

ASX Release

27 April 2022

Portfolio Transaction

Waypoint REIT (**WPR**) is pleased to announce the sale of 29 assets to Fawkner Property Ltd and associated entities (**Fawkner**) for a total purchase price of \$141.8m, in line with WPR's carrying value as at 31 December 2021.

Key information in relation to the Fawkner portfolio is set out below:

	No. of Assets	Dec-21 WALE	Sale Price	Implied Yield
Capital Cities	2	9.9yrs	\$11.9m	5.83%
Other Metro	2	9.2yrs	\$10.9m	5.67%
Regional	25	9.1yrs	\$119.0m	6.08%
Total	29	9.2yrs	\$141.8m	6.03%

The Fawkner transaction is subject to Rights of First Refusal (**ROFR**) in favour of Viva Energy Australia (**VEA**) and Coles Group (**Coles**), which provide a period of 30 days in which VEA or Coles can elect to acquire any of the properties on the same terms as agreed with Fawkner.

Assuming the ROFR provisions are not exercised by VEA or Coles, the Fawkner transaction is expected to settle on 30 June 2022.

WPR will provide further details about the intended use of proceeds on or around the expected settlement date.

Authorised by:

Waypoint REIT Board

For further information, please contact:

Hadyn Stephens

Managing Director and Chief Executive Officer

Waypoint REIT

T: +61 2 9137 1287

E: hadyn.stephens@waypointreit.com.au

About Waypoint REIT

Waypoint REIT is Australia's largest listed REIT owning solely fuel and convenience retail properties with a high-quality portfolio of properties across all Australian States and mainland Territories. Waypoint REIT's objective is to maximize the long-term income and capital returns from its ownership of the portfolio for the benefit of all securityholders.

Waypoint REIT is a stapled entity in which one share in Waypoint REIT Limited (ABN 35 612 986 517) is stapled to one unit in the Waypoint REIT Trust (ARSN 613 146 464). This ASX announcement is prepared for information purposes only and is correct at the time of release to the ASX. Factual circumstances may change following the release of this announcement.

Please refer to the Waypoint REIT website for further information (www.waypointreit.com.au).