adequate systems in place for the management of its environmental responsibilities and is not aware of any breach of environmental requirements as they may apply to the Stapled Fund.

Social contribution

The Responsible Entity and its related parties ("RAM Group") are committed to maintaining high standards of Environmental, Social and Governance ("ESG") across all areas of our operations and investment strategies. The RAM Group is a member of several industry governing bodies aiming to provide the highest quality products and is integrating ESG practices into the key pillars of RAM's culture.

Some of the bodies and initiatives the RAM Group currently engages with are as follows:

Diversity and inclusion

- Testament to its commitment to diversity and inclusion, RAM Group has been named an Inclusive Employer 2021-2022 by Diversity Council Australia ("DCA"). The accreditation comes off the back of DCA's nationally representative survey of workplace inclusion – Inclusion@Work Index.
- RAM Group has been recognised for its commitment to closing the gender pay gap. Scott Kelly - RAM CEO Australia and Board member, has been appointed as a Pay Equity Ambassador by Workplace Gender Equality Agency.
- RAM Group is a member of Women in Banking and Finance ("WiBF"). WiBF works in close collaboration with members to achieve its vision to create positive impact in the banking and financial services sector that will lead to improved gender diversity and inclusive leadership practices across the sector.

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Corporate governance

- RAM Group is a member of the Financial Services Council ("FSC"). The FSC promotes best practice for the financial services industry by setting mandatory Standards for its members and providing Guidance Notes to assist in operational efficiency.
- RAM Group is a member of the Responsible Investment Association Australia ("RIAA"). RIAA is the largest and most active network of people and organisations engaged in responsible, ethical and impact investing across Australia and New Zealand.
- RAM Group is a member of the Australian Investment Council ("AIC"). AIC members partner with businesses across every sector of the market to help them grow, while supporting their local communities and creating new employment opportunities.
- As a holder of 7 financial services licences (Australia and Hong Kong), RAM Group has built up a comprehensive and well-resourced team to ensure strong governance.

Social responsibility and sustainability

- RAM Group supports the One Million Dollars programme and is a certified Workplace Giving Supporter.
- With full commitment of the RAM Board, RAM Group's Real Giving Programme encourages and promotes combined generosity towards issues of social and environmental importance to communities. The programme has a goal of donating at least 1% of RAM Group's profits to a range of charitable organisations. It also provides volunteer time and donation matching initiatives.
- RAM Group was one of the first Asset Managers to roll out solar power in our property assets and are a participant in the Carbon Neutral Program "Plant-a-Tree" in the Yarra Yarra Biodiversity Corridor reforestation project. The program also contributes to the United Nations Global Goals for Sustainable Development.

The Responsible Entity and its related parties recognise the importance of ESG initiatives and is actively working with KPMG to design a policy and reporting framework that complies with the recommendations of the ASX Corporate Governance Council (including the 2019 amendments) as well as current standards of industry best practice. The Responsible Entity have established an ESG working group and agreed the scope to deliver an ESG policy and framework which will allow the Stapled Fund to assess, benchmark and report on performance in the medium term.

Directors

The following persons were directors and company secretary of the Responsible Entity of the Stapled Fund during the entire financial year and up to the date of this report, unless otherwise stated:

Name	Appointed	Resigned	Position
Greg Miles	20 October 2021		Independent Non-Executive Chairman
Marianne Perkovic	20 October 2021		Independent Non-Executive Director
Bryce Mitchelson	20 October 2021		Independent Non-Executive Director
Scott Wehl	3 November 2018		Executive Director
Scott Kelly	3 November 2018		Executive Director & CEO
Stewart Chandler	1 September 2021		Company Secretary

Directors' report

30 June 2023

Information on directors

Greg Miles

Chairman

Greg has over 35 years of experience in property investment, development, asset and funds management. Greg has had an extensive background in retail, commercial and industrial assets over his career and has led teams to complete major transactions and many successful property developments.

Greg was Chief Operating Officer of Scentre Group until his retirement (2015-2019). Prior to this Greg was a part of Westfield Corporations Executive Leadership team and was President and Chief Operating Officer of Westfield Group's US business (2012-2015).

Greg is currently a director of IP Generation Pty Ltd and a non-executive director and chairman of Shape Australia Corporation Limited. Greg was previously a non-executive director and chairman of Till Payments Global Pty Ltd and a director of the Shopping Centre Council of Australia.

Marianne Perkovic

Independent Non-Executive Director

Marianne has over 28 years of experience in executive roles and Board positions in the Banking and Financial Services industry in wealth management, financial advice and private banking across Australia, Hong Kong and Singapore.

Over the last decade, Marianne held a number of Executive General Manager positions with the Commonwealth Bank of Australia ("CBA"), including Private Bank, Wealth Management Advice and General Manager of Distribution at Colonial First State. Alongside her executive career she has also served as a director on a number of Boards, including subsidiaries of CBA Trustee Boards and as a Committee Member for Not for Profit Organisations and Industry Associations. More recently Marianne was a special Adviser with KPMG Australia. Marianne is currently a non-executive director of Alpha Vista Financial Services Limited, Orygen Youth Mental Health Foundation, an Audit and Risk Management Committee Member of Luminesce Alliance and Chair of The Australian Fashion Council.

Marianne holds a Bachelor of Economics with a Business Law major from Macquarie University, a Master of Business Administration from the Macquarie Graduate School of Management and is a Graduate of the Australian Institute of Company Directors and a member of Chief Executive Women.

Bryce Mitchelson

Independent Non-Executive Director

Bryce is a well-known veteran in the property industry and has more than 30 years' experience in various capacities including valuing, transacting, investing and developing a broad range of property types including retail, office, industrial, residential, childcare and healthcare real estate in Australia.

In February 2019, Bryce retired from his role of managing director at Arena REIT Limited (ASX Code ARF), a social infrastructure property business he co-founded and listed some years earlier. For the five years until his retirement, Arena was the highest performing ASX300 A-REIT in the market.

Bryce holds a Bachelor of Economics (Accounting), Bachelor of Business (Property) and Graduate Diploma of Applied Finance and Investment.

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Scott Wehl

Executive Director

Scott has over 23 years of experience in global wealth management and corporate banking working for top tier global banks in Australia, London and Hong Kong. Prior to founding Real Asset Management, Scott was a Managing Director and Head of Banking Products International for UBS Wealth Management ("UBS WM"), leading a team of 17 countries.

Over his 13-year career with UBS WM, Scott held various roles including Head of Banking Products in the United Kingdom, and Head of Banking Products Asia Pacific. Prior to joining UBS WM, Scott began his finance career in corporate banking with National Australia Bank in Brisbane, Australia.

Scott holds a Bachelor of Commerce from Griffith University Australia, and an Executive MBA jointly from Kellogg Business School and the Hong Kong University of Science and Technology.

Scott Kelly

Executive Director and CEO

Scott has over 28 years of experience in Global Wealth Management and Asset Management, working for top tier financial institutions in Australia and the United Kingdom.

Prior to joining Real Asset Management, Scott was managing director and Head of Investment Products and Services for UBS Wealth Management Australia. There he oversaw the entire product offering for Australia's premier wealth manager with \$24 billion of assets under management. Scott has also held the position of national sales director for Macquarie Private Wealth Australia and, prior to this, Scott co-founded and was managing director of Corazon Capital (Jersey) Limited, a specialist wealth and asset management business based in Jersey. Scott was also the Joint Head of Private Clients at Kleinwort Benson, after starting his financial career with Mercury Asset Management in London.

Scott holds a B.A. (Hons) degree in Business Management from the University of Leeds and is a Diploma Qualified Member of the Chartered Institute of Securities & Investment, UK.

Company secretary

Stewart Chandler

Stewart has 20 years' experience as a legal and compliance professional, over 15 of those years have been spent providing Legal and Compliance advice and support to leading financial institutions in Australia and overseas.

Prior to joining Real Asset Management, Stewart was an Executive Manager, Compliance at Westpac. In that role he was responsible for compliance advice and oversight of compliance frameworks. Prior to Westpac he worked as a Senior Legal Counsel for HSBC Bank in Australia for 12 years, supporting a wide range of HSBC's retail, wealth and private bank businesses as well as IT, digital and operations not only in Australia but also India and the UK.

Stewart holds degrees in Arts (Hons.) and Law from the University of NSW, and is admitted as a Solicitor in the Supreme Court of NSW and the Supreme Court of England and Wales.

Directors' report

30 June 2023

Attendance of Directors at Board Meetings and Board Committee Meetings

The number of Board meetings held during the year and the number of meetings attended by each director are set out in the table below:

	Board Meetings	
	Held	Attended
Greg Miles	8	8
Marianne Perkovic	8	7
Bryce Mitchelson	8	8
Scott Wehl	8	8
Scott Kelly	8	7

Risk and Audit Committee Meetings

The number of Risk and Audit Committee meetings held during the year and the number of meetings attended by each director are set out in the table below:

	Risk and Audit Committee	
	Held	Attended
Greg Miles	5	5
Marianne Perkovic	5	5
Bryce Mitchelson	5	5
Scott Wehl	5	5

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Responsible Entity interests

The following fees were paid or payable to the Responsible Entity and related parties during the financial year:

	Consolidated	
	2023	2022
	\$'000	\$'000
Accounting fees	574	380
Cost recoveries	737	920
Development management fees	1,283	777
Directors fees	323	245
Finance facilitation fees ¹	-	625
Investment management fees	5,405	3,513
Leasing fees	909	984
Property acquisition fees	13	2,140
Registry fees	58	35
Trustee management fees	136	-
	9,438	9,619

1. Related to a pre-listing transaction.

Further details for related party transactions are detailed in note 24.

The Responsible Entity and/or its related parties that hold securities in the consolidated entity during the financial year are outlined in note 24 to the financial statements.

Matters subsequent to the end of the financial year

The following events have occurred since 30 June 2023:

- In August 2023, the Stapled Fund restructured the Group's syndicated debt facility. RAM Essential Services FinCo Pty Ltd, a jointly owned entity of the Stapled Fund, is the borrower for the syndicated debt facility. The syndicated debt facility is with both the Commonwealth Bank of Australia ("Commonwealth") and Westpac Banking Corporation ("Westpac"). The debt facility was increased to a total limit of \$340 million, in which the Westpac facility limit is \$90 million and the Commonwealth facility limit is \$250 million. The facility expires in June 2026. On restructuring, the Westpac syndicated debt facility will be used to repay the current Westpac facility of \$24.5 million that expires in September 2023.
- On 2 August 2023, RAM Australia Retail Property No. 7 Trust entered into an unconditional contract to sell The Hub Westlake, Westlake QLD at a contract price of \$11.46 million. Settlement is expected to occur on or around 26 September 2023.

No other matter or circumstance has arisen since 30 June 2023 that has significantly affected or may significantly affect:

- the Fund's operations in future financial years;
- the results of those operations in future financial years; or
- the Fund's state of affairs in future financial years.

Directors' report

30 June 2023

Proceedings on behalf of the Fund

No person has applied to the Court under section 237 of the Corporations Act 2001 (Cth) for leave to bring proceedings on behalf of the Stapled Fund, or to intervene in any proceedings to which the Stapled Fund is a party for the purpose of taking responsibility on behalf of the Stapled Fund for all or part of those proceedings.

Securities under option

There were no unissued ordinary securities of RAM Essential Services Property Fund under option outstanding at the date of this report.

Securities issued on the exercise of options

There were no ordinary securities of RAM Essential Services Property Fund issued on the exercise of options during the year ended 30 June 2023 and up to the date of this report.

Indemnity and insurance of officers

The Responsible Entity has indemnified the directors and executives of the Responsible Entity for costs incurred, in their capacity as a director or executive, for which they may be held personally liable, except where there is a lack of good faith.

During the financial year, the Responsible Entity paid a premium in respect of a contract to ensure the directors and executives of the Responsible Entity against a liability to the extent permitted by the Corporations Act 2001 (Cth). The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

Indemnity and insurance of auditor

The Responsible Entity has not, during or since the end of the financial year, indemnified or agreed to indemnify the auditor of the Stapled Fund or any related entity against a liability incurred by the auditor.

During the financial year, the Responsible Entity has not paid a premium in respect of a contract to insure the auditor of the Stapled Fund or any related entity.

Non-audit services

Details of the amounts paid or payable to the auditor for non-audit services provided during the financial year by the auditor are outlined in note 5 to the financial statements.

The directors are satisfied that the provision of non-audit services during the financial year, by the auditor (or by another person or firm on the auditor's behalf), is compatible with the general standard of independence for auditors imposed by the Corporations Act 2001.

The directors are of the opinion that the services as disclosed in note 5 to the financial statements do not compromise the external auditor's independence requirements of the Corporations Act 2001 for the following reasons:

- all non-audit services have been reviewed and approved to ensure that they do not impact the integrity and objectivity of the auditor; and
- none of the services undermine the general principles relating to auditor independence as set out in APES 110 Code of Ethics for Professional Accountants issued by the Accounting Professional and Ethical Standards Board, including reviewing or auditing the auditor's own work, acting in a management or decision-making capacity for the Stapled Fund, acting as advocate for the Stapled Fund or jointly sharing economic risks and rewards.

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Officers of the company who are former partners of PKF

There are no officers of the Responsible Entity and its related parties who are former partners of PKF(NS) Audit & Assurance Limited Partnership.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out immediately after this directors' report.

Auditor

PKF(NS) Audit & Assurance Limited Partnership continues in office in accordance with section 327 of the Corporations Act 2001.

Rounding of amounts

The Stapled Fund is of a kind referred to in Corporations Instrument 2016/191, issued by the Australian Securities and Investments Commission, relating to 'rounding-off'. Amounts in this report have been rounded off in accordance with that Corporations Instrument to the nearest thousand dollars, or in certain cases, the nearest dollar.

This report is made in accordance with a resolution of directors. The Directors have the power to amend and re-issue the consolidated financial statements.

On behalf of the Board of the Responsible Entity.



Greg Miles
Independent Non-Executive Chairman



Marianne Perkovic
Independent Non-Executive Director

25 August 2023
Sydney

Auditor's independence declaration



Auditor's Independence Declaration under Section 307C of the Corporations Act 2001 to the Directors of the Responsible Entity of the RAM Essential Services Property Fund

I am pleased to provide the following declaration of independence to the directors of the Responsible Entity of the RAM Essential Services Property Fund.

As lead audit partner for the audit of the financial report of RAM Essential Services Property Fund for the year ended 30 June 20223, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- (ii) any applicable code of professional conduct in relation to the audit.

PKF

MARTIN MATTHEWS
PARTNER

25 AUGUST 2023
NEWCASTLE, NSW

PKF(NS) Audit & Assurance Limited
Partnership
ABN 91 850 861 839

Liability limited by a scheme
approved under Professional
Standards Legislation

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PKF(NS) Audit & Assurance Limited Partnership is a member firm of the PKF International Limited family of legally independent firms and does not accept any responsibility or liability for the actions or inactions of any individual member or correspondent firm or firms.
For office locations visit www.pkf.com.au

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Statement of profit or loss and other comprehensive income

For the year ended 30 June 2023

	Note	Consolidated	
		2023 \$'000	2022 \$'000
Revenue			
Rent from investment properties	6	56,312	36,511
Net unrealised gains on revaluation of investment properties		-	52,478
Net unrealised gains on derivative financial instruments		-	6,303
Net realised gains on disposal of investment properties		-	3,354
Interest revenue		6	2
Total revenue		56,318	98,648
Expenses			
Property expenses	7	(15,834)	(11,328)
Finance costs	7	(10,433)	(4,178)
Fund management fees		(5,454)	(4,003)
Net unrealised losses on revaluation of investment properties		(35,959)	-
Net unrealised losses on derivative financial instruments		(690)	-
Impairment of assets		(2,901)	(907)
Transaction costs		-	(16,199)
Other expenses		(1,675)	(571)
Total expenses		(72,946)	(37,186)
Profit/(loss) for the year		(16,628)	61,462
Other comprehensive income for the year		-	-
Total comprehensive income for the year		(16,628)	61,462
Profit/(loss) for the year is attributable to:			
Non-controlling interest	20	(965)	18,927
Securityholders of RAM Essential Services Property Fund	19,26	(15,663)	42,535
		(16,628)	61,462
Total comprehensive income for the year is attributable to:			
Non-controlling interest		(965)	18,927
Securityholders of RAM Essential Services Property Fund		(15,663)	42,535
		(16,628)	61,462
		Cents	Cents
Basic earnings per security		(3.25)	12.00
Diluted earnings per security		(3.25)	12.00

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

Statement of financial position

As at 30 June 2023

	Note	Consolidated	
		2023 \$'000	2022 \$'000
Assets			
Current assets			
Cash and cash equivalents	8	11,952	15,823
Trade and other receivables	9	6,690	3,528
Other current assets	10	5,039	2,100
Total current assets		23,681	21,451
Non-current assets			
Derivative financial instruments	11	5,614	6,304
Investment properties	12	786,514	798,245
Intangible assets	13	-	2,901
Other non-current assets	14	1,022	3,399
Total non-current assets		793,150	810,849
Total assets		816,831	832,300
Liabilities			
Current liabilities			
Trade and other payables	15	11,602	23,985
Interest bearing loans and borrowings	16	22,219	12,683
Total current liabilities		33,821	36,668
Non-current liabilities			
Interest bearing loans and borrowings	16	278,211	244,329
Other non-current liabilities	17	528	681
Total non-current liabilities		278,739	245,010
Total liabilities		312,560	281,678
Net assets		504,271	550,622
Equity			
Issued securities	18,26	246,733	246,733
Undistributed profits	19,26	3,867	35,674
Equity attributable to the securityholders of RAM Essential Services Property Fund		250,600	282,407
Non-controlling interest	20	253,671	268,215
Total equity		504,271	550,622

The above statement of financial position should be read in conjunction with the accompanying notes

Statement of changes in equity

For the year ended 30 June 2023

Consolidated	Issued securities \$'000	Undistributed profits \$'000	Non-controlling interest \$'000	Total equity \$'000
Balance at 20 October 2021	-	-	-	-
Profit for the period	-	42,535	18,927	61,462
Other comprehensive income for the period	-	-	-	-
Total comprehensive income for the period	-	42,535	18,927	61,462
Net assets of RAMPF on stapling to RARPF (note 18)	-	-	255,568	255,568
<i>Transactions with securityholders in their capacity as securityholders:</i>				
Contributions of equity, net of transaction costs	246,733	5,170	2,533	254,436
Distributions paid (note 21)	-	(12,031)	(8,813)	(20,844)
Balance at 30 June 2022	246,733	35,674	268,215	550,622
Consolidated	Issued securities \$'000	Undistributed profits \$'000	Non-controlling interest \$'000	Total equity \$'000
Balance at 1 July 2022	246,733	35,674	268,215	550,622
Loss for the year	-	(15,663)	(965)	(16,628)
Other comprehensive income for the year	-	-	-	-
Total comprehensive income for the year	-	(15,663)	(965)	(16,628)
<i>Transactions with securityholders in their capacity as securityholders:</i>				
Distributions paid (note 21)	-	(16,144)	(13,579)	(29,723)
Balance at 30 June 2023	246,733	3,867	253,671	504,271

The above statement of changes in equity should be read in conjunction with the accompanying notes

Statement of cash flows

For the year ended 30 June 2023

	Note	Consolidated	
		2023 \$'000	2022 \$'000
Cash flows from operating activities			
Receipts from customers (inclusive of GST)		58,349	39,582
Payments to suppliers (inclusive of GST)		(28,900)	(31,229)
		29,449	8,353
Interest received		6	4
Interest and other finance costs paid		(9,732)	(3,291)
Net cash from operating activities	28	19,723	5,066
Cash flows from investing activities			
Payments for investment properties	12	(35,499)	(177,062)
Proceeds from disposal of investment properties	12	-	19,328
Net cash used in investing activities		(35,499)	(157,734)
Cash flows from financing activities			
Proceeds from borrowings		43,150	-
Proceeds from issue of securities	18	-	192,701
Payment of loan transaction costs		(979)	-
Distributions paid	21	(30,266)	(13,267)
Repayment of borrowings		-	(18,768)
Net cash from financing activities		11,905	160,666
Net increase/(decrease) in cash and cash equivalents		(3,871)	7,998
Cash and cash equivalents at the beginning of the financial year		15,823	-
Cash balance of RARPF on date of stapling		-	6,850
Cash balance of RAMPF on date of stapling		-	975
Cash and cash equivalents at the end of the financial year	8	11,952	15,823

The above statement of cash flows should be read in conjunction with the accompanying notes

Notes to the financial statements

30 June 2023

Note 1. General information

These financial statements cover RAM Essential Services Property Fund ("Stapled Fund"). The financial statements are presented in Australian dollars, which is RAM Essential Services Property Fund's functional and presentation currency.

RAM Essential Services Property Fund is an ASX listed Managed Investment Scheme, incorporated and domiciled in Australia.

Registered office and principal place of business:

Suite 32.1
264 George Street
Sydney NSW 2000

A description of the nature of the Stapled Fund's operations and its principal activities are included in the directors' report, which is not part of the financial statements.

The financial statements were authorised for issue, in accordance with a resolution of directors of the Responsible Entity, on 25 August 2023.

Note 2. Significant accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

Basis of preparation

These consolidated financial statements are a general purpose financial report for the reporting year ended 30 June 2023 which has been prepared in accordance with the requirements of the Product Disclosure Statement and Constitutions of the entities within the Stapled Fund, the Corporations Act 2001, Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ("AASB") and International Financial Reporting Standards adopted by the International Accounting Standards Board ("IASB").

Historical cost convention

The financial statements have been prepared under the historical cost convention, except for, where applicable, the revaluation of financial assets and liabilities at fair value through profit or loss, financial assets at fair value through other comprehensive income, investment properties, certain classes of property, plant and equipment and derivative financial instruments.

Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Stapled Fund's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 3.

Going concern

As at 30 June 2023, the Stapled Fund's current liabilities of \$33,821,000 (30 June 2022: \$36,668,000) exceeded its current assets of \$23,681,000 (30 June 2022: \$21,451,000) by \$10,140,000 (30 June 2022: \$15,217,000).

This deficiency is due to RARPF's Westpac \$24.5 million debt facility expiring in September 2023 and the loan being classified as a current liability.

Notes to the financial statements

30 June 2023

Note 2. Significant accounting policies (continued)

In August 2023, the Stapled Fund restructured its syndicated debt facility, the current Westpac debt facility will be repaid and replaced with the syndicated debt facility. The syndicated debt facility expires in June 2026 and will be classified as a non-current liability.

It is on this basis that the Stapled Fund's financial report has been prepared on a going concern basis. Refer to note 27 for more information.

Presentational changes and comparatives

The prior comparative period is from the inception of the Stapled Fund on 20 October 2021 until 30 June 2022.

Where necessary, comparative figures have been adjusted to conform to changes in presentation in the current period.

Basis for combined financial report

The RAM Essential Services Property Fund is a Stapled Fund comprising RARPF and its controlled entities, and RAMPF and its controlled entities. The securities in the group are stapled to the units in the trusts. The stapled securities cannot be traded or dealt with separately. The stapled securities of the RAM Essential Services Property Fund are listed on the ASX. RARPF has been identified as the parent entity.

RARPF and RAMPF remain separate legal entities in accordance with the Corporations Act 2001 and are each required to comply with the reporting and disclosure requirements of Accounting Standards and the Corporations Act 2001.

On 20 October 2021, RARPF acquired RAMPF. Under the terms of AASB 3 Business Combinations, RARPF was deemed to be the accounting acquirer in this business combination. The Directors of the Responsible Entity applied judgement in the determination of the parent entity of the Stapled Fund and considered various factors including asset size and capital structure. Accordingly, the consolidated financial statements of the RAM Essential Services Property Fund have been prepared as a continuation of the consolidated financial statements of RARPF from the date of stapling.

New or amended Accounting Standards and Interpretations adopted

For the Stapled Fund no new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ("AASB") have come into effect for the current reporting period.

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the Stapled Fund for the annual reporting year ended 30 June 2023. The Stapled Fund has not yet assessed the impact of these new or amended Accounting Standards and Interpretations.

Parent entity information

In accordance with the Corporations Act 2001, these financial statements present the results of the Stapled Fund only. Supplementary information about the parent entity is disclosed in note 26.

Principles of consolidation

The consolidated financial statements incorporate the assets and liabilities of all controlled entities of the Stapled Fund as at 30 June 2023 and the results of all controlled entities of the Stapled Fund for the year ended 30 June 2023. RAM Essential Services Property Fund and its controlled entities together are referred to in these financial statements as the "Stapled Fund".

Controlled entities are all those entities over which the Stapled Fund has control. The Stapled Fund controls an entity when the Stapled Fund is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Controlled entities are fully consolidated from the date on which control is transferred to the Stapled Fund. They are de-consolidated from the date that control ceases.

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Note 2. Summary of significant accounting policies (continued)

Intercompany transactions, balances and unrealised gains on transactions between entities in the Stapled Fund are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of controlled entities have been changed where necessary to ensure consistency with the policies adopted by the Stapled Fund.

The acquisition of controlled entities is accounted for using the acquisition method of accounting. A change in ownership interest, without the loss of control, is accounted for as an equity transaction, where the difference between the consideration transferred and the book value of the share of the non-controlling interest acquired is recognised directly in equity attributable to the parent.

Non-controlling interest in the results and equity of subsidiaries are shown separately in the Statement of Profit or Loss and Other Comprehensive Income, Statement of Financial Position and Statement of Changes in Equity of the Stapled Fund. Losses incurred by the Stapled Fund are attributed to the non-controlling interest in full, even if that results in a deficit balance.

Where the Stapled Fund loses control over a subsidiary, it derecognises the assets including goodwill, liabilities and non-controlling interest in the subsidiary together with any cumulative translation differences recognised in equity. The Stapled Fund recognises the fair value of the consideration received and the fair value of any investment retained together with any gain or loss in profit or loss.

Revenue recognition

The Stapled Fund recognises revenue at the fair value of the consideration received or receivable net of the amount of goods and services tax ("GST") levied. Revenue is recognised for the major business activities as follows:

Rent from investment properties

Rent from investment properties is recognised in the Statement of Profit or Loss and Other Comprehensive Income on a straight-line basis over the lease term. Rent not received at balance date is reflected in the Statement of Financial Position as a receivable or if paid in advance, as rents in advance. Lease incentives granted are recognised over the lease term, on a straight-line basis, as a reduction of rent.

Interest

Interest revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

Other revenue

Other revenue is recognised when it is received or when the right to receive payment is established.

Current and non-current classification

Assets and liabilities are presented in the Statement of Financial Position based on current and non-current classification.

An asset is classified as current when: it is either expected to be realised or intended to be sold or consumed in the Stapled Fund's normal operating cycle; it is held primarily for the purpose of trading; it is expected to be realised within 12 months after the reporting period; or the asset is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as non-current.

A liability is classified as current when: it is either expected to be settled in the Stapled Fund's normal operating cycle; it is held primarily for the purpose of trading; it is due to be settled within 12 months after the reporting period; or there is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as non-current.

Notes to the financial statements

30 June 2023

Note 2. Summary of significant accounting policies (continued)

Income tax

Under current Australian income tax legislation, the Stapled Fund is not liable for income tax, provided that the taxable income (including any assessable component of any capital gains from the sale of investment assets) is fully distributed to securityholders each year. Tax allowances for building, plant and equipment depreciation are distributed to securityholders in the form of tax preferred components of distribution.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Trade and other receivables

Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. Trade receivables are generally due for settlement within 30 days.

The Stapled Fund has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue.

Other receivables are recognised at amortised cost, less any allowance for expected credit losses.

Derivative financial instruments

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

Derivatives are classified as current or non-current depending on the expected period of realisation.

Cash flow hedges

Cash flow hedges are used to cover the Stapled Fund's exposure to variability in cash flows that is attributable to particular risks associated with a recognised asset or liability or a firm commitment which could affect profit or loss. The method of recognition is dependent on classification of a hedging instrument. The Stapled Fund has elected cash flow hedges not to qualify for hedge accounting. Changes in fair value are recognised in the Statement of Profit and Loss and Other Comprehensive Income.

Cash flow hedges are tested for effectiveness on a regular basis both retrospectively and prospectively to ensure that each hedge is highly effective and continues to be designated as a cash flow hedge. If the forecast transaction is no longer expected to occur, the amounts recognised in equity are transferred to profit or loss.

If the hedging instrument is sold, terminated, expires, exercised without replacement or rollover, or if the hedge becomes ineffective and is no longer a designated hedge, the amounts previously recognised in equity remain in equity until the forecast transaction occurs.

Investment properties

Investment properties principally comprise of freehold land and buildings held for long-term rental and capital appreciation that are not occupied by the Stapled Fund. Investment properties are initially recognised at cost, including transaction costs, and are subsequently remeasured annually at fair value. Movements in fair value are recognised directly to profit or loss.

Investment properties are derecognised when disposed of or when there is no future economic benefit expected.

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Note 2. Summary of significant accounting policies (continued)

Transfers to and from investment properties to property, plant and equipment are determined by a change in use of owner-occupation. The fair value on the date of change of use from investment properties to property, plant and equipment are used as deemed cost for the subsequent accounting. The existing carrying amount of property, plant and equipment is used for the subsequent accounting cost of investment properties on the date of change of use.

Investment properties also include properties under construction for future use as investment properties. These are carried at fair value, or at cost where fair value cannot be reliably determined and the construction is incomplete.

Impairment of non-financial assets

Goodwill and other intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

Recoverable amount is the higher of an asset's fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.

Trade and other payables

These amounts represent liabilities for goods and services provided to the Stapled Fund prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

Borrowings

Loans and borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

Borrowing costs

Costs in relation to borrowings are capitalised as an asset and amortised on a straight-line basis over the period of the finance arrangement.

Finance costs

Finance costs attributable to qualifying assets are capitalised as part of the asset. All other finance costs are expensed in the period in which they are incurred.

Fair value measurement

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either: in the principal market; or in the absence of a principal market, in the most advantageous market.

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Notes to the financial statements

30 June 2023

Note 2. Summary of significant accounting policies (continued)

Assets and liabilities measured at fair value are classified into three levels, using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. Classifications are reviewed at each reporting date and transfers between levels are determined based on a reassessment of the lowest level of input that is significant to the fair value measurement.

For recurring and non-recurring fair value measurements, external valuers may be used when internal expertise is either not available or when the valuation is deemed to be significant. External valuers are selected based on market knowledge and reputation. Where there is a significant change in fair value of an asset or liability from one period to another, an analysis is undertaken, which includes a verification of the major inputs applied in the latest valuation and a comparison, where applicable, with external sources of data.

For Medical Properties, if the capitalisation rate increased by 25 basis points, fair value would reduce by \$15.61 million from the fair value as at 30 June 2023 and if the capitalisation rate decreased by 25 basis points, fair value would increase by \$17.10 million from the fair value as at 30 June 2023.

For Retail Properties, if the capitalisation rate increased by 25 basis points, fair value would reduce by \$17.59 million from the fair value as at 30 June 2023 and if the capitalisation rate decreased by 25 basis points, fair value would increase by \$19.17 million from the fair value as at 30 June 2023.

Issued securities

Ordinary securities are classified as equity.

Incremental costs directly attributable to the issue of new securities or options are shown in equity as a deduction from the proceeds.

Distributions

Distributions are recognised when declared during the financial year and no longer at the discretion of the Stapled Fund.

Earnings per security

Basic earnings per security

Basic earnings per security is calculated by dividing the profit attributable to the securityholders of RAM Essential Services Property Fund, excluding any costs of servicing equity other than ordinary securities, by the weighted average number of ordinary securities outstanding during the financial year, adjusted for bonus elements in ordinary securities issued during the financial year.

Diluted earnings per security

Diluted earnings per security adjusts the figures used in the determination of basic earnings per security to take into account the after income tax effect of interest and other financing costs associated with dilutive potential ordinary securities and the weighted average number of securities assumed to have been issued for no consideration in relation to dilutive potential ordinary securities.

Goods and Services Tax ('GST') and other similar taxes

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the tax authority is included in other receivables or other payables in the Statement of Financial Position.

Note 2. Summary of significant accounting policies (continued)

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the tax authority, are presented as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

Rounding of amounts

Amounts in this report have been rounded off in accordance with that Corporations Instrument to the nearest thousand dollars, or in certain cases, the nearest dollar.

Note 3. Critical accounting judgements, estimates and assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believes to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities (refer to the respective notes) within the next financial year are discussed below.

Allowance for expected credit losses

The allowance for expected credit losses assessment requires a degree of estimation and judgement. It is based on the lifetime expected credit loss, grouped based on days overdue, and makes assumptions to allocate an overall expected credit loss rate for each group. These assumptions include recent rental experience and historical collection rates.

Fair value measurement hierarchy

The Stapled Fund is required to classify all assets and liabilities, measured at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

Level 3: Unobservable inputs for the asset or liability.

Considerable judgement is required to determine what is significant to fair value and therefore which category the asset or liability is placed in can be subjective.

The fair value of assets and liabilities classified as level 3 is determined by the use of valuation models. These include discounted cash flow analysis or the use of observable inputs that require significant adjustments based on unobservable inputs.

Notes to the financial statements

30 June 2023

Note 4. Segment reporting

The Stapled Fund is organised into one operating segment; being to invest in accordance with the investment objectives and guidelines set out in its current Product Disclosure Statement and in accordance with the provisions of RARPF's and RAMPF's Constitutions. This singular operating segment is based on the internal reports that are provided to the chief operating decision maker to facilitate strategic decisions.

The Responsible Entity has been identified as the Stapled Fund's chief operating decision maker.

Note 5. Remuneration of auditors

During the financial year the following fees were paid or payable for services provided by PKF(NS) Audit & Assurance Limited Partnership and related entities, the auditor of the Stapled Fund:

	Consolidated	
	2023 \$'000	2022 \$'000
<i>Audit services - PKF(NS) Audit & Assurance Limited Partnership</i>		
Audit or review of the financial statements	260	252
<i>Non-audit services - PKF network firms</i>		
Consultancy and corporate finance advice	8	133
	268	385

Note 6. Revenue

Disaggregation of revenue

The disaggregation of revenue from contracts with customers is as follows:

	Consolidated	
	2023 \$'000	2022 \$'000
Rental income	52,746	32,604
Recoverable outgoings	5,944	3,405
Straight-line of rental income	(2,378)	502
	56,312	36,511

Rental income from investment properties is recognised on a straight-line basis over the lease term.

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Note 7. Expenses

	Consolidated	
	2023 \$'000	2022 \$'000
Profit/(loss) includes the following specific expenses:		
<i>Finance costs</i>		
Interest and finance charges paid/payable on borrowings	9,185	3,318
Amortisation of borrowing transaction costs	1,248	860
Total finance costs	10,433	4,178
<i>Property expenses</i>		
Property operating expenses	10,020	5,832
Amortisation of lease incentives	4,065	4,421
Property management fees	1,749	1,075
Total property expenses	15,834	11,328

Finance costs include interest, amortisation or other costs incurred in connection with arrangement of borrowings.

Property expenses include rates, taxes, property outgoings expenses and amortisation of lease incentives. Expenses recovered from a tenant are recorded in recoverable outgoings within rent from investment properties. Expenses are recognised in the consolidated Statement of Profit or Loss and Other Comprehensive Income on an accrual basis. Lease incentives are amortised over the term of the lease.

Note 8. Cash and cash equivalents

	Consolidated	
	2023 \$'000	2022 \$'000
Cash at bank	11,844	15,593
Cash on deposit	108	230
	11,952	15,823

Notes to the financial statements

30 June 2023

Note 9. Trade and other receivables

	Consolidated	
	2023 \$'000	2022 \$'000
Trade receivables	6,633	2,368
Less: Allowance for expected credit losses	(283)	(176)
	6,350	2,192
Other receivables	337	1,336
Goods and services tax receivable	3	-
	340	1,336
	6,690	3,528

Allowance for expected credit losses

The allowance for expected credit losses assessment requires a degree of estimation and judgement. It is based on the lifetime expected credit loss, group based on days overdue, and makes assumptions to allocate an overall expected credit loss rate for each group. These assumptions include recent sales experience and historical collection rates.

Consolidated	Expected credit loss rate		Carrying amount		Allowance for expected credit losses	
	2023	2022	2023	2022	2023	2022
	%	%	\$'000	\$'000	\$'000	\$'000
Not overdue	-	-	5,095	2,529	-	3
30 - 90 days overdue	4%	5%	694	636	31	33
90+ days overdue	21%	32%	1,184	445	252	140
			6,973	3,610	283	176

Note 10. Other current assets

	Consolidated	
	2023 \$'000	2022 \$'000
Accrued revenue	2,612	1,656
Prepayments	2,427	444
	5,039	2,100

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Note 11. Derivative financial instruments

	Consolidated	
	2023 \$'000	2022 \$'000
Interest rate swap contracts - cash flow hedges	5,614	6,304

The Stapled Fund has entered into interest rate swap contracts under which it receives interest at variable rates and pays interest at fixed rates to protect interest bearing liabilities from exposure to changes in interest rates.

Swaps in place as at 30 June 2023 cover 55% (30 June 2022: 56%) of the debt facilities outstanding. The weighted average fixed interest swap rate at 30 June 2023 was 2.33% (30 June 2022: 1.59%) and the weighted average term was 2.0 years (30 June 2022: 2.4 years).

Note 12. Investment properties

	Date of last external valuation	Last external valuation \$'000	As at 30 June 2023 \$'000	As at 30 June 2022 \$'000
Retail				
Ballina Central Shopping Centre, Ballina NSW	19/03/2023	54,000	54,000	58,000
Broadway Plaza, Punchbowl NSW	28/03/2023	57,000	57,000	57,750
Coomera Square, Coomera QLD	31/03/2023	80,000	80,000	84,256
Keppel Bay Plaza, Yeppoon QLD	31/12/2022	48,250	53,262	43,256
Mowbray Market Place, Mowbray TAS	31/12/2022	45,300	45,364	44,321
Rutherford Shopping Centre, Rutherford NSW	28/03/2023	23,750	23,750	23,408
Springfield Fair, Springfield QLD	31/03/2023	38,000	38,000	41,300
Tanilba Bay Shopping Centre, Tanilba Bay NSW	31/12/2022	22,800	22,794	22,862
The Hub Westlake, Westlake QLD	31/12/2022	12,600	11,500	12,600
The North Lakes Centre, North Lakes QLD	31/03/2023	8,000	8,000	8,400
Windaroo Village, Windaroo QLD	31/03/2023	10,400	10,400	11,440
Yeronga Village Shopping Centre, Yeronga QLD	31/12/2022	24,000	24,230	23,877
Total - retail investment properties		424,100	428,300	431,470

Notes to the financial statements

30 June 2023

Note 12. Investment properties (continued)

	Date of last external valuation	Last external valuation \$'000	As at 30 June 2023 \$'000	As at 30 June 2022 \$'000
Medical				
Bowen Hills Day Surgery, Bowen Hills QLD	30/06/2022	21,900	16,900	21,900
Cambridge Day Surgery, Wembley WA	31/12/2022	8,350	8,336	8,100
Casuarina Medical Precinct, Casuarina NT	31/12/2021	14,600	14,648	14,605
Corrimal Private Health Centre, Corrimal NSW	03/04/2023	5,600	5,600	6,200
Dubbo Private Hospital, Dubbo NSW	31/12/2022	22,500	22,509	22,000
Highland Health Centre, Highland Park QLD	31/12/2021	10,100	8,800	10,136
Madeley Medical Centre, Madeley WA	31/12/2021	10,400	10,510	10,407
Mayo Private Hospital, Taree NSW	31/12/2022	52,800	52,817	52,000
Miami Day Hospital, Miami QLD	31/12/2022	22,705	22,750	20,239
Mildura Medical Centre, Mildura VIC	31/12/2022	4,100	4,119	6,000
North Ward Medical Centre, North Ward QLD	31/12/2021	12,650	12,743	12,650
North West Private Hospital, Cooe TAS	31/12/2022	42,800	42,913	41,900
Panaceum Medical Centre, Geraldton WA	31/12/2022	13,500	13,500	13,724
Parkwood Family Practice, Parkwood QLD	31/12/2022	8,000	7,000	8,143
Rosebery Convenience & Medical Centre, Rosebery NT	30/06/2022	8,500	8,513	8,500
Secret Harbour Medical Centre, Secret Harbour WA	30/06/2022	8,650	8,706	8,650
South Lake Medical Centre, South Lake WA	31/12/2022	9,000	9,007	8,869
St John of God Wembley Day Surgery, Wembley WA	01/02/2022	27,000	23,300	27,000
Sunshine Day Hospital, Sunshine VIC	30/06/2022	11,250	10,200	11,250
Swan Medical Centre, Midlands WA	31/12/2021	8,100	8,110	8,100
The Banyans Health & Wellness Centre, Clear Mountain QLD	31/12/2022	8,900	8,907	8,975
The Gold Coast Surgery Centre, Southport QLD	31/12/2021	20,550	20,763	20,550
Willetts Health Precinct, Mount Pleasant QLD	31/12/2022	17,450	17,563	16,877
Total - medical investment properties		369,405	358,214	366,775
Total - investment properties		793,505	786,514	798,245

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Note 12. Investment properties (continued)

Reconciliation

Reconciliation of the fair values at the beginning and end of the current and previous financial year are set out below:

	As at 30 June 2023 \$'000	As at 30 June 2022 \$'000
Opening fair value	798,245	579,340
Additions	1,958	144,756
Revaluation (decrements)/increments	(35,959)	55,832
Capital expenditure	26,335	36,137
Amortisation of lease incentives	(4,065)	(4,420)
Property transaction costs	-	(13,400)
Closing fair value	786,514	798,245

⁽¹⁾ The prior comparative period is from 20 October 2021 to 30 June 2022.

Critical accounting estimate - Valuation of investment properties

Direct property assets are valued in accordance with Fund Property Valuation Policy. This Policy requires that all direct property assets be valued at Fair Value at each balance date. Fair Value is determined at least once every two years by an appropriately qualified independent valuer. In the intervening periods Fair Value is determined by the Responsible Entity, acting in good faith, after considering all relevant market-based information and circumstances.

Where the Responsible Entity believes that there have been significant changes in the value of the direct property assets, an appropriately qualified independent valuer will be engaged to value the direct property assets in accordance with ordinary commercial practice and AIFRS.

The balance of the Stapled Fund's properties were valued by the Responsible Entity using best practice market methodologies including discounted cash flow, capitalisation and comparison methodologies.

Notes to the financial statements

30 June 2023

Note 12. Investment properties (continued)

Significant unobservable inputs associated with the Stapled Fund's investment property valuation are set out below:

	Consolidated		Retail		Medical	
	Range	Weighted average	Range	Weighted average	Range	Weighted average
As at 30 June 2023						
Passing rent (\$m)	0.04 - 5.48	2.53	0.61 - 5.48	3.52	0.04 - 2.49	1.34
Capitalisation rate (%)	5.00 - 8.00	5.68	5.25 - 6.25	5.84	5.00 - 8.00	5.49
Discount rate (%)	4.50 - 8.50	6.69	6.00 - 8.00	6.80	4.50 - 8.50	6.55
Lease expiry (years)	1.00 - 13.38	6.44	2.10 - 11.39	5.74	1.00 - 13.38	7.44
Occupancy (%)	8.34 - 100.00	97.63	90.24 - 100.00	97.68	8.34 - 100.00	97.56

	Consolidated		Retail		Medical	
	Range	Weighted average	Range	Weighted average	Range	Weighted average
As at 30 June 2022						
Passing rent (\$m)	0.50 - 5.42	2.45	0.62 - 5.42	3.52	0.50 - 2.49	1.33
Capitalisation rate (%)	4.25 - 8.00	5.46	5.00 - 7.25	5.65	4.25 - 8.00	5.22
Discount rate (%)	5.50 - 8.00	6.46	6.00 - 7.75	6.51	5.50 - 8.00	6.37
Lease expiry (years)	2.42 - 14.38	6.96	3.07 - 8.98	6.11	2.42 - 14.38	8.26
Occupancy (%)	65.57 - 100.00	98.79	93.38 - 100.00	98.95	65.57 - 100.00	98.56

Lessor commitments

	Consolidated	
	2023 \$'000	2022 \$'000
Minimum lease commitments receivable but not recognised in the financial statements:		
1 year or less	46,538	49,679
Between 1 and 2 years	44,342	43,274
Between 2 and 3 years	39,363	39,308
3 years or more	166,273	183,007
	296,516	315,268

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Note 13. Intangible assets

	Consolidated	
	2023 \$'000	2022 \$'000
Goodwill - at cost	-	2,901

Represents goodwill on acquisition of controlled entities.

Note 14. Other non-current assets

	Consolidated	
	2023 \$'000	2022 \$'000
Rent straight-lining adjustments	1,022	3,399

Note 15. Trade and other payables

	Consolidated	
	2023 \$'000	2022 \$'000
Trade payables	42	7,147
Accrued expenses	1,709	6,037
Fees payable to related parties	381	315
Deferred income	1,781	1,963
Security deposits	188	946
Distributions payable	7,034	7,577
Goods and services tax payable	437	-
Withholding tax payable	30	-
	11,602	23,985

Refer to note 22 for further information on financial instruments.

Notes to the financial statements

30 June 2023

Note 16. Interest bearing loans and borrowings

	As at 30 June 2023		As at 30 June 2022	
	Facility limit \$'000	Drawn amount \$'000	Facility limit \$'000	Drawn amount \$'000
<i>Current - secured</i>				
Westpac facility ⁽¹⁾	24,500	22,243	24,500	12,700
Less: Unamortised transaction costs	-	(24)	-	(17)
Total - current interest bearing liabilities	24,500	22,219	24,500	12,683
<i>Non-current - secured</i>				
Syndicated facility ⁽²⁾	300,000	280,140	280,000	246,534
Less: Unamortised transaction costs	-	(1,929)	-	(2,205)
Total - non-current interest bearing liabilities	300,000	278,211	280,000	244,329
Total - interest bearing liabilities	324,500	300,430	304,500	257,012

(1) *Westpac facility*

RARPF has a loan facility with Westpac for Keppel Bay Plaza property acquisition and development. During the year \$9.5 million was drawn in relation to development expenditure. This loan facility will expire in September 2023 and the loan has been classified as a currently liability, refer to note 27 for more details.

(2) *Syndicated facility*

RAM Essential Services FinCo Pty Ltd, a jointly owned entity of the Stapled Fund, is the borrower for the syndicated debt facility. The Stapled Fund's syndicated debt facility is with the Commonwealth Bank of Australia. On 24 February 2023, the facility limit was increased to \$300 million. The facility expires in June 2026. During the year \$33.6 million was drawn in relation to capital and development expenditure across the investment property portfolio. Subsequent to year end, the Stapled Fund restructured the existing syndicated debt facility, refer to note 27 for more details.

Assets pledged as security

The bank overdraft and above loan facilities are secured by first mortgages over the Stapled Fund's investment properties.

Note 17. Other non-current liabilities

	Consolidated	
	2023 \$'000	2022 \$'000
Security deposits	528	681

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Note 18. Issued securities

	Consolidated	
	2023 securities	2023 \$'000
Ordinary units - fully paid (note 26)	260,542,047	246,733
Non-controlling interest units - fully paid (note 20)	260,542,047	255,568
	521,084,094	502,301

	Consolidated	
	2022 securities	2022 \$'000
Ordinary units - fully paid (note 26)	260,542,047	246,733
Non-controlling interest units - fully paid (note 20)	260,542,047	255,568
	521,084,094	502,301

Ordinary securities

Ordinary securities entitle the holder to participate in distributions and the proceeds on the winding up of the Stapled Fund in proportion to the number of and amounts paid on the securities held. The fully paid ordinary securities have no par value and the Stapled Fund does not have a limited amount of authorised capital.

On a show of hands every member present at a meeting in person or by proxy shall have one vote and upon a poll each security shall have one vote.

Security buy-back

There is no current on-market security buy-back.

Capital risk management

The Stapled Fund's objectives when managing capital is to safeguard its ability to continue as a going concern, so that it can provide returns for securityholders and benefits for other stakeholders and to maintain an optimum capital structure to reduce the cost of capital.

Capital is regarded as total equity, as recognised in the Statement of Financial Position, plus net debt. Net debt is calculated as total borrowings less cash and cash equivalents.

In order to maintain or adjust the capital structure, the Stapled Fund may adjust the amount of distributions paid to securityholders, return capital to securityholders, issue new securities or sell assets to reduce debt.

The Stapled Fund would look to raise capital when an opportunity to invest in a business or company was seen as value adding relative to the current Stapled Fund's security price at the time of the investment. The Stapled Fund is not actively pursuing additional investments in the short term as it continues to integrate and grow its existing businesses in order to maximise synergies.

The Stapled Fund is subject to certain financing arrangements covenants and meeting these is given priority in all capital risk management decisions. There have been no events of default on the financing arrangements during the financial year.

Note 21. Distributions

Distributions paid or payable during the financial year were as follows:

	2023 Distribution \$'000	2023 Distribution per security cps
Quarterly distribution for the period ended 30 September 2022	7,577	1.454
Quarterly distribution for the period ended 31 December 2022	7,556	1.450
Quarterly distribution for the period ended 31 March 2023	7,556	1.450
Quarterly distribution for the period ended 30 June 2023	7,034	1.350
Total distributions for the year ended 30 June 2023	29,723	5.704

	2022 Distribution \$'000	2022 Distribution per security cps
Quarterly distribution for the period ended 31 December 2021	5,690	1.090
Quarterly distribution for the period ended 31 March 2022	7,577	1.455
Quarterly distribution for the period ended 30 June 2022	7,577	1.455
Total distributions for the period ended 30 June 2022	20,844	4.000

Note 22. Financial instruments

Financial risk management objectives

The Stapled Fund's activities expose it to a variety of financial risks: market risk (including foreign currency risk, price risk and interest rate risk), credit risk and liquidity risk. The Stapled Fund's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Stapled Fund. The Stapled Fund uses derivative financial instruments such as interest rate swap contracts to hedge certain risk exposures. Derivatives are exclusively used for hedging purposes, i.e. not as trading or other speculative instruments. The Stapled Fund uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rate, foreign exchange and other price risks, ageing analysis for credit risk and beta analysis in respect of investment portfolios to determine market risk.

Risk management is carried out by senior finance executives of the Investment Manager under policies approved by the Board of Directors ("the Board"). These policies include identification and analysis of the risk exposure of the Stapled Fund and appropriate procedures, controls and risk limits. Finance identifies, evaluates and hedges financial risks within the Stapled Fund's operating units. Finance reports to the Board on a quarterly basis.

Notes to the financial statements

30 June 2023

Note 22. Financial instruments (continued)

Market risk

Foreign currency risk

The Stapled Fund's functional currency is the Australian dollar, the Stapled Fund does not undertake transactions that expose the entity to foreign currency risk.

Price risk

The Stapled Fund is not exposed to any significant price risk.

Interest rate risk

The Stapled Fund's main interest rate risk arises from long-term borrowings. Borrowings obtained at variable rates expose the Stapled Fund to interest rate risk. Borrowings obtained at fixed rates expose the Stapled Fund to fair value interest rate risk. The policy is to maintain approximately 50-75% of current borrowings at fixed rates using interest rate swaps to achieve this when necessary.

The Stapled Fund's bank loans owing, totalling \$302,384,000 (30 June 2022: \$259,234,000) are principal and interest payment loans. Monthly cash outlays of approximately \$1,253,000 (30 June 2022: \$655,000) per month are required to service the interest payments. An official increase/decrease in interest rates of 100 basis points would have an (adverse)/favourable effect on profit before tax of (\$1,374,000) / \$1,374,000 (30 June 2022: (\$1,269,000)/ \$1,225,000) per annum.

Credit risk

Credit risk refers to the risk that a tenant will default on their contractual obligations resulting in financial loss to the Stapled Fund. The Responsible Entity has a strict code of credit, including obtaining agency credit information, confirming references and setting appropriate credit limits. The Responsible Entity obtains guarantees where appropriate to mitigate credit risk. The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the Statement of Financial Position and notes to the financial statements. The Stapled Fund does not hold any collateral.

The Stapled Fund has adopted a lifetime expected loss allowance in estimating expected credit losses to trade receivables through the use of a provisions matrix using fixed rates of credit loss provisioning. These provisions are considered representative across all tenants of the Stapled Fund based on recent rental experience, historical collection rates and forward-looking information that is available.

Generally, trade receivables are written off when there is no reasonable expectation of recovery. Indicators of this include the failure of a debtor to engage in a repayment plan, no active enforcement activity and a failure to make contractual payments for a period greater than 1 year.

Liquidity risk

Vigilant liquidity risk management requires the Stapled Fund to maintain sufficient liquid assets (mainly cash and cash equivalents) and available borrowing facilities to be able to pay debts as and when they become due and payable.

The Stapled Fund manages liquidity risk by maintaining adequate cash reserves and available borrowing facilities by continuously monitoring actual and forecast cash flows and matching the maturity profiles of financial assets and liabilities.

Fair value of financial instruments

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

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Note 23. Fair value measurement

Fair value hierarchy

The following tables detail the Stapled Fund's assets and liabilities, measured or disclosed at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Unobservable inputs for the asset or liability.

As at 30 June 2023	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Assets				
Investment properties - retail	-	-	428,300	428,300
Investment properties - medical	-	-	358,214	358,214
Financial instruments - cash flow hedge	-	5,614	-	5,614
Total assets	-	5,614	786,514	792,128

There were no transfers between levels during the financial year.

Valuation techniques for fair value measurements categorised within level 2 and level 3

Direct property assets are valued in accordance with the Stapled Fund's Property Valuation Policy.

This Policy requires that all direct property assets be valued at Fair Value at each balance date. Fair Value is determined at least once every two years by an appropriately qualified independent property valuer.

In the intervening periods Fair Value is determined by the Responsible Entity, acting in good faith, after considering all relevant market-based information and circumstances.

Where the Responsible Entity or Investment Manager believes that there have been significant changes in the value of the direct property assets, an appropriately qualified independent property valuer will be engaged at each reporting period in consultation with the scheme auditor to value the direct property assets in accordance with ordinary commercial practice and AIFRS.

The balance of the Stapled Fund's properties were valued by the Responsible Entity using usual market adopted methodologies including capitalisation, discounted cash flow and comparison methodologies.

Notes to the financial statements

30 June 2023

Note 24. Related party transactions

Key management personnel

The Stapled Fund does not employ personnel in its own right. However, it is required to have an incorporated Responsible Entity. The Responsible Entity has appointed an Investment Manager to manage the activities of the Stapled Fund which has been identified as key management personnel.

Key management personnel loan disclosures

The Stapled Fund has not made, guaranteed or secured, directly or indirectly, any loans to key management personnel or their personally related entities at any time during the reporting period.

Related party fees and other transactions

	Basis and rate applicable	Related Party
Investment management fees	The investment management fee is calculated at 0.65% per annum, excluding GST, of the gross asset value up to and including \$1.50B, and 0.55% per annum of the gross asset value in excess of \$1.50B.	Investment Manager
Property acquisition fees	The acquisition fee is calculated at 0.75% of the acquisition price of any acquisitions undertaken by the Stapled Fund.	Investment Manager
Leasing fees	The Property Manager is entitled to receive leasing fees for the provision of leasing services in relation to the Properties (as agreed between the Responsible Entity and the Property Manager) including for new tenants and renewals of existing tenants.	Property Manager
Development management fees	The development management fees are calculated at 5% of the greater of development costs and gross valuation uplift. Valuation uplift is calculated as the value of the asset upon completion less the value of the asset at acquisition. This fee is payable at significant stages in the development plan.	Property Manager
Registry fees	The registry fees are in relation to the equity register maintenance and administration services provided to the Stapled Fund.	Investment Manager
Accounting fees	The accounting fees are in relation to accounting services provided directly to the Stapled Fund on fixed rate contracts, determined by the number of tenants of the associated property to the Stapled Fund.	Investment Manager Property Manager
Finance facilitation fees	As per the previous terms of the investment management agreements of RARPF and RAMPF, which were applicable when the Debt Facility Agreement was entered into pre stapling, a one-off fee of 0.25% of the Debt Facility is payable to the Investment Manager.	Investment Manager
Reimbursement for costs paid	All reasonable expenses and costs incurred in connection with the obligations of the related parties as stipulated in the Fund Constitutions.	Responsible Entity Investment Manager Property Manager

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Note 24. Related party transactions (continued)

Related Parties

Responsible Entity

RAM Property Funds Management Ltd is the responsible entity.

Investment Manager

RAM Property Investment Management Pty Ltd is the engaged investment manager.

Property Manager

RAM Property Asset Management Pty Ltd is the engaged property manager.

Transactions with related parties

At the reporting date, the following transactions occurred with related parties:

	Consolidated	
	2023 \$'000	2022 \$'000
RAM Property Funds Management Ltd		
Cost recoveries	266	500
Directors fees	323	245
Trustee management fees	136	-
	725	745
RAM Property Investment Management Pty Ltd		
Cost recoveries	278	240
Investment management fees	5,405	2,150
Leasing fees	181	-
Property acquisition fees	13	330
Registry fees	58	25
	5,935	2,745
RAM Property Asset Management Pty Ltd		
Cost recoveries	193	111
Development management fees	1,283	-
Leasing fees	728	76
	2,204	187

Notes to the financial statements

30 June 2023

Note 24. Related party transactions (continued)

	Consolidated	
	2023 \$'000	2022 \$'000
Real Asset Management Pty Ltd		
Cost recoveries	-	32
Investment management fees	-	886
Property acquisition fees	-	1,086
Registry fees	-	10
	-	2,014
RAM Australia Property Services Pty Ltd		
Accounting fees	574	380
Cost recoveries	-	37
Development management fees	-	777
Finance facilitation fees	-	625
Investment management fees	-	477
Leasing fees	-	908
Property acquisition fees	-	724
	574	3,928

Receivable from and payable to related parties

There were no trade receivables from related parties at the reporting date.

At the reporting date, an amount of \$380,245 (30 June 2022: \$315,000) including GST is owing to the related parties and is included in the trade and other payables.

Loans to/from related parties

There were no loans to or from related parties at the current and previous reporting date.

Terms and conditions

All related party payables are non-interest bearing.

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Note 24. Related party transactions (continued)

Securities held by related parties

At 30 June 2023, the following related parties of the Responsible Entity held securities in the Stapled Fund.

	Closing securities held	Closing interest held
RAM Property Securities Fund	150,884,895	28.96%
188 ECT Capital Stable Fund	9,901,092	1.90%
RAM Group Nominees Pty Ltd	5,000,000	0.96%
Scott Wehl	200,000	0.04%
Bryce Mitchelson	200,000	0.04%
Greg Miles	150,000	0.03%
Marianne Perkovic	100,000	0.02%
Scott Kelly	100,000	0.02%
	166,535,987	

Note 25. Controlled entities

The following entities were controlled by the Stapled Fund during the financial year respectively.

	Consolidated	
	2023 %	2022 %
Held directly by RAM Australia Retail Property Fund		
RAM Australia Retail Property No. 1 Trust	100%	100%
RAM Australia Retail Property No. 2 Trust	100%	100%
RAM Australia Retail Property No. 3 Trust	100%	100%
RAM Australia Retail Property No. 4 Trust	100%	100%
RAM Australia Retail Property No. 5 Trust	100%	100%
RAM Australia Retail Property No. 6 Trust	100%	100%
RAM Australia Retail Property No. 7 Trust	100%	100%
RAM Australia Retail Property No. 8 Trust	100%	100%
RAM Australia Retail Property No. 9 Trust	100%	100%
RAM Australia Keppel Bay Plaza Trust	100%	100%
The North Lakes Centre No. 1 Trust	100%	100%
RAM Essential Services FinCo Pty Ltd	50%	50%

Notes to the financial statements

30 June 2023

Note 25. Controlled entities (continued)

	Consolidated	
	2023 %	2022 %
Held directly by RAM Australia Medical Property Fund		
RAM Australia Medical Property No. 1 Trust	100%	100%
RAM Australia Medical Property Mid Trust	100%	100%
RAM Essential Services FinCo Pty Ltd	50%	50%

	Consolidated	
	2023 %	2022 %
Held directly by RAM Australia Medical Property Mid Trust		
RAM Australia Medical Property No. 2 Trust	100%	100%
RAM Australia Medical Property No. 3 Trust	100%	100%
RAM Australia Medical Property No. 4 Trust	100%	100%
RAM Australia Medical Property No. 5 Trust	100%	100%
RAM Australia Medical Property No. 6 Trust	100%	100%
RAM Australia Medical Property No. 7 Trust	100%	100%
RAM Australia Medical Property No. 8 Trust	100%	100%
RAM Australia Medical Property No. 9 Trust	100%	100%
RAM Australia Medical Property No. 10 Trust	100%	100%
RAM Australia Medical Property No. 11 Trust	100%	100%
RAM Australia Medical Property No. 12 Trust	100%	100%
RAM Australia Medical Property No. 13 Trust	100%	100%
RAM Australia Medical Property No. 14 Trust	100%	100%
RAM Australia Medical Property No. 15 Trust	100%	100%
RAM Australia Medical Property No. 16 Trust	100%	100%
RAM Australia Medical Property No. 17 Trust	100%	100%
RAM Australia Medical Property No. 18 Trust	100%	100%
RAM Australia Medical Property No. 19 Trust	100%	100%
RAM Australia Medical Property No. 20 Trust	100%	100%
RAM Australia Medical Property No. 21 Trust	100%	100%
RAM Australia Medical Property No. 22 Trust	100%	100%

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Note 26. Parent entity information

Set out below is the supplementary information about the parent entity.

Statement of Profit or Loss and Other Comprehensive Income

	Parent - RARPF	
	2023 \$'000	2022 \$'000
Profit/(loss)	(15,663)	42,535
Total comprehensive income	(15,663)	42,535

Statement of Financial Position

	Parent - RARPF	
	2023 \$'000	2022 \$'000
Total current assets	8,609	15,394
Total assets	442,235	455,208
Total current liabilities	28,824	27,587
Total liabilities	191,635	172,765
Securityholder's funds		
Issued securities	246,733	246,733
Undistributed profits	3,867	35,710
Total securityholder's funds	250,600	282,443

Note 27. Events after the reporting period

The following events have occurred since 30 June 2023:

- In August 2023, the Stapled Fund restructured the Group's syndicated debt facility. RAM Essential Services FinCo Pty Ltd, a jointly owned entity of the Stapled Fund, is the borrower for the syndicated debt facility. The syndicated debt facility is with both the Commonwealth Bank of Australia ("Commonwealth") and Westpac Banking Corporation ("Westpac"). The debt facility was increased to a total limit of \$340 million, in which the Westpac facility limit is \$90 million and the Commonwealth facility limit is \$250 million. The facility expires in June 2026. On restructuring, the Westpac syndicated debt facility will be used to repay the current Westpac facility of \$24.5 million that expires in September 2023.
- On 2 August 2023, RAM Australia Retail Property No. 7 Trust entered into an unconditional contract to sell The Hub Westlake, Westlake QLD at a contract price of \$11.46 million. Settlement is expected to occur on or around 26 September 2023.

No other matter or circumstance has arisen since 30 June 2023 that has significantly affected or may significantly affect:

- the Fund's operations in future financial years;
- the results of those operations in future financial years; or
- the Fund's state of affairs in future financial years.

Notes to the financial statements

30 June 2023

Note 28. Reconciliation of profit/(loss) to net cash from operating activities

	Consolidated	
	2023 \$'000	2022 \$'000
Profit/(loss) for the year	(16,628)	61,462
Adjustments for:		
Net unrealised (gains)/losses on revaluation of investment properties	35,959	(52,478)
Net unrealised (gains)/losses on derivative financial instruments	690	(6,303)
Net realised (gains)/losses on disposal of investment properties	-	(3,354)
Straight-line of rental income	2,378	(502)
Depreciation and amortisation	5,313	4,421
Impairment of assets	2,901	907
Transaction costs	-	16,199
Change in operating assets and liabilities:		
Decrease/(increase) in trade and other receivables	(3,162)	325
Decrease/(increase) in other current assets	(2,939)	(6,808)
Increase/(decrease) in trade and other payables	(4,789)	(10,105)
Increase/(decrease) in other liabilities	-	1,302
Net cash from operating activities	19,723	5,066

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Directors' declaration

30 June 2023

In the opinion of the directors':

- the attached consolidated financial statements and notes of the Fund comply with the Corporations Act 2001, the Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements;
- the attached financial statements and notes comply with International Financial Reporting Standards as issued by the International Accounting Standards Board as described in note 2 to the financial statements;
- the attached financial statements and notes give a true and fair view of the Stapled Fund's financial position as at 30 June 2023 and of its performance for the financial year ended on that date; and
- there are reasonable grounds to believe that the Stapled Fund will be able to pay its debts as and when they become due and payable.

The directors have been given the management declarations required by section 295A of the Corporations Act 2001.

Signed in accordance with a resolution of directors made pursuant to section 295(5)(a) of the Corporations Act 2001.

On behalf of the directors



Greg Miles
Independent Non-Executive Chairman



Marianne Perkovic
Independent Non-Executive Director

25 August 2023
Sydney

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Independent auditor's report to the members of RAM Essential Services Property Fund



INDEPENDENT AUDITOR'S REPORT TO THE SECURITY HOLDERS OF RAM ESSENTIAL SERVICES PROPERTY FUND

Report on the Audit of the Financial Report

Opinion

We have audited the accompanying financial report of RAM Essential Services Property Fund (the Fund), which comprises the statement of financial position as at 30 June 2023, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

In our opinion, the financial report of the Fund is in accordance with the Corporations Act 2001, including:

- i) Giving a true and fair view of the Fund's financial position as at 30 June 2023 and of its performance for the year ended on that date; and
- ii) Complying with Australian Accounting Standards and the Corporations Regulations 2001.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Fund in accordance with the auditor independence requirements of the Corporations Act 2001 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards) (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report of the current year. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

PKF(NS) Audit & Assurance Limited
Partnership
ABN 91 850 861 839

Liability limited by a scheme
approved under Professional
Standards Legislation

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INDEPENDENT AUDITOR'S REPORT TO THE SECURITY HOLDERS OF RAM ESSENTIAL SERVICES PROPERTY FUND

Report on the Audit of the Financial Report

Opinion

We have audited the accompanying financial report of RAM Essential Services Property Fund (the Fund), which comprises the statement of financial position as at 30 June 2023, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

In our opinion, the financial report of the Fund is in accordance with the Corporations Act 2001, including:

- i) Giving a true and fair view of the Fund's financial position as at 30 June 2023 and of its performance for the year ended on that date; and
- ii) Complying with Australian Accounting Standards and the Corporations Regulations 2001.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report of the current year. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

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For office locations visit www.pkf.com.au

Independent auditor's report to the members of RAM Essential Services Property Fund



Other Information

Other information is financial and non-financial information in the annual report of the Fund which is provided in addition to the Financial Report and the Auditor's Report. The Directors of the Responsible Entity are responsible for Other Information in the annual report.

The Other Information we obtained prior to the date of this Auditor's Report was the Directors' report. The remaining Other Information is expected to be made available to us after the date of the Auditor's Report.

Our opinion on the Financial Report does not cover the Other Information and, accordingly, the auditor does not and will not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the Financial Report, our responsibility is to read the Other Information. In doing so, we consider whether the Other Information is materially inconsistent with the Financial Report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We are required to report if we conclude that there is a material misstatement of this Other Information in the Financial Report and based on the work we have performed on the Other Information that we obtained prior the date of this Auditor's Report we have nothing to report.

Directors' Responsibilities for the Financial Report

The Directors of the Responsible Entity of the Fund are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the Corporations Act 2001 and for such internal control as the Directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Directors are responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Fund or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individual or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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Auditor's Responsibilities for the Audit of the Financial Report (cont'd)

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and other related disclosures made by the Directors of the Responsible Entity.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Directors, we determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

PKF

MARTIN MATTHEWS
PARTNER

25 AUGUST 2023
NEWCASTLE, NSW

Securityholder information

30 June 2023

The securityholder information set out below was applicable as at 29 July 2023.

Distribution of equitable securities

Analysis of number of equitable securityholders by size of holding:

	Ordinary securities		Options over ordinary securities	
	Number of holders	% of total securities issued	Number of holders	% of total securities issued
1 to 1,000	299	8.08	-	-
1,001 to 5,000	925	25.01	-	-
5,001 to 10,000	422	11.41	-	-
10,001 to 100,000	1,680	45.42	-	-
100,001 and over	373	10.08	-	-
	3,699	100.00	-	-
Holding less than a marketable parcel	122	3.30	-	-

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Equity securityholders

Twenty largest quoted equity securityholders

The names of the twenty largest securityholders of quoted equity securities are listed below:

	Ordinary securities	
	Number held	% of total securities issued
National Nominees Ltd	162,393,073	31.16
HSBC Custody Nominees (Australia) Ltd	88,200,910	16.93
Argo Investments Ltd	23,623,047	4.53
J P Morgan Nominees Australia Pty Ltd	16,370,079	3.14
Netwealth Investments Ltd	14,887,135	2.86
Citicorp Nominees Pty Ltd	12,587,805	2.42
Certane CT Pty Ltd	9,751,092	1.87
BNP Paribas Nominees Pty Ltd HUB24 Custodial Services Ltd	6,300,513	1.21
BNP Paribas Nominees Pty Ltd	5,411,527	1.04
RAM Group Nominees No. 2 Pty Ltd	5,000,000	0.96
BNP Paribas Noms Pty Ltd	4,805,184	0.92
HSBC Custody Nominees (Australia) Ltd - A/C 2	4,493,749	0.86
SCJ Pty Ltd	3,000,000	0.58
Invia Custodian Pty Ltd	2,378,955	0.46
HSBC Custody Nominees (Australia) Ltd	2,361,017	0.45
Netwealth Investments Ltd	1,721,293	0.33
Aranim Pty Ltd	1,588,985	0.30
Munna Holdings Pty Ltd	1,500,089	0.29
Telunapa Pty Ltd	1,500,089	0.29
Jetan Pty Ltd	1,500,000	0.29
	369,374,542	70.89

Unquoted equity securities

There are no unquoted equity securities.

Securityholder information

30 June 2023

Substantial holders

Substantial holders in the Stapled Fund are set out below:

	Ordinary securities	
	Number held	% of total securities issued
RAM Property Securities Fund	150,884,895	28.96

Voting rights

The voting rights attached to ordinary securities are set out below:

Ordinary securities

On a show of hands every member present at a meeting in person or by proxy shall have one vote and upon a poll each security shall have one vote.

There are no other classes of equity securities.

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Corporate directory

RAM Essential Services Property Fund

RAM Australia Retail Property Fund
ARSN 634 136 682

RAM Australia Medical Property Fund
ARSN 645 964 601

Responsible Entity

RAM Property Funds Management Limited
ABN 28 629 968
AFSL 514484

Directors of the Responsible Entity

Greg Miles, Independent Chairman
Marianne Perkovic, Independent Non-Executive Director
Bryce Mitchelson, Independent Non-Executive Director
Scott Wehl, Executive Director & Group CEO
Scott Kelly, Executive Director & CEO Australia

Secretaries of the Responsible Entity

Stewart Chandler

Investment Manager

RAM Property Investment Management Pty Ltd

Registered Office

Suite 3201, Level 32
Australia Square
264 George Street
Sydney NSW 2000

Auditors

PKF(NS) Audit & Assurance Limited Partnership
755 Hunter Street
Newcastle West NSW 2302 Australia
PO Box 2368 Dangar NSW 2309

Investor Enquiries

Registry Infoline: +61 1800 134 068
Investor Relations: info@ram.com.au

Security Registry

Link Market Services Limited

Tower 4, 727 Collins Street
Melbourne VIC 3008, Australia

Open Monday to Friday
between 8.30am and 5.30pm (Sydney time).

For enquiries regarding security holdings, contact the security registry, or access security holding details at <https://ramgroup.com/investment-offering/ram-essential-services-property-fund/investor-centre/>

Stock Exchange Listing

RAM Essential Services Property Fund stapled securities are listed on the Australian Securities Exchange (ASX: REP)

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