

16 December 2021

Estimated distribution for the quarter ending 31 December 2021 and year-end reporting timetable

Estimated Distribution

VER Limited (as the responsible entity of Waypoint REIT Trust) advises that the estimated distribution for the quarter ending 31 December 2021 is 4.21 cents per security (**cps**).

Following the 7.81 cps distribution for the half year ended 30 June 2021 and the 3.95 cps distribution for the quarter ended 30 September 2021, the estimated full-year distribution is 15.97 cps.

Estimated Distributable Earnings per security¹ for the year ending 31 December 2021 is 15.80 cents, representing the top end of WPR's FY21 upgraded guidance range and 4.25% growth on FY20.

Distribution Reinvestment Plan

WPR announces that the DRP will remain inactive for the distribution period ending 31 December 2021.

Year-End Timetable

Event	Date
Estimated distribution for the quarter ending 31 December 2021 announced to ASX	Thursday, 16 December
WPR trades on an ex-distribution basis	Thursday, 30 December
WPR record date	Friday, 31 December
WPR results for the year ending 31 December 2021 announced to ASX	Monday, 28 February
Payment of distribution	Monday, 28 February

Authorised by:
Waypoint REIT Board

For further information, please contact:

Hadyn Stephens
Managing Director and Chief Executive Officer
Waypoint REIT
T: +61 2 9137 1287
hadyn.stephens@waypointreit.com.au

Kerri Leech
Chief Financial Officer
Waypoint REIT
T: +61 2 9137 1285
kerri.leech@waypointreit.com.au

¹ Distributable Earnings per security is calculated on a weighted average basis and is equal to net profit adjusted to remove transaction costs, specific non-recurring items and non-cash items, including straight-lining of rental income, the amortisation of debt establishment fees and any fair value adjustment to investment properties and derivatives.

About Waypoint REIT

Waypoint REIT is Australia's largest listed REIT owning solely service station and convenience retail properties with a high-quality portfolio of properties across all Australian States and mainland Territories. Waypoint REIT's objective is to maximise the long-term income and capital returns from its ownership of the portfolio for the benefit of all security holders.

Waypoint REIT is a stapled entity in which one share in Waypoint REIT Limited (ABN 35 612 986 517) is stapled to one unit in the Waypoint REIT Trust (ARSN 613 146 464). This ASX announcement is prepared for information purposes only and is correct at the time of release to the ASX. Factual circumstances may change following the release of this announcement.

Please refer to the Waypoint REIT website for further information waypointreit.com.au