ASX Release

Waypoint REIT

20 July 2026

Market update

Valuations 30 June 2026

Waypoint REIT (**WPR**) has undertaken its half-year investment portfolio valuation process in accordance with its valuation policy, with independent valuations carried out on 74 properties and directors' valuations on 320 properties.

The valuation process has resulted in a net increase in portfolio value of $10.7 million (or approximately 0.4%) compared to 31 December 2025, with WPR's weighted average capitalisation rate softening by ten basis points from 5.61% to 5.71%. Both independent and directors' valuations remain subject to review by WPR's external auditors.

WPR's portfolio as at 30 June 2026 comprises 394 properties (including one asset held for sale) with a combined valuation of $2,862.7 million.

WPR notes that the majority of properties (372) are subject to contracted annual rent reviews that were reflected in the June 2026 valuations.

Net Tangible Assets (NTA) per security

WPR's estimated NTA per security as at 30 June 2026, including the impact of the valuations and movement in other balance sheet items (including the estimated mark-to-market valuation of derivatives), is expected to be $2.92, representing a net increase of approximately 2 cents (0.7%) compared to 31 December 2025. NTA per security remains subject to review by WPR's auditors.

Further details will be released to the market with WPR's half year 2026 financial results in late August 2026.

Authorised by:

Waypoint REIT Board

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