

12 July 2024

Market update

Valuations 30 June 2024

Waypoint REIT (**WPR**) has undertaken its half-year investment portfolio valuation process in accordance with its Investment Property valuation policy, with independent valuations carried out on 77 properties and directors' valuations on 325 properties.

The valuation process has resulted in a net increase in portfolio value of \$37.5 million (or approximately 1.4%), driven predominantly by contracted rental increases. The weighted average capitalisation rate (**WACR**) on WPR's portfolio increased by 6 basis points from 5.68% to 5.74%. The WACR increase was 7 basis points on independent valuations and 6 basis points on directors' valuations. Both independent and directors' valuations remain subject to review by WPR's auditors.

WPR's portfolio as at 30 June 2024 comprises 402 properties with a combined valuation of \$2,806.8 million.

Net Tangible Assets (NTA) per security

The pro forma impact of the valuations on WPR's 31 December 2023 NTA per security is a net increase of approximately 5 cents (1.8%).

NTA per security as at 30 June 2024 will be impacted by other balance sheet movements such as the valuation of derivatives and remains subject to review by WPR's auditors.

Further details on the valuation of the investment portfolio and NTA per security as at 30 June 2024 will be released to the market with WPR's half year 2024 financial results on 29 August 2024.

Authorised by:

Waypoint REIT Board

About Waypoint REIT

Waypoint REIT is Australia's largest listed REIT owning solely fuel and convenience retail properties; it has a high-quality network across all Australian States and mainland Territories. Waypoint REIT's objective is to maximise the long-term returns from the portfolio for the benefit of all securityholders.

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