



Waypoint REIT

Annual Tax Guide for the year ended 30 June 2021

This Guide provides information to assist Australian resident securityholders to complete their 2021 Australian income tax return.

Waypoint REIT was formerly named Viva Energy REIT, with the change of name approved at the Annual General Meeting on 14 May 2020.

The information contained in this guide is current as at 31 March 2021. 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 2021 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.

2021 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 2021 Tax Return.

The relevant distributions are:

- Trust distribution of 7.41 cents per security paid on 27 August 2020;
- Trust distribution of 7.73 cents per security paid on 26 February 2021; and
- Company distribution of nil.

This Guide applies to distributions you received in cash and to those distributions reinvested in additional stapled securities via the Distribution Reinvestment Plan (if applicable).

Please note that the Waypoint REIT year-end for financial reporting and taxation purposes is 31 December. Accordingly, the distribution for the six months ending 30 June 2021 (as an interim distribution for the calendar year to 31 December 2021) that is expected to be paid during August 2021 should be included in your 2022 Australian Income Tax Return.

General information

The information set out below has been prepared to assist Australian resident individual Waypoint REIT securityholders complete their 2021 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**). The AMMA Statement provided on 31 March 2021 was for the 12 months to 31 December 2020 and is the source of information for your 2021 Australian income tax return.

Your AMMA Statement will be accessible from our share registry provider Link Market Services at www.linkmarketservices.com.au.

Please note that any other income or capital gains which you have derived 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 2021 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 4 on your AMMA Statement).

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

You should answer “Yes” at Label 18G on your tax return.

The Trust has elected to apply the “discount method” to determine the amount of net capital gain, which is related to Taxable Australian Property (**TAP**), to include in its taxable income. You should include at Label 18H of your tax return the gross amount of the capital gain distributed from the Trust (that is, before application of the 50% CGT discount, being twice the amount marked with Note 3 on your AMMA Statement). You may also be able to apply the CGT discount method in respect of these gains, in calculating the net capital gain to include at Label 18A.

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 2021 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 Waypoint REIT website (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) 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 reduction amount’ of distributions

The ‘AMIT cost base reduction amount’ of distributions made by the Trust will reduce your cost base in the units of the Trust (refer to the amount marked with Note 2 on your AMMA Statement). This reduction will apply in calculating any capital gain or capital loss on disposal of the units for CGT purposes. In addition, you make a capital gain (even if you do not sell your stapled securities) if the sum of all of the AMIT cost base reduction amounts received (together with any previous tax deferred amounts) exceeds the cost base of the units at the end of the income year.

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) provide details of the calculations required.

Securityholders who have disposed of securities during the 2021 income year

If you have disposed of any of your Waypoint REIT stapled securities during the 2021 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) 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.