

Waypoint REIT

Distribution payment date 27 August 2020

Attribution Managed Investment Trust – notice for custodians and other intermediary investors in respect of the distribution for the six months ended 30 June 2020

Outlined below are the estimated taxable components of the Waypoint REIT (ASX: WPR) distribution for the six months ended 30 June 2020. The distribution is entirely from Waypoint REIT Trust, with no dividend paid by Waypoint REIT Limited.

Distribution per security **7.41 cents per security**

Ex-distribution date	29 June 2020
Record date	30 June 2020
Payment date and DPR issue date	27 August 2020

Distribution components	Cents per security
AMIT cost base adjustment	2.65732
Assessable income interest	0.01294
Assessable income rental income (Fund Payment)	4.73974
Total cash distribution	7.14000

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.