

Annual General Meeting

20 May 2026 – 10:00am

Georgina Lynch – Independent Non-Executive Chair



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Agenda

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Chair's Address

Georgina Lynch
Independent Non-Executive Chair



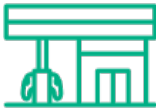
Solid performance in 2025, 3% DEPS growth guidance for 2026 reaffirmed



Financial Performance

FY25 Distributable EPS: 16.64 cents

↑ 1.0% vs. FY24



Property Portfolio

Portfolio Value: \$2.86bn

↑ 2.2% vs. Dec-24
WACR of 5.61% (↓ 11bp vs. Dec-24)¹



Capital Management

Gearing: 32.7%

Lower end of 30-40% target range
\$50m on-market buyback completed

NTA: \$2.90 per security

↑ 5.1% vs Dec-24 (\$2.76)

Non-Core Asset Sales

Six assets sold for \$40.6m
(0.4% discount to book value)

WADM: 3.8 years

\$409m of debt facilities refinanced / extended
Reduction in overall margin of ~15bp

FY26 Guidance

DEPS: 17.14 cents²

↑ 3.0% vs. FY25

1. Movement also includes impacts from portfolio management activity (disposals) completed during the relevant period. Dec-24: 401 properties, 5.72% WACR. Dec-25: 395 properties, 5.61% WACR.
2. Based on weighted average number of securities on issue and 90% of drawn debt as at 31 December 2025 being fixed / hedged, including hedges put in place post balance date. This guidance is subject to the disclaimer that: (a) actual results may differ from this guidance; (b) it is not a guarantee of future performance; and (c) it involves known and unknown risks, uncertainties and other factors which are beyond WPR's control, and which may cause actual results to differ from this guidance. WPR is not liable for the accuracy and/or correctness of this information and any differences between the guidance and actual outcomes. While WPR reserves the right to change its guidance from time to time, WPR does not undertake to update the guidance on a regular basis.



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Formal Business

Georgina Lynch
Independent Non-Executive Chair



Financial Report, Directors' Report and Auditor's Report

To receive and consider the Financial Report of the Company and its controlled entities and the Reports of the Directors and Auditor for the year ended 31 December 2025.

There is no vote for this item.

Adoption of Remuneration Report

To consider and, if thought fit, pass the following resolution as an ordinary resolution of the Company:

‘That the Remuneration Report for the year ended 31 December 2025 be adopted.’

Note: The vote on this resolution is advisory only and does not bind the Directors or the Company. A voting exclusion statement applies to this resolution (see section 3 of the notes relating to voting).

FOR	AGAINST	OPEN ¹	ABSTAIN ²
435,830,468	2,593,681	438,901	130,417
99.31%	0.59%	0.10%	

¹ Open votes in favour of the Chair (whether by election or default) will be voted in favour of Item 2.
² Abstain votes are provided for information only and are not included in the calculation of Total Valid Available Votes.

Re-election of Georgina Lynch as a Director

To consider and, if thought fit, pass the following resolution as an ordinary resolution of the Company:

‘That Georgina Lynch, being eligible, be re-elected as a Director of the Company.’

FOR	AGAINST	OPEN ¹	ABSTAIN ²
398,667,643	39,812,843	460,928	52,053
90.82%	9.07%	0.11%	

¹ Open votes in favour of the Chair (whether by election or default) will be voted in favour of Item 3.

² Abstain votes are provided for information only and are not included in the calculation of Total Valid Available Votes.

Grant of performance rights to the Managing Director and CEO, Hadyn Stephens

To consider and, if thought fit, pass the following resolution as an ordinary resolution of the Company and the Trust:

‘That approval be given for all purposes, including ASX Listing Rule 10.14, for the grant of performance rights to the Managing Director and CEO, Hadyn Stephens, as his annual long-term incentive grant for the year ending 31 December 2026 on the terms described in the Explanatory Memorandum to this Notice of Meeting.’

Note: A voting exclusion statement applies to this resolution (see section 3 of the notes relating to voting).

FOR	AGAINST	OPEN ¹	ABSTAIN ²
435,393,929	3,050,753	442,059	106,726
99.20%	0.70%	0.10%	

¹ Open votes in favour of the Chair (whether by election or default) will be voted in favour of Item 4.

² Abstain votes are provided for information only and are not included in the calculation of Total Valid Available Votes.

Amendments to the Trust Constitution

To consider and, if thought fit, pass the following resolution as a special resolution of the Trust:

‘That the Constitution of the Trust be amended to revoke and replace clause 8.1 of the document tabled at the 2026 Annual General Meeting signed by the Chair for identification purposes, and as described in the Explanatory Memorandum.’

FOR	AGAINST	OPEN ₁	ABSTAIN ₂
438,016,238	281,220	453,654	242,355
99.83%	0.06%	0.10%	

¹ Open votes in favour of the Chair (whether by election or default) will be voted in favour of Item 5.
² Abstain votes are provided for information only and are not included in the calculation of Total Valid Available Votes.

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Closing Remarks

Georgina Lynch
Independent Non-Executive Chair



