vRule 3.19A.2

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

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	10 June 2026

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	9 September 2026
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) 80,231 Ordinary Stapled Securities held by Mr Hadyn James Stephens (3) 42,547 deferred Ordinary Stapled Securities (2024 STI) (4) 106,094 deferred Ordinary Stapled Securities (2025 STI) held by Hadyn James Stephens (5) 256,063 Performance Rights (2024 LTIP) held by Hadyn James Stephens (6) 130,323 Performance Rights (2025 LTIP) held by Hadyn James Stephens (7) 258,812 Performance Rights (2026 LTIP) held by Hadyn James Stephens

+ See chapter 19 for defined terms.

	(8) 65,162 Restricted Security Rights (2025 LTIP) held by Hadyn James Stephens
Class	Ordinary Stapled Securities
Number acquired	20,908 Ordinary Stapled Securities
Number disposed	40,000 Ordinary Stapled Securities
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Acquisition consideration: $48,924.72 Disposal consideration: $93,200.00
No. of securities held after change	(1) 90,000 Ordinary Stapled Securities held by Mr Hadyn James Stephens & Mrs Leanne Katherine Stephens as trustees for the HJ & LK Stephens Superannuation Fund (2) 40,231 Ordinary Stapled Securities held by Mr Hadyn James Stephens (3) 42,547 deferred Ordinary Stapled Securities (2024 STI) (4) 106,094 deferred Ordinary Stapled Securities (2025 STI) held by Hadyn James Stephens (5) 256,063 Performance Rights (2024 LTIP) held by Hadyn James Stephens (6) 130,323 Performance Rights (2025 LTIP) held by Hadyn James Stephens (7) 258,812 Performance Rights (2026 LTIP) held by Hadyn James Stephens (1) 65,162 Restricted Security Rights (2025 LTIP) held by Hadyn James Stephens
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	On market disposal and acquisition

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
Interest acquired	Not applicable
Interest disposed	Not applicable
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	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.