

**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:      **24/11/2023**

**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	1,145,454	1,145,454	0.17%

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	32,511,877	32,511,877	4.84%

Class of securities	Number of securities	Person's votes	Voting power (%)
GRAND TOTAL Fully paid Stapled securities	33,657,331	33,657,331	5.01%

### 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.	1,145,454 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.	32,511,877 Fully paid Stapled securities(including 546,712 borrowed from UBS AG (Agreement 1), see Annexure C) (including 726,336 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.	1,145,454 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		1,145,454 Fully paid Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Citibank N A Hong Kong		22,706,315 Fully paid Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Citicorp Nominees Pty Limited (Australia)		8,522,004 Fully paid Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	UBS Nominees Pty Ltd		1,283,558 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 29 day of November 2023

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**Annexure A**

This is annexure A referred to in Form 603, Notice of initial substantial holder dated 24/11/2023



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Dated the 29/11/2023

**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 24/11/2023



Dated the 29/11/2023

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	Tuesday, 08 August 2023	6,283.10		2,447 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Thursday, 10 August 2023	4,080.00		1,600 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Friday, 11 August 2023	1,993.37		780 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Tuesday, 15 August 2023	41,336.49		16,601 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Friday, 01 September 2023	24,422.50		9,769 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Tuesday, 05 September 2023	8,038.80		3,190 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Wednesday, 06 September 2023	9,482.76		3,763 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Tuesday, 24 October 2023	24,200.47		10,661 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Monday, 30 October 2023	4,994.85		2,345 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Wednesday, 01 November 2023	5,967.80		2,815 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Thursday, 09 November 2023	6,502.65		2,815 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Thursday, 09 November 2023	8,020.32		3,472 Stapled securities
Avanteos Investments Limited ACN 096 259 979	Monday, 20 November 2023	25,169.40		10,620 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 24 July 2023	87.72		34 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 26 July 2023	115.65		45 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 28 July 2023	106.60		41 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 31 July 2023	138.86		53 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 03 August 2023	203.20		80 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 04 August 2023	220.98		87 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 04 August 2023	102,217.95		40,500 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 08 August 2023	230.40		90 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 09 August 2023	118.91		47 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 10 August 2023	20,157.75		7,905 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 11 August 2023	99.45		39 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 14 August 2023	70.28		28 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 15 August 2023	117.03		47 Stapled securities

Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 16 August 2023	96.33	39 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 16 August 2023	14,377.15	5,820 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 16 August 2023	25,036.49	10,135 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 16 August 2023	49,779.02	20,151 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 17 August 2023	352.16	142 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 18 August 2023	145.58	58 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 18 August 2023	116,349.12	46,406 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 18 August 2023	6,844.75	2,732 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 21 August 2023	260,181.22	104,060 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 21 August 2023	18,295.00	7,318 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 22 August 2023	115.92	46 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 22 August 2023	243,928.41	97,001 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 23 August 2023	88.20	35 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 23 August 2023	296,356.09	116,593 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 25 August 2023	83.16	33 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 28 August 2023	269.64	107 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 29 August 2023	306.28	124 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 29 August 2023	207,551.63	84,029 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 31 August 2023	N/A	79,682 Stapled securities (borrowed from UBS AG (Agreement 3), see Annexure C)
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 01 September 2023	75.30	30 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 05 September 2023	95.76	38 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 06 September 2023	118.08	48 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 08 September 2023	276.85	113 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 13 September 2023	935,051.09	373,602 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 15 September 2023	43,637.50	17,455 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 18 September 2023	114.08	46 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 19 September 2023	N/A	61,513 Stapled securities (borrowed from UBS AG (Agreement 3), see Annexure C)
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 19 September 2023	142.10	58 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 19 September 2023	195,896.00	80,000 Stapled securities

Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 20 September 2023	106.48	44 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 20 September 2023	1,883.43	776 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 21 September 2023	119.50	50 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 21 September 2023	8,155.40	3,370 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 21 September 2023	14,220.50	5,950 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 22 September 2023	114.24	48 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 25 September 2023	24,334.25	10,355 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 26 September 2023	N/A	17,654 Stapled securities (borrowed from UBS AG (Agreement 1), see Annexure C)
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 26 September 2023	104.85	45 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 26 September 2023	34,500.31	14,807 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 29 September 2023	148.50	66 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 03 October 2023	95.34	42 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 03 October 2023	476,420.10	210,340 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 03 October 2023	609,697.44	268,400 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 04 October 2023	100.80	45 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 05 October 2023	146.90	65 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 05 October 2023	45,176.00	20,000 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 09 October 2023	139.50	62 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 09 October 2023	N/A	25,813 Stapled securities (borrowed from UBS AG (Agreement 1), see Annexure C)
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 10 October 2023	57,628.54	25,329 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 11 October 2023	37,056.78	16,182 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 12 October 2023	22,686.38	9,994 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 18 October 2023	91.60	40 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 18 October 2023	29,675.67	13,008 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 20 October 2023	118.04	52 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 24 October 2023	2,210.98	974 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 27 October 2023	173.84	82 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 30 October 2023	239.56	113 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 31 October 2023	280,516.71	132,126 Stapled securities

Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 01 November 2023	93.74	43 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 01 November 2023	122,690.15	56,443 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 01 November 2023	25,861.34	11,863 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 02 November 2023	153,420.11	69,158 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 03 November 2023	250,409.03	109,896 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 06 November 2023	394,395.10	171,171 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 10 November 2023	128,864.16	55,404 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Tuesday, 14 November 2023	127.98	54 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 16 November 2023	203,545.81	85,337 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 17 November 2023	236,318.80	100,000 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Monday, 20 November 2023	89.68	38 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Wednesday, 22 November 2023	366,115.24	157,652 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Thursday, 23 November 2023	288,583.65	122,969 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 24 November 2023	90.06	38 Stapled securities
Colonial First State Investments Limited (Note 1) ACN 002 348 352	Friday, 24 November 2023	256,898.73	108,685 Stapled securities

**Annexure C**

This is annexure C referred to in Form 603, Notice of initial substantial holder dated 24/11/2023



Dated the 29/11/2023

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