
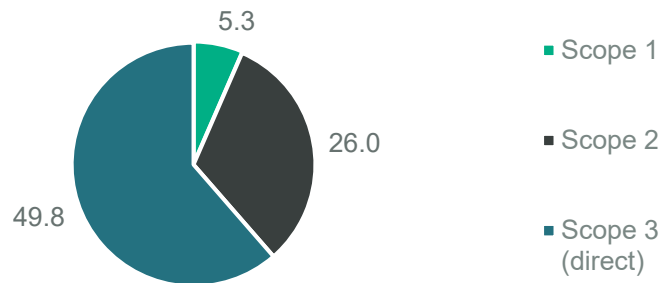


Waypoint REIT's Carbon Emissions Reduction Strategy

WPR strives to be net carbon neutral in FY21 with residual direct emissions to be offset via donation.

Focus Area / Key Matter	Key Matters	Direct Emissions	Indirect Emissions
Climate Change and Energy	Climate risks and opportunities 	<p>Scope of work completed to date:</p> <ul style="list-style-type: none"> - FY20 baseline year carbon emissions quantified at 81.1 tonnes (refer to chart below) <hr/> <p>WPR emissions reduction target:</p> <ul style="list-style-type: none"> - WPR strives to be net carbon neutral in FY21 with residual emissions from operations audited and offset indirectly through donation to an accredited provider - Further direct reduction and offset program opportunities to continue to be investigated in FY22 	<p>Scope of work completed to date:</p> <ul style="list-style-type: none"> - Indirect Scope 3 emission sources identified and work underway with Viva Energy to better understand Scope 3 footprint and approach - Easements granted on three sites leased to Viva Energy in support of their EV charging station pilot program with Evie Networks <hr/> <p>Acknowledgement of tenant operator sustainability commitments:</p> <ul style="list-style-type: none"> - Coles Group Limited (parent entity of Coles Express which operate 381 of WPR's 427 sites): Net zero greenhouse gas emissions by 2050, 100% renewable electricity by the end of FY25, reduce combined scope 1 and 2 greenhouse gas emissions by more than 75% by the end of FY30¹

FY20 Baseline CO₂ Emissions (tonnes)²



- Scope 1 and 2 emissions reported according to our operational control boundary under the National Greenhouse and Energy Reporting Act 2017. Direct Scope 3 emissions reported include business travel, employee commuting, waste and energy emissions. Indirect Scope 3 emissions not reported include in-shop electricity, development expenditure, electricity at pumps, shop refrigerant use, upstream supply chain and fugitive emissions.
- Emissions calculated in accordance with the GHG Protocol methodology where possible and supplemented with industry best practice estimates. Scope 1 and 2 data calculated using a combination of direct consumption and industry intensity data and corresponding emissions factors from the National Greenhouse Accounts Factors. Direct Scope 3 emissions estimated based on spend based consumption data and publicly available industry data.
- FY20 Baseline represents FY20 Actual adjusted to reflect normalised travel/commuting post COVID-19.

¹ Source: Coles Group FY21 Results Presentation.

² Unaudited