

Waypoint REIT

Distribution payment date 26 February 2021

Attribution Managed Investment Trust – notice for custodians and other intermediary investors in respect of the distribution for the six months ended 31 December 2020

Outlined below are the taxable components of the Waypoint REIT (ASX: WPR) distribution for the six months ended 31 December 2020. The distribution is entirely from Waypoint REIT Trust, with no dividend paid by Waypoint REIT Limited.

Distribution per security **7.73 cents per security**

Ex-distribution date	30 December 2020
Record date	31 December 2020
Payment date	26 February 2021

Distribution components	Cents per security
Assessable income – rental income	5.13290
Australian capital gains – discounted gains on TAP (double as required by section 12-405)	0.25842
Fund Payment	5.39132
Assessable income – interest	0.00210
AMIT cost base adjustment – excess	2.33658
Total cash distribution	7.73000

100% of this distribution is Australian sourced and the interest component and Fund Payment are subject to non-resident withholding tax.

This distribution does not include any amounts attributable to a fund payment from a clean building managed investment trust nor any non-concessional managed investment trust income.

Waypoint REIT Trust is an Attribution Managed Investment Trust ('AMIT') for the purposes of Sub-division 12A-B of Schedule 1 of the *Taxation Administration Act 1953*, in respect of the period.

The components of the distribution are provided solely for the purposes of managed investment trust non-resident withholding tax under Subdivisions 12-H and 12A-B of the *Taxation Administration Act 1953* and should not be used for any other purpose. This information is provided to assist custodians, nominees and other managed investment trusts.

Australian resident security holders should not rely on this notice for the purposes of completing their income tax returns. The tax components of this distribution will be confirmed in the AMIT Member Annual Statement for the income year ended 31 December 2020, which will be issued to each investor by 31 March 2021.