

17 December 2020

Estimated half-year distribution, DRP and reporting timetable

Estimated Distribution

VER Limited as the responsible entity of Waypoint REIT Trust advises that the estimated distribution for the half-year ending 31 December 2020 is 7.73 cents per security (cps).

Following the 7.41 cps distribution for the half-year ended 30 June 2020, the estimated full-year distribution is 15.14 cps.

Estimated Distributable Earnings per security¹ for the year ending 31 December 2020 is 15.15 cents, representing the top end of WPR's FY20 guidance range of 4.00 - 4.25% growth on FY19.

Distribution Reinvestment Plan (DRP)

WPR announces that its DRP will not operate for the distribution for the half-year ending 31 December 2020.

For WPR stapled securityholders that have a standing election to participate in the DRP, these elections will automatically not apply for this distribution period. No further action is required to be taken by these securityholders in respect of this distribution. A copy of the DRP rules is available from www.waypointreit.com.au/Investors.

Year-End Timetable

Event	Date
Estimated distribution for the period ended 31 December 2020 announced to ASX	Thursday, 17 December 2020
WPR trades on an ex-distribution basis	Wednesday, 30 December 2020
WPR record date	Thursday, 31 December 2020
WPR results for the year ended 31 December 2020 announced to ASX	Friday, 26 February 2021
Payment of distribution	Friday, 26 February 2021

Authorised by:
Waypoint REIT Board

For further information, please contact:

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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 item 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 maximize 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