

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity Waypoint REIT formed by stapling the shares of: - Waypoint REIT Limited: and - the units of Waypoint REIT Trust ABN 35 612 986 517 ARSN 613 146 464
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We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Hadyn James Stephens
Date of last notice	21 March 2025

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Not applicable
Date of change	31 March 2025
No. of securities held prior to change	(1) 69,092 Ordinary Stapled Securities held by Mr Hadyn James Stephens & Mrs Leanne Katherine Stephens as trustees for the HJ & LK Stephens Superannuation Fund (2) 137,850 Performance Rights (2022 LTIP) held by Hadyn James Stephens (3) 91,898 Ordinary Stapled Securities held by Hadyn James Stephens (4) 217,578 Performance Rights (2023 LTIP) held by Hadyn James Stephens (5) 37,684 Deferred Ordinary Stapled Securities (2023 STI) held by Hadyn James Stephens (6) 256,063 Performance Rights (2024 LTIP) held by Hadyn James Stephens (7) 85,094 Deferred Ordinary Stapled Securities (2024 STI)

+ See chapter 19 for defined terms.

Appendix 3Y

Change of Director's Interest Notice

Class	Ordinary Stapled Securities Performance Rights
Number acquired	65,368 Ordinary Stapled Securities (being a partial vesting of Performance Rights (2022 LTIP)) were issued.
Number disposed	72,482 Performance Rights (2022 LTIP) lapsed and were cancelled.
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	NA
No. of securities held after change	(1) 69,092 Ordinary Stapled Securities held by Mr Hadyn James Stephens & Mrs Leanne Katherine Stephens as trustees for the HJ & LK Stephens Superannuation Fund (2) 157,266 Ordinary Stapled Securities held by Hadyn James Stephens (3) 217,578 Performance Rights (2023 LTIP) held by Hadyn James Stephens (4) 37,684 Deferred Ordinary Stapled Securities (2023 STI) held by Hadyn James Stephens (5) 256,063 Performance Rights (2024 LTIP) held by Hadyn James Stephens (6) 85,094 Deferred Ordinary Stapled Securities (2024 STI)
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Partial vesting of Performance Rights (2022 LTIP) into Ordinary Stapled Securities. 65,368 Performance Rights (2022 LTIP) vested. 72,482 Performance Rights (2022 LTIP) lapsed and were cancelled.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	Not applicable
Nature of interest	Not applicable
Name of registered holder (if issued securities)	Not applicable
Date of change	Not applicable
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	Not applicable

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Appendix 3Y
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Interest acquired	Not applicable
Interest disposed	Not applicable
Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small>	Not applicable
Interest after change	Not applicable

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	Not applicable
If prior written clearance was provided, on what date was this provided?	Not applicable

⁺ See chapter 19 for defined terms.