Waypoint REIT

Distribution payment date 15 November 2021

Attribution Managed Investment Trust – notice for custodians and other intermediary investors in respect of the distribution for the quarter ended 30 September 2021

Outlined below are the taxable components of the Waypoint REIT (ASX: WPR) distribution for the quarter ended 30 September 2021. The distribution is entirely from Waypoint REIT Trust, with no dividend paid by Waypoint REIT Limited.

Distribution per security **3.95 cents per security**

Ex-distribution date	29 September 2021
Record date	30 September 2021
Payment date	15 November 2021

Distribution components	Cents per security
Assessable income – rental income	2.821
Australian capital gains – discounted gains on TAP	1.226
AMIT CGT gross up amount	1.226
Fund Payment	**5.273**
Assessable income – interest	0.001
AMIT cost base adjustment – shortfall	(1.324)
Total cash distribution	**3.95000**

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 2021, which will be issued to each investor by 31 March 2022.