ASX Release

Waypoint REIT

27 August 2026

Waypoint REIT (ASX: WPR) 1H26 Results

Financial Result

- Distributable Earnings[1] of $56.1 million (up 0.9% on 1H25).
- Distributable Earnings per security or 8.59 cents per security (up 3.4% on 1H25).
- Statutory net profit of $65.8 million (compared with $137.1 million in 1H25). The reduction was largely driven by valuation movements on the investment property portfolio.
- Net tangible assets per security at 30 June 2026 was $2.92, up 0.7% since 31 December 2025.

Property Portfolio

- The investment property portfolio comprised 394 properties valued at $2,862.7 million at 30 June 2026.[2]
- Consistent with policy, 74 investment properties were independently valued during the period with directors' valuations performed on the balance, resulting in a net valuation gain of $10.7 million.
- The portfolio weighted average capitalisation rate was 5.71% at 30 June 2026 (an increase of 10bp from 5.61% at 31 December 2025).
- Portfolio weighted average lease expiry was 5.9 years and occupancy was 99.9% at 30 June 2026.

Capital Management

- Gearing of 32.4% as at 30 June 2026 is at the lower end of the 30-40% target gearing range.
- During the period, Waypoint REIT refinanced $250.0 million of debt through the issuance of a new 6-year Australian Medium Term Note and repayment and cancellation of bank debt facilities. The weighted average debt maturity at 30 June 2026 was 3.8 years.
- 90% of debt was hedged at 30 June 2026 with a weighted average hedge maturity of 2.5 years.
- The management expense ratio of 31bp in 1H26 remains one of the lowest in the S&P/ASX 200 REIT Index.

Distribution

VER Limited (as the responsible entity of Waypoint REIT Trust) confirms the distribution for the quarter ended 30 June 2026 is 4.25 cents per security.

Outlook

Waypoint REIT expects to deliver Distributable Earnings per security of 17.14 cents in 2026 (representing 3% growth on 2025).

This is consistent with prior guidance and assumes no material changes in Waypoint REIT's operating environment.

Waypoint REIT will hold a conference call to discuss the 1H26 results today at 10am. Please see below for registration details.

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[1] Distributable Earnings per security is calculated on a weighted average basis and is equal to net profit adjusted to remove transaction costs, amortisation of tenant incentives, specific non-recurring items and non-cash items (including straight-lining of rental income, the amortisation of debt establishment fees, long-term incentive expense and any fair value adjustment to investment properties and derivatives).

[2] Includes one asset held for sale.

Webcast and Conference Call

Date: Thursday, 27 August 2026

Time: 10:00am (AEST)

Webcast: Waypoint REIT 1H26 Results Webcast

Registration: To participate in the conference call please register using the Pre-Registration Link below. Once you have registered you will be provided with the dial-in number, the **Passcode**, and your unique access **PIN**. This information will also be emailed to you as a calendar invite. Click here to register

A copy of the results presentation will be available on our website on the morning of the results at waypointreit.com.au.

Authorised by:
Waypoint REIT Board

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About Waypoint REIT

Waypoint REIT is Australia's largest listed REIT owning solely fuel and convenience (F&C) retail properties, with a high-quality portfolio of 394 assets across Australia as at 30 June 2026. Waypoint REIT's objective is to maximise the long-term returns from 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 waypointreit.com.au