

22 December 2025

Market Update

Leasing

Waypoint REIT (**ASX: WPR**) has 26 leases with Viva Energy Australia (**ASX: VEA**) expiring in 2026, representing approximately 4% of WPR's total current rental income.

VEA has formally exercised its ten-year option on 21 of these leases, extending its tenure to August 2036. The aggregate rental income from these leases will increase by 12.3% relative to current passing rental income, effective from the commencement of the option term in August 2026.

Further information regarding the 2026 lease expiries (including the remaining five VEA leases expiring in 2026) will be provided in conjunction with WPR's full year FY25 results in late February 2026.

Capital Management

WPR has recently completed a number of refinancing initiatives, including:

- Executing a 2-year extension of a \$100 million bilateral debt facility (which now expires in January 2031);
- Establishment of a new \$70 million, 5-year bilateral debt facility (maturing in November 2030); and
- The early repayment of the US\$78 million USPP Series A tranche (previously scheduled to mature in October 2027).

As a result of these initiatives, Waypoint REIT expects its weighted average debt maturity will be 3.8 years at 31 December 2025 and its next debt maturity will be in March 2028.

Valuations

WPR is currently finalising the December 2025 valuation process for its investment property portfolio, with an update to be provided to the market when this process has concluded.

Authorised by:

Waypoint REIT Chair

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About Waypoint REIT

Waypoint REIT is Australia's largest listed REIT owning solely fuel and convenience retail properties, with a high-quality network across all Australian States and mainland Territories. 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