

Investor Relations Policy

VER Limited (ACN 609 868 000) in its capacity as responsible entity of
Waypoint REIT Trust (ARSN 613 146 464)
Waypoint REIT Limited (ACN 612 986 517)

Approved by the Board 20 June 2024

1 Introduction

This Investor Relations Policy (**Policy**) aims to promote transparency, fairness and effective communication to build and maintain strong relationships with the investment community. This Policy outlines the principles and guidelines to be applied by Waypoint REIT in its communication and interaction with the investment community including existing and new Securityholders and analysts. The Policy applies to all employees and directors involved in investor relations activities on behalf of Waypoint REIT.

The objectives of this Policy are:

- a) To provide accessible, accurate, timely, and consistent information to the investment community regarding Waypoint REIT's performance, strategy, and prospects.
- b) To ensure compliance with all applicable laws, regulations, and stock exchange requirements related to investor relations and disclosure.
- c) To facilitate understanding and interpretation of the Waypoint REIT's financial results, corporate actions, and business developments.
- d) To establish clear roles and responsibilities for investor relations activities within Waypoint REIT; and
- e) encouraging and facilitating participation in meetings of Securityholders.

This Policy assists Securityholders to understand how to access this information, participate in meetings and to communicate effectively with Waypoint REIT.

2 Compliance with Laws and Regulations

Waypoint REIT is committed to complying with all relevant laws, regulations, and stock exchange rules governing investor relations and disclosure. It is the responsibility of all employees and Directors involved in investor relations activities to have a thorough understanding of these requirements and to act in accordance with them.

Waypoint REIT will ensure that:

- a) materials detailed in this Policy are maintained and updated on Waypoint REIT's website, www.waypointreit.com.au;
- b) Securityholder communications are distributed to Securityholders in accordance with the *Corporations Act 2001* (Cth) (**Corporations Act**) and listing rules (**Listing Rules**) of ASX Limited (**ASX**); and
- c) it will use available channels and technologies to communicate widely and promptly to Securityholders.

3 Securityholder Information – Methods of Communication

Waypoint REIT is committed to providing transparent and fair communication with the investment community. Waypoint REIT will not selectively disclose material, non-public information to any individual or group. Information is provided to Waypoint REIT's Securityholders, debt investors, the media, and the broader investment community through:

- a) releases to the ASX in accordance with our continuous and periodic disclosure obligations;
- b) announcements and information on Waypoint REIT's website;
- c) our Annual Report and half-yearly reports;
- d) our half yearly presentations teleconferences accessible through Waypoint REIT's website;
- e) our webcasts and video recordings accessible through the Waypoint REIT's website;
- f) our annual Corporate Governance Statement;
- g) general meetings; and
- h) email communications.

Waypoint REIT encourages Securityholders to receive information electronically by registering their email address with us through our securities registry Link Market Services Limited.

This Policy is to be read in conjunction with Waypoint REIT's **Securities Trading Policy** and **Disclosure Policy**, which are both available on Waypoint REIT's website.

3.1. ASX Releases

Waypoint REIT will promptly disclose material information that could reasonably be expected to affect the investment decision of Securityholders and potential investors to the ASX in a timely manner in accordance with the Listing Rules and the Corporations Act.

All announcements made by Waypoint REIT to the ASX will be made available, subject to applicable securities laws, to Securityholders:

- a) on the 'Investor Centre' section of Waypoint REIT's website; and
- b) under the 'Company Announcements' section of the ASX website.

3.2. Waypoint REIT Website

Waypoint REIT's website is a key source of information for Securityholders and complements the official release of Waypoint REIT information to the market. Waypoint REIT places the following information relevant to Securityholders and stakeholders on its website:

- a) an overview of our current business and our structure;
- b) all Waypoint REIT announcements following confirmation from ASX of their release to the market;
- c) Annual Reports and Financial Statements;
- d) Corporate Governance Statements;
- e) Sustainability Report;
- f) presentations (including bi-annual, following financial results);
- g) media releases;
- h) investor updates;
- i) information about general meetings, including notices of meetings, explanatory material and speeches transcripts;
- j) distribution announcements;
- k) corporate governance policies and charters; and
- l) contact details for our securities registry Link Market Services Limited.

Waypoint REIT has a clearly marked 'Corporate Governance' section on our website. This 'Corporate Governance' section includes information about Waypoint REIT directors and executives as well as our statement of values, our constitution, the charters for our Board and Board committees and our corporate governance policies so that our Securityholders can be assured Waypoint REIT is fulfilling its corporate governance disclosure obligations under the ASX Corporate Governance Council's Principles and Recommendations, 4th edition (**Recommendations**).

Information is posted to the Waypoint REIT's website as soon as practicable and in accordance with Waypoint REIT's **Disclosure Policy**.

3.3. Annual Report

The Annual Report contains key financial, operating and corporate information about Waypoint REIT in a concise format.

Unless the securities registry has been notified otherwise, the Annual Report will be emailed to all Securityholders whose email address is recorded on our securities registry and posted to Securityholders who have not provided their email address, prior to the AGM within the timeframe set by the Corporations Act.

Securityholders can also contact Link Market Services Limited for a printed copy of the Annual Report.

3.4. Half-Year and Full-Year Results

The financial results for the Full-Year ended 31 December are reported in February each year. The financial results for the Half-Year ended 30 June are reported in August each year.

As the Half-Year and Full-Year Results are announced to ASX pursuant to the Listing Rules, they will be made available to Securityholders and the market in the same manner as other ASX Announcements (refer to clause 3.1).

Following the announcement to ASX of the Half-Year and Full-Year Results the media, institutional investors, research analysts and debt providers will be briefed on those releases and given the opportunity to ask questions of the Managing Director and Chief Executive Officer (**CEO**) and Chief Financial Officer (**CFO**) via a series of Investor Presentations. At those briefings, Waypoint REIT will not disclose any price sensitive information unless, and until, it has been publicly released to ASX.

A copy of the related Investor Presentation is released to ASX in conjunction with the announcement to ASX of the Half-Year and Full-Year Results.

3.5. Annual Corporate Governance Statement

Our annual Corporate Governance Statement explains how we follow the recommendations of the ASX Corporate Governance Council.

We include in our Annual Report a link to show the page on our website where our Corporate Governance Statement is published.

3.6. Annual General Meeting (AGM)

Waypoint REIT holds an AGM each year. The AGM provides an important opportunity for Securityholders to express their views to Waypoint REIT's Board and management and to vote on Waypoint REIT proposals. All Securityholders are encouraged, where possible, to attend the meeting in person (including by any relevant technological means made available by Waypoint REIT) or by proxy, representative or attorney.

The date, time and location of the AGM will be provided:

- a) in the relevant Notice of AGM; and
- b) under the 'Investor Centre' section of the Waypoint REIT website.

The Notice of Meeting and any explanatory statements will be posted under the 'Investor Centre' section of Waypoint REIT's website in addition to being sent to Securityholders within the timeframe set by the Corporations Act.

At the AGM, Securityholders are invited to submit questions before the meeting. This helps us understand Securityholder issues and concerns and address key areas of Securityholder feedback. The Chair also encourages Securityholders at the AGM to ask questions about or make comments on the results, operations, strategy, and the performance of the Board and senior management. The Chair will provide Securityholders present with a reasonable opportunity to ask questions and discuss proposals. The Chair may respond directly to questions or, at their discretion, may refer a question to another Director, to the CEO or to the CFO. All resolutions at the AGM are decided by a poll rather than a show of hands.

In addition, the external auditor attends the AGM and is available at the meeting to answer questions about the conduct of the audit and the content of the audit report.

4 Investor Relations Program

Waypoint REIT is committed to maintaining an investor relations program that facilitates effective two-way communication with investors. Waypoint REIT aims to ensure that investors are kept well-informed of all major developments and business events that are likely to materially affect its operations, financial standing or the market price of its securities. Central to this program is the provision of information through ASX releases, our public website and our Annual Report.

In addition, Waypoint REIT actively encourages two-way communication:

- a) through our AGM where Securityholder participation is encouraged and facilitated;
- b) by providing Securityholders with the option to receive email communications, and to express their views about areas of interest or concern by sending email communications directly to us and to our securities registry Link Market Services Limited;
- c) via briefings, both domestically and offshore, with representatives from a number of major Waypoint REIT investors and broking groups in the weeks following the half and full-year results releases. Feedback from these briefings, including the areas of most interest to investors are used to guide future market communications; and
- d) via briefings each year which are open to investment analysts and Securityholders, which include briefings related to the release of Waypoint REIT's half-year and full-year results. These briefings enable investment analysts and Securityholders to ask questions of the CEO and CFO. These briefings are also available to all Securityholders to listen to live via a public webcast.

Securityholders may elect to subscribe to our email database by signing up at this link www.waypointreit.com.au. Securityholders should be aware that we might also share their information in order to allow them to be contacted by our securities registry Link Market Services Limited.

We are committed to communicating in clear, plain English where possible, and to making our emails easy to read and accessible. We understand that some Securityholders keep records in hardcopy, and we will accordingly endeavour to send our emails in a printer-friendly format.

Information will be collected, used, and disclosed according to relevant privacy laws and in accordance with Waypoint REIT's **Privacy Policy**.

5 Allocation of Responsibilities

Waypoint REIT engages with the domestic and international investment community through Waypoint REIT's Chair, CEO, and CFO and others in the Waypoint REIT leadership team.

The CEO's Executive Assistant may also assist in the co-ordination of contact with the investment community. Where possible, there should be at least two representatives from Waypoint REIT present at such meetings.

The CEO and CFO are also responsible for reviewing publications by market analysts and brokers, media, and other commentators for accuracy, and collecting and reviewing consensus data from sell-side analysts on a regular basis. Regular updates on investor engagement, market consensus and perception, and other market indicators are provided to the Waypoint REIT Board.

6 Securities Registry

The Waypoint REIT Security Register is managed and maintained by Link Market Services Limited. Securityholders can access their securityholding details or make enquiries about their current securityholding electronically by quoting their Securityholder Reference Number (SRN) or Holder Identification Number (HIN), via the [Link Market Services Investor Centre](#) as follows:

Phone: +61 1300 554 474
Email: registrars@linkmarketservices.com.au
Fax: +61 2 9287 0303

Address: Locked Bag A14 Sydney South NSW 1235

The ASX code for the Company is 'WPR'.

7 Policy Amendments, Reviews and Publication

- a) This Policy cannot be amended without approval by the Board.
- b) This Policy will be periodically reviewed and updated to ensure it remains effective and in compliance with changing laws, regulations and best practice standards.
- c) All significant and material breaches to the Policy will be reported to the ARMC and the Board.
- d) This Policy will be made available on the Waypoint REIT's website.

ANNEXURE A: Definitions

For the purpose of this Policy, the following definitions apply:

AGM means Annual General Meeting.

ASX means the Australia Securities Exchange Limited.

Board means the Board of the Company and the Board of any of its subsidiaries.

CEO means Managing Director and Chief Executive Officer.

CFO means Chief Financial Officer.

Chair means the Chair of the Board.

Company means Waypoint REIT Limited ACN 612 986 517.

Corporations Act means the *Corporations Act 2001* (Cth).

Policy means this policy.

Recommendations means ASX Corporate Governance Council's Principles and Recommendations, 4th edition.

Responsible Entity means VER Limited (ACN 609 868 000), as responsible entity for the Trust.

Securityholder means a registered holder of securities in Waypoint REIT.

Trust means Waypoint REIT Trust ARSN 613 146 464.

Waypoint REIT means each of the Company and the Trust and their wholly owned subsidiaries or any of them, as the context requires.