

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Waypoint REIT Limited

ACN/ARSN 612 986 517

1. Details of substantial holder (1)

Name State Street Corporation and subsidiaries named in Annexures to this form

ACN/ARSN (if applicable) _____

The holder became a substantial holder on 08/11/2021

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary	38,780,800	38,780,800	5.03%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Annexure A		

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Annexure A			

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-Cash	
Annexure B				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Annexure A	

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Annexure C	

Signature

print name **Elizabeth Schaefer**

Capacity: **Authorised signatory**

sign here

date 10/11/2021

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

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Elizabeth Schaefer
Authorised Signatory

3. Details of relevant interests
4. Details of present registered holders
6. Associates

Holder of relevant interest (Section 3, 4 and 6)	Nature of Relevant Interest (Section 3)	Registered Holder of securities (Section 4)	Person entitled to be registered as holder (Section 4)	Class and number of Securities (Section 3 and 4)		Nature of Association (Section 6)
STATE STREET GLOBAL ADVISORS TRUST COMPANY	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Bank of New York Mellon	NA	Ordinary	47,377	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS TRUST COMPANY	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Northern Trust Company	NA	Ordinary	69,034	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS TRUST COMPANY	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	State Street Bank and Trust Co	NA	Ordinary	7,246,119	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS TRUST COMPANY	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	JPMorgan AG	NA	Ordinary	105,056	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS TRUST COMPANY	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	The Bank of New York Mellon	NA	Ordinary	477,172	Subsidiary of State Street Corporation
SSGA FUNDS MANAGEMENT, INC.	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	State Street Bank and Trust Co	NA	Ordinary	2,507,945	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Bank of New York Mellon	NA	Ordinary	63,631	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	State Street Bank and Trust Co	NA	Ordinary	132,948	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Amalgamated Bank Of New York	NA	Ordinary	144,988	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS (JAPAN) CO., LTD.	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Brown Brothers Harriman and Co	NA	Ordinary	149,982	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Northern Trust Company	NA	Ordinary	6,722	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	State Street Bank and Trust Co	NA	Ordinary	718,770	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	JPMorgan AG	NA	Ordinary	565,033	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	The Bank of New York Mellon	NA	Ordinary	322,257	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	UBS AG	NA	Ordinary	37,939	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Northern Trust Company	NA	Ordinary	8,322,276	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	State Street Bank and Trust Co	NA	Ordinary	14,344,087	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	JPMorgan AG	NA	Ordinary	2,804,897	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	BNP Paribas	NA	Ordinary	73,013	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Citibank NA	NA	Ordinary	586,707	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	National Australian Bank LTD	NA	Ordinary	54,847	Subsidiary of State Street Corporation

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 5. Consideration

Holder of relevant interest	Date of Acquisition	Nature of transaction	Consideration	Class and number of Securities affected	
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	2021/10/08	Purchase	2.76	Ordinary	13,497
STATE STREET GLOBAL ADVISORS, INC.	2021/09/02	Purchase	2.83	Ordinary	36,583
STATE STREET GLOBAL ADVISORS, INC.	2021/09/02	Purchase	2.80	Ordinary	23,705
STATE STREET GLOBAL ADVISORS, INC.	2021/09/15	In Specie Contribution	n/a	Ordinary	64,480
STATE STREET GLOBAL ADVISORS, INC.	2021/10/20	Purchase	2.77	Ordinary	57,546
STATE STREET GLOBAL ADVISORS, INC.	2021/08/31	Purchase	2.79	Ordinary	17,961
STATE STREET GLOBAL ADVISORS, INC.	2021/10/28	Purchase	2.82	Ordinary	31,535
STATE STREET GLOBAL ADVISORS, INC.	2021/11/04	In Specie Contribution	n/a	Ordinary	3,957
STATE STREET GLOBAL ADVISORS, INC.	2021/07/19	Purchase	2.59	Ordinary	77,869
STATE STREET GLOBAL ADVISORS, INC.	2021/08/12	In Specie Contribution	n/a	Ordinary	44,964
STATE STREET GLOBAL ADVISORS, INC.	2021/09/21	In Specie Contribution	n/a	Ordinary	12,475
STATE STREET GLOBAL ADVISORS, INC.	2021/10/05	Purchase	2.77	Ordinary	47,449
STATE STREET GLOBAL ADVISORS, INC.	2021/10/14	Purchase	2.79	Ordinary	11,897
STATE STREET GLOBAL ADVISORS, INC.	2021/10/27	Purchase	2.84	Ordinary	16,886
STATE STREET GLOBAL ADVISORS LIMITED	2021/08/16	Purchase	2.78	Ordinary	1,500
STATE STREET GLOBAL ADVISORS LIMITED	2021/07/08	Purchase	2.58	Ordinary	1,494
STATE STREET GLOBAL ADVISORS LIMITED	2021/07/09	Purchase	2.61	Ordinary	6,336
STATE STREET GLOBAL ADVISORS LIMITED	2021/08/05	Purchase	2.71	Ordinary	31,011
STATE STREET GLOBAL ADVISORS LIMITED	2021/08/13	Purchase	2.76	Ordinary	98,276
STATE STREET GLOBAL ADVISORS LIMITED	2021/09/16	Purchase	2.78	Ordinary	1,507
STATE STREET GLOBAL ADVISORS LIMITED	2021/09/21	Purchase	2.72	Ordinary	1,501
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/07/26	In Specie Contribution	n/a	Ordinary	680,219
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/07/28	In Specie Contribution	n/a	Ordinary	420,495
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/07/30	Purchase	2.63	Ordinary	19,841
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/07/30	In Specie Contribution	n/a	Ordinary	7,128
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/08/06	Purchase	2.73	Ordinary	3,136
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/08/16	In Specie Contribution	n/a	Ordinary	10,416
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/08/25	In Specie Contribution	n/a	Ordinary	6,520
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/08/26	Purchase	2.70	Ordinary	18,382
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/09/08	Purchase	2.79	Ordinary	273,243
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/09/10	Purchase	2.77	Ordinary	64,459
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/09/17	In Specie Contribution	n/a	Ordinary	6,580
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/10/26	In Specie Contribution	n/a	Ordinary	373,744
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/07/08	In Specie Contribution	n/a	Ordinary	3,893
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/09/09	Purchase	2.79	Ordinary	8,500
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/10/29	In Specie Contribution	n/a	Ordinary	4,870
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/11/01	Purchase	2.71	Ordinary	6,383
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/11/04	In Specie Contribution	n/a	Ordinary	-
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/11/04	In Specie Contribution	n/a	Ordinary	3,670,977
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/07/09	Purchase	2.60	Ordinary	536,163
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/07/19	In Specie Contribution	n/a	Ordinary	7,680
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/09/16	In Specie Contribution	n/a	Ordinary	3,841
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/09/16	In Specie Contribution	n/a	Ordinary	321,228
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/09/16	In Specie Contribution	n/a	Ordinary	157,301
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	2021/10/12	Purchase	2.72	Ordinary	33,468

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7. Addresses

Name	Address
SSGA FUNDS MANAGEMENT, INC.	Channel Center, 1 Iron Street, Boston MA 02210, United States
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	78 Sir John Rogerson's Quay, Dublin 2, Ireland
STATE STREET GLOBAL ADVISORS LIMITED	20 Churchill Place, London, England, E14 5HU, United Kingdom
STATE STREET GLOBAL ADVISORS TRUST COMPANY	1 Iron Street, Boston MA 02210, United States
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Level 15, 420 George Street, Sydney NSW 2000, Australia
STATE STREET GLOBAL ADVISORS, INC.	1 Iron Street, Boston MA 02210, United States
STATE STREET GLOBAL ADVISORS (JAPAN) CO., LTD	Toranomon Hills Mori Tower 25F, 1-23-1 Toranomom, Minato-ku, Tokyo, 105-6325, Japan