



Waypoint REIT

Annual Tax Guide for the year ended 30 June 2024

This Guide provides information to assist Australian resident securityholders to complete their 2024 Australian income tax return.

The information contained in this guide is current as at 30 June 2024. It should be regarded as general information only rather than taxation advice and it has been prepared without taking account of any person's objectives, financial situation or needs. If you require further information relating to your personal tax position, we recommend that you seek professional taxation advice. No warranty is given as to the accuracy or completeness of any information contained in this guide.

This guide relates to Waypoint REIT. Waypoint REIT is a stapled entity comprising one share in Waypoint REIT Limited (ABN 35 612 986 517) and one unit in the Waypoint REIT Trust (ARSN 613 146 464).

## About the Annual Tax Guide (Guide)

This Guide has been prepared for general information only. Accordingly, this Guide should not be relied upon as taxation advice. Each securityholder's particular circumstances are different and we recommend you contact your accountant, taxation or other professional adviser for specific advice.

This Guide provides information to assist Australian resident securityholders to complete their 2024 Australian income tax return. The Guide assumes you have not acquired your securities in the course of carrying on a business of investing for profit or trading in securities, in which case a different tax treatment applies. You should contact your accountant, taxation or other professional adviser if this applies to you.

Non-resident investors should seek their own specific tax advice in respect of their investment.

## 2024 Distributions

Waypoint REIT is a stapled entity comprising one share in Waypoint REIT Limited (ABN 35 612 986 517) (**Company**) and one unit in the Waypoint REIT Trust (ARSN 613 146 464) (**Trust**). The stapled securities cannot be traded or dealt with separately.

This Guide outlines the distributions made by Waypoint REIT that should be included in your 2024 Tax Return.

The relevant distributions are:

	Quarter ended	Cents per security	Payment date
Trust distribution	31 March 2023	4.12	12 May 2023
Trust distribution	30 June 2023	4.16	28 August 2023
Trust distribution	30 September 2023	4.10	15 November 2023
Trust distribution	31 December 2023	4.10	26 February 2024
Company distribution	N/a	-	

This Guide applies to distributions paid in cash, and, if applicable, distributions reinvested in additional stapled securities via the Distribution Reinvestment Plan.

Please note that the Waypoint REIT year-end for financial reporting and taxation purposes is 31 December. Accordingly, the distributions for the quarters ended 31 March 2024 and 30 June 2024 are interim distributions for the calendar year to 31 December 2024 and are relevant to your 2025 Australian Income Tax Return.

## General information

The information set out below has been prepared to assist Australian resident individual Waypoint REIT securityholders complete their 2024 Tax Return. It does not apply to company, trust or superannuation fund securityholders. If you are investing through a company, trust or superannuation fund, you should seek further advice from your accountant, taxation or other professional adviser.

As announced on 15 December 2017, the Trust has elected to be an attribution managed investment trust (**AMIT**) from the year ended 31 December 2017 onwards. Under the AMIT regime, the Trust is required to provide each securityholder with an AMIT member annual statement (**AMMA Statement**).

An AMIT must attribute its tax components on a fair and reasonable basis at the end of each income year. The most common method of attribution is pro-rata to the distributions the AMIT pays and this has been the approach adopted by Waypoint REIT. As such, if an investor acquires or disposes of an interest in Waypoint REIT and/or the number of securities on issue changes, the tax component attributed to the securityholder may differ from the taxable income actually derived during that period. An example of where this may occur is where Waypoint REIT disposes of an asset and the proceeds are wholly or partially used to buy back stapled securities rather than distributing the proceeds to investors.

Your AMMA Statement will be accessible from our share registry provider Link Market Services at [www.linkmarketservices.com.au](http://www.linkmarketservices.com.au).

Please note that any other income or capital gains which you have derived from sources other than Waypoint REIT should be added to the relevant amounts you have received from Waypoint REIT and the total income for each category should be included in your Tax Return.

## Completing your 2024 tax return

### **Question 13 - Partnership and Trusts – Tax Return (supplementary section)**

You should include at this question the Australian assessable income amount of your distributions from the Trust (refer to amount marked with Note 1 on your AMMA Statement). On the tax return form, these amounts are to be included at the item “Share of net income from trusts, less capital gains, foreign income and franked distributions (Non-Primary Production)”.

Any TFN/ABN withholding tax deducted from your distributions from the Trust should also be included at this question (refer to amount marked with Note 3 on your AMMA Statement).

### **Question 18 – Capital Gains – Tax Return (supplementary section)**

Neither the Company nor the Trust earned or distributed any capital gains during the 2024 Tax Return period.

### **Question 20 – Foreign Source Income – Tax Return (supplementary section)**

Neither the Company nor the Trust earned or distributed any foreign income, or any foreign income tax offset amounts during the 2024 Tax Return period.

### **Cost base of Waypoint REIT stapled securities**

For capital gains tax purposes, a stapled security comprises two separate capital gains tax assets. Investors need to apportion the cost of each stapled security and the proceeds of sale of each stapled security between a unit in the Trust and a share in the Company. The apportionment is based on the relative market value of each asset at the time of acquisition and disposal. For information regarding the apportionment ratios between a unit in the Trust and a share in the Company, please refer to the NTA Apportionment Ratio section of the Investor Centre located on the Waypoint REIT website ([waypointreit.com.au](http://waypointreit.com.au)).

If you acquired your Waypoint REIT stapled securities through the Initial Public Offering, please refer to the Prospectus/PDS dated 22 July 2016 located on our website ([waypointreit.com.au](http://waypointreit.com.au)) to determine the cost base and apportionment ratios between the Company and the Trust.

If you acquired Waypoint REIT stapled securities on market, your total cost base will generally be the amount paid to acquire the securities, plus any incidental costs of acquisition. As noted above, this will need to be apportioned between a unit in the Trust and a share in the Company.

### **Capital gains tax (CGT) implications of the “AMIT cost base net amount – excess/(shortfall)” and “AMIT CGT Gross Up” components of distributions**

The “AMIT cost base net amount – excess/(shortfall)” of distributions made by the Trust is not assessable as income and is not required to be included in your tax return.

If the adjustment amount shown is an excess amount, you are required to decrease the CGT cost base of your units in the Trust by the amounts shown at Note 2 on your AMMA Statement.

To the extent that the CGT cost base decrease exceeds the CGT cost base in your units, a capital gain will arise in respect of the excess amount. This capital gain may qualify for the CGT 50% discount concession if you are eligible for the CGT discount and have owned your units for at least 12 months.

If the adjustment amount shown is a shortfall amount, you are required to increase the CGT cost base of your units in the Trust by the amounts shown at Note 2 on your AMMA Statement.

The “AMIT CGT Gross Up” shows the additional amount treated as capital gains for AMIT members under subsections 276-85(3) and (4) of the *Income Tax Assessment Act 1997 (ITAA 1997)*. It is taken into account in determining the AMIT cost base reduction amount noted above. This is generally not assessable to individual investors who are Australian residents and accordingly is not required to be included in your income tax return.

The publications “Guide to Capital Gains Tax” or “Personal Investors Guide to Capital Gains Tax” which are available from the Australian Taxation Office ([www.ato.gov.au](http://www.ato.gov.au)) provide details of the calculations required.

### **Securityholders who have disposed of securities during the 2024 income year**

If you have disposed of any of your Waypoint REIT stapled securities during the 2024 income year, you may have made a capital gain or loss. As noted above, you will need to calculate the capital gain or loss for both units in the Trust and shares in the Company, based on an apportionment between them.

You should obtain a copy of the publication “Personal Investors Guide to Capital Gains Tax” or alternatively, “Guide to Capital Gains Tax” which are available from the Australian Taxation Office ([www.ato.gov.au](http://www.ato.gov.au)) and/or consult your accountant, taxation, or other professional adviser.

If you have further tax questions in relation to your investment in Waypoint REIT stapled securities, we recommend that you consult your accountant, taxation or other professional adviser.