

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity Waypoint REIT formed by stapling the shares of: - Waypoint REIT Limited: and - the units of Waypoint REIT Trust ABN 35 612 986 517 ARSN 613 146 464
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We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Hadyn James Stephens
Date of last notice	18 March 2025

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Not applicable
Date of change	15 March 2025
No. of securities held prior to change	(1) 69,092 Ordinary Stapled Securities held by Mr Hadyn James Stephens & Mrs Leanne Katherine Stephens as trustees for the HJ & LK Stephens Superannuation Fund (2) 137,850 Performance Rights (2022 LTIP) held by Hadyn James Stephens (3) 54,215 Ordinary Stapled Securities held by Hadyn James Stephens (4) 217,578 Performance Rights (2023 LTIP) held by Hadyn James Stephens (5) 75,367 Deferred Ordinary Stapled Securities (2023 STI) held by Hadyn James Stephens (6) 256,063 Performance Rights (2024 LTIP) held by Hadyn James Stephens

+ See chapter 19 for defined terms.

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Class	Ordinary Stapled Securities
Number acquired	Expiry of the 12-month hold restriction on 50% of the deferred ordinary securities in respect of the 2023 STI award Award of deferred ordinary securities in respect of the 2024 STI
Number disposed	NA
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	NA
No. of securities held after change	(1) 69,092 Ordinary Stapled Securities held by Mr Hadyn James Stephens & Mrs Leanne Katherine Stephens as trustees for the HJ & LK Stephens Superannuation Fund (2) 137,850 Performance Rights (2022 LTIP) held by Hadyn James Stephens (3) 91,898 Ordinary Stapled Securities held by Hadyn James Stephens (4) 217,578 Performance Rights (2023 LTIP) held by Hadyn James Stephens (5) 37,684 Deferred Ordinary Stapled Securities (2023 STI) held by Hadyn James Stephens (6) 256,063 Performance Rights (2024 LTIP) held by Hadyn James Stephens (7) 85,094 Deferred Ordinary Stapled Securities (2024 STI)
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Expiry of the 12-month hold restriction on 50% of the deferred ordinary securities in respect of the 2023 STI award Award of deferred ordinary securities in respect of the 2024 STI

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	Not applicable
Nature of interest	Not applicable
Name of registered holder (if issued securities)	Not applicable
Date of change	Not applicable

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No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	Not applicable
Interest acquired	Not applicable
Interest disposed	Not applicable
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	Not applicable
Interest after change	Not applicable

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	Not applicable
If prior written clearance was provided, on what date was this provided?	Not applicable

⁺ See chapter 19 for defined terms.