

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**

To Company Name/Scheme Waypoint REIT Ltd. (ISIN AU0000088064)
 ACN/ARSN 612 986 517

1. Details of substantial holder (1)

Name Resolution Capital Limited
 ACN/ARSN (if applicable) 108 584 167

There was a change in the interests of the substantial holder on 28 / 07 / 2020
 The previous notice was given to the company on 02 / 04 / 2020
 The previous notice was dated 02 / 04 / 2020

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

| Class of securities (4) | Previous notice | | Present notice | |
|-------------------------|-------------------|------------------|-------------------|------------------|
| | Person's votes | Voting power (5) | Person's votes | Voting power (5) |
| Ordinary | 59,312,396 | 7.60% | 72,261,156 | 9.25% |
| | | | | |

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

| Date of change | Person whose relevant interest changed | Nature of change (6) | Consideration given in relation to change (7) | Class and number of securities affected | Person's votes affected |
|-----------------------|--|----------------------|---|---|-------------------------|
| See Annexure A | | | | | |
| | | | | | |
| | | | | | |

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

| Holder of relevant interest | Registered holder of securities | Person entitled to be registered as holder (8) | Nature of relevant interest (6) | Class and number of securities | Person's votes |
|-----------------------------|---------------------------------|--|---------------------------------|--------------------------------|----------------|
| See Annexure B | | | | | |
| | | | | | |
| | | | | | |

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

| Name and ACN/ARSN (if applicable) | Nature of association |
|-----------------------------------|-----------------------|
| n . a | |
| | |

6. Addresses

The addresses of persons named in this form are as follows:

| Name | Address |
|-----------------------------------|--|
| Resolution Capital Limited | Level 38 Australia Square Tower Sydney NSW 2000 |
| | |

Signature

print name **Mr Alex Ihlenfeldt** capacity **Company Secretary**

sign here



date **30 / 07 / 2020**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Waypoint REIT Limited

Annexure A

| Date of Change | Person whose relevant interest changed | Nature of change | Consideration | Number of Securities |
|-----------------------|---|-------------------------|----------------------|-----------------------------|
| VARIOUS | Resolution Capital Limited | Various | \$ 34,045,944 | 12,948,760 |

This is Annexure "A" of 1 page as mentioned in form 604 Notice of change substantial holder



Alex Ihlenfeldt
Company Secretary

Date:

30/07/2020

Waypoint REIT Limited

Annexure B

| Holder of Relevant Interest | Registered Holder of Securities | Person entitled to be Registered as Holder | Nature of Relevant Interest | Class and Number of Securities | Persons Votes |
|-----------------------------|---------------------------------|--|--|--------------------------------|---------------|
| Resolution Capital Limited | BNP Paribas | Resolution Capital Limited | Resolution Capital Limited, in its capacity as Investment Manager has the power to control voting and/or the disposal of securities. | 2,875,140 Ordinary Fully Paid | 2,875,140 |
| Resolution Capital Limited | Citigroup | Resolution Capital Limited | Resolution Capital Limited, in its capacity as Investment Manager has the power to control voting and/or the disposal of securities. | 4,890,104 Ordinary Fully Paid | 4,890,104 |
| Resolution Capital Limited | J.P.Morgan | Resolution Capital Limited | Resolution Capital Limited, in its capacity as Investment Manager has the power to control voting and/or the disposal of securities. | 11,016,936 Ordinary Fully Paid | 11,016,936 |
| Resolution Capital Limited | National Asset Services | Resolution Capital Limited | Resolution Capital Limited, in its capacity as Investment Manager has the power to control voting and/or the disposal of securities. | 15,849,761 Ordinary Fully Paid | 15,849,761 |
| Resolution Capital Limited | InteractiveBrokers | Resolution Capital Limited | Resolution Capital Limited, in its capacity as Investment Manager has the power to control voting and/or the disposal of securities. | 42,000 Ordinary Fully Paid | 42,000 |
| Resolution Capital Limited | RBC Investor Services | Resolution Capital Limited | Resolution Capital Limited, in its capacity as Investment Manager has the power to control voting and/or the disposal of securities. | 13,193,744 Ordinary Fully Paid | 13,193,744 |
| Resolution Capital Limited | BNYMellon | Resolution Capital Limited | Resolution Capital Limited, in its capacity as Investment Manager has the power to control voting and/or the disposal of securities. | 7,629,296 Ordinary Fully Paid | 7,629,296 |
| Resolution Capital Limited | State Street Bank and Trust | Resolution Capital Limited | Resolution Capital Limited, in its capacity as Investment Manager has the power to control voting and/or the disposal of securities. | 13,722,216 Ordinary Fully Paid | 13,722,216 |
| Resolution Capital Limited | Northern Trust Corp | Resolution Capital Limited | Resolution Capital Limited, in its capacity as Investment Manager has the power to control voting and/or the disposal of securities. | 1,715,185 Ordinary Fully Paid | 1,715,185 |
| Resolution Capital Limited | Brown Brothers Harriman | Resolution Capital Limited | Resolution Capital Limited, in its capacity as Investment Manager has the power to control voting and/or the disposal of securities. | 1,326,774 Ordinary Fully Paid | 1,326,774 |

This is Annexure "B" of 1 page as mentioned in form 604 Notice of change of interests of substantial holder

Alex Ihlenfeldt
Company Secretary



Date:

30/07/2020