

Waypoint REIT

Apportionment of net asset value

Waypoint REIT (**WPR**) is a stapled security 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 components of WPR cannot be acquired or traded separately.

Investors may be required to apportion the cost base of WPR between the Company and the Trust for capital gains tax purposes.

Apportionment is based on the relative market value of the Company and the Trust at the time of acquisition or disposal. One possible method for determining the relative apportionment of market value is to use the relative net asset value of the Company and the Trust.

The table below outlines the relative proportion and the net asset value of the Company and Trust components of each WPR stapled security.

	Waypoint REIT Trust (Trust)		Waypoint REIT Limited (Company)	
	%	\$	%	\$
IPO Date	99.62%	\$1.992	0.38%	\$0.008
31-Dec-16	99.22%	\$2.055	0.78%	\$0.016
June 2017 Placement and SPP	99.84%	\$2.067	0.16%	\$0.003
30-Jun-17	99.86%	\$2.078	0.14%	\$0.003
31-Dec-17	99.91%	\$2.188	0.09%	\$0.002
30-Jun-18	99.91%	\$2.201	0.09%	\$0.002
31-Dec-18	99.93%	\$2.196	0.07%	\$0.002
30-Jun-19	99.95%	\$2.181	0.05%	\$0.001
31-Dec-19	99.96%	\$2.289	0.04%	\$0.001
30-Jun-20	99.63%	\$2.378	0.37%	\$0.009

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