

Form 605Corporations Act 2001
Section 671B**Notice of ceasing to be a substantial holder**

To Company Name/Scheme WAYPOINT REIT (WPR)
 ACN/ARSN Waypoint REIT Limited ACN 35 612 986 517
Waypoint REIT Trust ARSN 613 146 464

1. Details of substantial holder (1)

Name JPMorgan Chase & Co. and its affiliates
 ACN (if applicable) NA

The holder ceased to be a
 Substantial holder on 30 July 2020

The previous notice was given to the company on 29 July 2020
 The previous notice was dated 27 July 2020

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
See Appendix	J.P. MORGAN SECURITIES PLC	Holder of securities subject to an obligation to return under a securities lending agreement	See Appendix	144,458 stapled securities	144,458 stapled securities
See Appendix	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Purchase and sales of securities in its capacity as Principal/Proprietary	See Appendix	4,012,899 stapled securities	4,012,899 stapled securities
See Appendix	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	J.P. Morgan Securities Australia Limited ceases to hold a relevant interest under the block trade agreement between J.P. Morgan Securities Australia Limited, UBS AG, Australia Branch and Charter Hall Limited and its related bodies corporate dated 27 July 2020 on settlement of transactions contemplated under that block trade agreement pursuant to section 608(8) of the Corporations Act.	See Appendix	77,868,956 stapled securities	77,868,956 stapled securities

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN (if applicable)	Nature of association
J.P. MORGAN SECURITIES PLC	Subsidiary of JPMorgan Chase & Co.
J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Subsidiary of JPMorgan Chase & Co.

4. Addresses


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

Name	Address
JPMORGAN CHASE & CO.	383 Madison Avenue, New York, New York, NY, 10179, United States
J.P. MORGAN SECURITIES PLC	25 Bank Street, Canary Wharf, London, E14 5JP, England
J.P. MORGAN SECURITIES AUSTRALIA LIMITED	LEVEL 18, 83-85 CASTLEREAGH STREET, SYDNEY, NS, NSW 2000, Australia

Signature

Print name James Goodfellow

Capacity Compliance Officer

Sign here 

Date 3 Aug 2020

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 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B (7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. 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.
- (5) 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.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

TRADES FOR RELEVANT PERIOD							Appendix
Transaction Date	Entity	Product Type	Type of Transaction	Quantity	Price (AUD)	Consideration	
Balance at start of relevant period				81,553,415			
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(14,250)	2.73	38,903	
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,915,709	2.61	5,007,472	
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	750,000	2.61	1,957,500	
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	4,820	2.61	12,587	
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(7,059)	2.61	18,447	
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	195	2.61	509	
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(2,562)	2.60	6,661	
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(12,805)	2.60	33,293	
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(12,423)	2.60	32,300	
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	12,423	2.60	32,300	
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,532,567	2.61	4,005,977	
28-Jul-20	J.P. MORGAN SECURITIES PLC	REIT	Borrow - Return	(144,458)	-	-	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(32,012)	2.60	83,231	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	32,012	2.60	83,231	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	824	2.63	2,163	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,432	2.62	3,755	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(105,657)	2.60	274,708	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	415	2.60	1,077	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	77,410	2.60	201,266	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(5,588)	2.61	14,585	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	20,000	2.61	52,200	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(14,808)	2.61	38,611	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	10,013	2.61	26,087	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,526	2.59	3,960	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,443	2.61	3,766	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(156)	2.59	404	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	556	2.59	1,441	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	2,194	2.61	5,726	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,880	2.60	4,895	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	127	2.60	330	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(127)	2.60	330	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(67)	2.60	174	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	227	2.60	589	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(60)	2.59	155	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(1,005)	2.59	2,603	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(3,438)	2.59	8,904	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	2,562	2.59	6,636	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(107,598)	2.59	278,679	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	2,248	2.59	5,822	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(1,059)	2.59	2,743	
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,471	2.60	3,825	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(1,471)	2.59	3,810	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,822	2.60	4,737	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	14,342	2.59	37,075	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	23,066	2.58	59,564	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	707	2.56	1,810	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(60,000)	2.60	156,083	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(7,309)	2.59	18,894	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	448	2.56	1,147	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	321	2.56	822	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	5,395	2.56	13,831	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(5,766)	2.56	14,761	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	5,766	2.56	14,761	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(43,031)	2.56	110,159	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	5,945	2.56	15,219	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,021	2.56	2,614	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	8,917	2.56	22,828	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	11,346	2.58	29,247	
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	J.P. Morgan Securities Australia Limited ceases to hold a relevant interest under the block trade agreement between J.P. Morgan Securities Australia Limited, UBS AG, Australia Branch and Charter Hall Limited and its related bodies corporate dated 27 July 2020 on settlement of transactions contemplated under that block trade agreement pursuant to section 608(8) of the Corporations Act.	(77,868,956)	N/A	N/A	
Balance at end of relevant period				7,552,900			

Appendix: Prescribed information pursuant to securities lending transaction disclosed under the substantial shareholding notice filed with ASX.

Date:	3-Aug-20
Company's name:	WAYPOINT REIT
ISIN:	AU0000088064
Date of change of relevant interests:	30-Jul-20
Schedule	
Type of agreement	Global Master Securities Lending Agreement ("GMSLA")
Parties to agreement	J.P. Morgan Securities plc ("borrower") and State St Bank and Trust Company as agent ("lender")
Transfer date	Settlement Date 22-Jul-20
Holder of voting rights	Borrower
Are there any restriction on voting rights	Yes
If yes, detail	The borrower shall have no obligation to arrange for voting rights to be exercised in accordance with the instructions of the other party, unless otherwise agreed between the parties.
Scheduled return date (if any)	None
Does the borrower have the right to return early?	Yes
If yes, detail	Borrower has the right to terminate a loan and redeliver all and any equivalent securities due and outstanding to the lender in accordance with lender's instructions and lender shall accept such redelivery.
Does the lender have the right to recall early?	Yes
If yes, detail	Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered. The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions.
Will the securities be returned on settlement?	Yes
If yes, detail any exceptions	No exceptions
Statement	If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC.