

---

**Form 603**  
**Corporations Act 2001**  
**Section 671B**  
**Notice of initial substantial holder**

---

**To: Company Name/Scheme:** WAYPOINT REIT

ACN/ARSN: Waypoint REIT Limited ACN 612 986 517  
Waypoint REIT Trust ARSN 613 146 464

**1. Details of substantial holder**

Name Superannuation and Investments HoldCo Pty Ltd ACN 644 660 882 and its related bodies corporate listed in annexure A

The holder became a substantial holder on: **16/05/2023**

**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 had a relevant interest in on the date the substantial holder became a substantial holder are as follows:

Class of securities	Number of securities	Person's votes	Voting power (%)
Fully paid Stapled securities	1,212,465	1,212,465	0.18%

For the Securities (if any) listed below see NOTE 1 at the end of this form

Class of securities	Number of securities	Person's votes	Voting power (%)
Fully paid Stapled securities	32,479,654	32,479,654	4.83%

Class of securities	Number of securities	Person's votes	Voting power (%)
GRAND TOTAL			
Fully paid Stapled securities	33,692,119	33,692,119	5.02%

### 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	Class and number of securities
Avanteos Investments Limited ACN 096 259 979	Relevant interest under paragraph 608(1)(b) and 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as a superannuation trustee. In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	1,212,465 Fully paid Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Relevant interest under paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from having the residual power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as a responsible entity of a managed investment scheme (which managed investment scheme is not managed by either Colonial First State Investments Limited or a related body corporate). In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being a residual accelerated relevant interest held in the same capacity. Colonial First State Investments Limited has authorised the manager of each such managed investment scheme to exercise the powers referred to in paragraph 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth) in relation to those securities managed by the manager to the exclusion of Colonial First State Investments Limited except for provisions allowing Colonial First State Investments Limited to terminate the agreement with the manager or to exercise those powers where the agreement is terminated.	32,479,654 Fully paid Stapled securities(including 483,647 borrowed from UBS AG (Agreement 1), see Annexure C) (including 468,875 borrowed from UBS AG (Agreement 3), see Annexure C)
Colonial First State Investments Limited ACN 002 348 352	Relevant interest under paragraph 608(1)(a) and/or 608(1)(b) and/or 608(1)(c) of the Corporations Act 2001 (Cth), being a relevant interest arising from being either (a) the registered holder of the relevant securities in its capacity as a custodian and/or (b) the registered holder of the relevant securities and in its capacity as administrator of managed accounts and/or (c) the registered holder of the relevant securities, having the power to control the exercise of the right to vote attached to securities and/or to control the exercise of the power to dispose of securities in its capacity as a responsible entity of a managed investment scheme (which managed investment scheme is managed by Colonial First Statement Investments Limited). In addition, if any OTC derivatives, warrants or other securities (other than ordinary shares or ordinary units (as applicable)) are referred to below in this row, the relevant interest in respect of those securities arises under subsection 608(8) being an accelerated relevant interest held in the same capacity.	1,212,465 Fully paid Stapled securities

#### 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	Class and number of securities
Avanteos Investments Limited ACN 096 259 979	Colonial First State Investments Limited		1,212,465 Fully paid Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Citibank N A Hong Kong		24,111,721 Fully paid Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Citicorp Nominees Pty Limited (Australia)		7,409,541 Fully paid Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	UBS Nominees Pty Ltd		958,392 Fully paid Stapled securities

**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		Class and number of securities
		Cash	Non-cash	
See annexure B to this notice				

## 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
Avanteos Investments Limited      ACN 096 259 979	An indirect wholly-owned subsidiary, and therefore related body corporate, of Superannuation and Investments HoldCo Pty Ltd
Colonial First State Investments Limited      ACN 002 348 352	An indirect wholly-owned subsidiary, and therefore related body corporate, of Superannuation and Investments HoldCo Pty Ltd

## 7. Addresses

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

Name	Address
Avanteos Investments Limited ACN 096 259 979	Level 15, 400 George Street, Sydney, NSW, 2000, Australia
Colonial First State Investments Limited ACN 002 348 352	Level 15, 400 George Street, Sydney, NSW, 2000, Australia

**8. Signature**

NOTE 1--(This note is relevant to section 2,3,4 and 5)

The relevant interests in these securities:

are/were held by Colonial First State Investments Limited (CFS) as responsible entity of the specified registered managed investment schemes and relate(d) to holdings in connection with the Colonial First State First Choice product range. Decisions to buy/sell those securities and exercise voting rights in relation to those securities are made by managers to whom CFS has outsourced those functions. By instrument dated 29 October 2001 the Australian Securities and Investments Commission ("ASIC") has granted certain relief to CFS and its related bodies corporate for these holdings from the applicable provisions of Chapter 6 of the Corporations Act in relation to the acquisition of or increase in voting power of such securities (the Manager Relief). These managers are not associates of, other than by virtue of an agreement in accordance with the terms of the Manager Relief, the Commonwealth Bank of Australia group.



Dated the 18 day of May 2023

---

Anne-Marie Paterson - Company Secretary

**Annexure A**

This is annexure A referred to in Form 603, Notice of initial substantial holder dated 16/05/2023



---

Anne-Marie Paterson    Company Secretary    Dated the 18/05/2023

**SCHEDULE**

Avanteos Investments Limited  
Colonial First State Investments Limited  
Superannuation and Investments FinCo Pty Ltd  
Superannuation and Investments HoldCo Pty Ltd  
Superannuation and Investments Management Pty Ltd  
Superannuation and Investments MidCo Pty Ltd  
Superannuation and Investments Services Pty Ltd  
Superannuation And Investments US LLC



**Annexure B**

This is annexure B referred to in Form 603, Notice of initial substantial holder dated 16/05/2023



Anne-Marie Paterson    Company Secretary    Dated the 18/05/2023

Holder of relevant interest	Date of acquisition	Consideration cash	Consideration non-cash	Class and number of securities affected
Avanteos Investments Limited ACN 096 259 979	Monday, 23 January 2023	104,995.00		38,180 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Wednesday, 01 February 2023	7,044.52		2,534 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Thursday, 02 February 2023	44,980.02		15,894 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Monday, 06 February 2023	10,913.40		3,870 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Monday, 06 February 2023	10,913.40		3,870 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Thursday, 09 February 2023	10,013.37		3,669 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Wednesday, 15 March 2023	7,984.85		3,113 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Thursday, 30 March 2023	49,239.04		19,234 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Tuesday, 09 May 2023	44,832.48		16,982 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Monday, 15 May 2023	9,945.45		3,753 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 16 January 2023	440,938.68		161,516 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 16 January 2023	192,104.64		70,368 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 16 January 2023	20,570.55		7,535 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 25 January 2023	N/A		30,186 Stapled securities (borrowed from UBS AG (Agreement 1), see Annexure C)
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 08 February 2023	876,057.53		318,439 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 08 February 2023	21,505.00		7,820 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 08 February 2023	19,709.25		7,167 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 13 February 2023	N/A		49,102 Stapled securities (borrowed from UBS AG (Agreement 1), see Annexure C)
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 17 February 2023	68,659.50		25,150 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 21 February 2023	66,229.43		24,937 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 23 February 2023	42,870.60		15,878 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 24 February 2023	160,346.55		58,735 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 01 March 2023	19,853.46		7,326 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 01 March 2023	30,341.16		11,196 Stapled securities

Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 06 March 2023	66,790.00	25,000 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 07 March 2023	21,349.32	7,996 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 08 March 2023	26,373.00	10,000 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 13 March 2023	61,946.44	24,055 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 14 March 2023	N/A	44,071 Stapled securities (borrowed from UBS AG (Agreement 1), see Annexure C)
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 14 March 2023	76,164.00	30,000 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 14 March 2023	256,041.41	100,578 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 15 March 2023	594,098.96	230,387 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 15 March 2023	128,667.18	49,871 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 15 March 2023	33,570.96	13,012 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 17 March 2023	75,300.00	30,000 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 20 March 2023	13,088.53	5,299 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 21 March 2023	104,300.03	41,812 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 22 March 2023	977,346.67	392,556 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 22 March 2023	28,722.15	11,535 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 23 March 2023	119,071.45	47,968 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 24 March 2023	68,020.58	27,341 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 27 March 2023	40,234.88	15,905 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 27 March 2023	156,380.20	61,883 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 27 March 2023	12,060.31	4,776 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 28 March 2023	146,765.41	57,551 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 29 March 2023	156,865.95	61,168 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 29 March 2023	50,524.16	19,736 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 30 March 2023	125,028.24	49,240 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 31 March 2023	219,780.13	85,046 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 03 April 2023	148,902.73	56,915 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 04 April 2023	411,466.71	156,612 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 04 April 2023	201,881.69	77,166 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 05 April 2023	737,900.45	278,453 Stapled securities

Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 11 April 2023	152,056.75	57,933 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 17 April 2023	125,240.36	47,600 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 19 April 2023	22,332.88	8,524 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 20 April 2023	409,682.38	154,673 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 20 April 2023	212,642.93	80,282 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 26 April 2023	23,451.62	8,951 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 01 May 2023	57,571.80	22,000 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 03 May 2023	56,000.55	21,961 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 03 May 2023	3,432.30	1,346 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 03 May 2023	40,764.30	15,986 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 04 May 2023	4,106.86	1,598 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 09 May 2023	83.84	32 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 10 May 2023	29,032.57	11,039 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 12 May 2023	108.65	41 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 15 May 2023	2,234.40	840 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 15 May 2023	76,515.96	28,825 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 16 May 2023	456,859.03	173,033 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 16 May 2023	154,962.20	58,430 Stapled securities

**Annexure C**

This is annexure C referred to in Form 603, Notice of initial substantial holder dated 16/05/2023



Anne-Marie Paterson    Company Secretary    Dated the 18/05/2023

Superannuation and Investments HoldCo Pty Ltd will, if requested by the company or responsible entity to whom this form must be given or by the Australian Securities and Investments Commission (ASIC), give a copy of one or more of the following agreements to the company, responsible entity or ASIC (as appropriate).

**UBS AG (Agreement 1)**

Type of agreement:	Australian Master Securities Lending Agreement
Parties to agreement:	(1) UBS AG; and (2) Colonial First State Investments Limited
Can the parties exercise voting rights attaching to the securities?	No
If yes, in what circumstances?	N/A
Date on which the securities were (or are) expected to be delivered to the borrower or its nominee (ie borrow date):	The dates indicated in Annexure B on which securities were borrowed.
Scheduled date (if any) when the securities are expected to be returned to the lender or its nominee (ie return date):	Any particular day.
Does the borrower have the right to return the securities early? [Yes/No]	Yes
If yes, in which circumstances?	At any time subject to giving notice.
Does the lender have the right to recall the securities early (ie before the scheduled return date)? [Yes/No]	Yes
If yes, in which circumstances?	At any time subject to giving notice.
Are there circumstances in which the borrower will not be required to return the securities on settlement? [Yes/No]	No
If yes, in which circumstances?	N/A

**UBS AG (Agreement 3)**

Type of agreement:	Australian Master Securities Lending Agreement
Parties to agreement:	(1) UBS AG; and (2) Colonial First State Investments Limited
Can the parties exercise voting rights attaching to the securities?	No
If yes, in what circumstances?	N/A
Date on which the securities were (or are) expected to be delivered to the borrower or its nominee (ie borrow date):	The dates indicated in Annexure B on which securities were borrowed.
Scheduled date (if any) when the securities are expected to be returned to the lender or its nominee (ie return date):	Any particular day.
Does the borrower have the right to return the securities early? [Yes/No]	Yes
If yes, in which circumstances?	At any time subject to giving notice.
Does the lender have the right to recall the securities early (ie before the scheduled return date)? [Yes/No]	Yes
If yes, in which circumstances?	At any time subject to giving notice.
Are there circumstances in which the borrower will not be required to return the securities on settlement? [Yes/No]	No
If yes, in which circumstances?	N/A