

The RAM Healthcare Opportunity Fund ("HOF") is an open-ended property fund aimed at building a portfolio of premium healthcare real estate assets in Australia through asset repositioning and development.

It offers investors rare access to the scarce and defensive healthcare real estate asset class.

12-14% IRR

Target Total Return (gross of fees)

COMPELLING INVESTMENT PROPOSITION



Strong capital return over medium term investment horizon



Low risk "build-to-core" strategy of premium Australian healthcare assets



Security of capital and liquidity options



Rare access to the scarce and defensive healthcare real estate



Invest with confidence given RAM's listed track record and strict compliance and governance controls

KEY SEED ASSETS



19-21 Middle Street Cleveland, QLD (Settled)

The off-market site with development approval for an integrated medical hub was acquired for \$6.5 million. The site is located in an underserved metropolitan growth catchment east of Brisbane. RAM proposes to develop a circa 5,000 sqm medical hub with hospital, specialist consulting, and allied health services integrated over four levels with basement parking. RAM has secured ASX-listed Ramsay Health Care for a ~1,400 sqm day surgery on a 25-year lease.



20 Nellie Street Nundah, QLD (Under Contract)

The off-market medical development opportunity is located in Inner Brisbane, 7 km from the CBD, adjacent to the Queensland Health Nundah community center. The property is currently under construction, with an expected completion in the latter half of 2023. It will serve as a health, medical, and lifestyle precinct over 10,418 sqm (GFA) anchored by a top-tier private hospital operator with a new 25-year lease.

REAL ASSET MANAGEMENT

RAM AUSTRALIA HEALTHCARE OPPORTUNITY FUND



INVESTMENT STRATEGY	<ul style="list-style-type: none"> ◆ Development fund to build a portfolio of premium healthcare real estate assets in Australia ◆ Targeting a range of development and value-add opportunities ◆ Culture of active management and de-risking through depth of operator relationships ◆ Integrated approach with in-house development and tenant/partner relationship management ◆ Significant deal flow pipeline sourced both on and off market
LOCATION	Metropolitan and larger regional cities in Australia
TARGET EQUITY RETURNS*	Targeting 12-14%* total return with 4-6% distribution target post portfolio establishment
BORROWING	Targeted gearing of 50% LVR (max 60% at a portfolio level)
TERM	Open-ended with quarterly liquidity facility
FUND TYPE	Registered, open-ended unit trust
UNIT PRICING	Monthly
DISTRIBUTIONS	Quarterly
MINIMUM INVESTMENT	\$50,000
FEES	<ul style="list-style-type: none"> ◆ Investment management fee of 1.00% per annum ◆ Performance fee of 20% of excess performance greater than the hurdle rate of 8%

INVESTMENT MANAGEMENT



Matthew Strotton – Executive Director, Head of Real Estate

26+ years of experience in global real estate markets across capital transactions, product development, investment and funds management.

Former Global Director and Head of Funds Management at QIC Global Real Estate. Responsible for overseeing all direct and unlisted investment activities and establishing QIC's offshore capabilities in the United States.



Sam Wood – Director, Asset Management

16+ years of experience in commercial real estate having previously worked for CBIC (City of Brisbane Investment Corporation), Vicinity Centres and Urbis.

Former Portfolio Manager for CBIC overseeing the retail portfolio and heading up the fund and investment analytics function of the business.

HEALTHCARE PROJECT SOURCING AND DELIVERY



Adam Thompson – Development Director

25+ years of experience in the construction industry across Australia and the UK.

Former Executive Manager of Development and Construction at Health Care Australia, one of Australia's leading private hospital operators, managing and delivering over \$350 million of both brownfield and greenfield projects.

ABOUT RAM

REAL ASSET MANAGEMENT (RAM) is an Australian owned Wealth and Asset Manager specialising in Real Estate, Credit and Private Equity markets, for institutions and wealthy families globally. RAM Real Estate has established its brand as a successful acquirer and manager of healthcare, essential services retail and commercial real estate holdings. The real estate group manages more than 45 properties across Australia through the ASX listed RAM Essential Services Property Fund and unlisted portfolios.

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A\$4.2B+

Assets Under Management

100+

Finance Professionals

5

Offices

15

Investment Strategies

7

Licences



IMAP
MANAGED ACCOUNT
AWARD WINNER
AUSTRALIAN FIXED
INTEREST



Australian
Fixed
Interest
Winner
2020 IMAP MANAGED
ACCOUNT AWARDS



Australian
Fixed
Interest
Winner
2019 IMAP MANAGED
ACCOUNT AWARDS



Other Asset
Classes
Winner
2018 IMAP MANAGED
ACCOUNT AWARDS



*Gross of fees. The information in this document is CONFIDENTIAL. This document is not for distribution to the general public but for intended recipients only and may not be published, circulated, reproduced or distributed in whole or part to any other person without the written consent of Real Asset Management Group or its affiliated companies.

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