

1 Company Details

WOTSO (**Group**) is a stapled group comprising WOTSO Property Trust (ARSN 109 684 773), Ostow Limited (ACN 636 701 267) and Planloc Limited (ACN 062 367 560). This Appendix 4E should be read in conjunction with the consolidated financial report of WOTSO for the year ended 30 June 2025 (previous corresponding period: year ended 30 June 2024).

2 Results for Announcement to the Market

| | 2025 \$'000 | 2024 \$'000 | Movement Up/(Down) |
|--|----------------|----------------|-----------------------|
| 2.1 Revenue | | | |
| Operating income | 47,045 | 49,722 | (5%) |
| Other income | (103) | 5,678 | (102%) |
| Asset revaluations | 1,445 | (1,244) | 216% |
| Total revenue from continuing operations | 48,387 | 54,156 | (11%) |
| 2.2 Profit from continuing operations attributable to unitholders | (4,673) | (23) | (20,217%) |
| 2.3 Net profit attributable to unitholders | (4,673) | (23) | (20,217%) |

| | 2025 cps | 2024 cps |
|--|-------------|-------------|
| Distributions | | |
| 2.4 Interim distribution | 1.00 | 1.00 |
| 2.4 Final distribution declared | 1.25 | 1.00 |
| | 2.25 | 2.00 |
| 2.5 Record date: 5 September 2025 | | |
| 2.5 Payment date: 3 October 2025 | | |

2.6 For commentary on these figures and results, please refer to the Directors' Report in the accompanying annual report.

3-7 Accompanying Financial Statements

The statements of profit or loss and other comprehensive income, financial position, cash flows and changes in equity, together with notes to the financial statements, are included in the annual report which accompanies this Appendix 4E.

8 Distribution Reinvestment Plans

The Group has not implemented a distribution reinvestment plan.

9 Net Tangible Assets

| | 2025 | 2024 |
|---|--------|--------|
| Net Tangible Asset Value per Stapled Security | \$1.22 | \$1.26 |
| Net Asset Value per Stapled Security | \$1.41 | \$1.46 |

10 Entities over which Control has been Gained or Lost During the Period

Control gained over entities during the period

| Name of entity over which control was gained | Date control was changed | Profit for the current period from date of change of control | Loss for the previous corresponding period |
|--|--------------------------|--|--|
| Ostow NZ Investments Limited | 20 December 2024 | | |
| WOTSO Austrump Pty Ltd | 1 July 2024 | - | - |
| WOTSO Belmont Limited | 22 July 2024 | - | - |
| WOTSO Coworking Cafe Pty Ltd | 21 May 2025 | - | - |
| WOTSO Jamisontown Pty Ltd | 11 November 2024 | - | - |
| WOTSO Knox Pty Ltd | 21 May 2025 | - | - |
| WOTSO Kogarah Pty Ltd | 12 December 2024 | - | - |
| WOTSO North Sydney Pty Ltd | 23 January 2025 | - | - |

WOTSO (ASX: WOT)

A stapled security comprising:
Ostow Limited (ACN 636 701 267)
WOTSO Fund Services Limited (ACN 079 608 825) as responsible entity for WOTSO Trust (ARSN 109 684 773)
Planloc Limited (ACN 062 367 560)

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| | | | |
|--------------------------------------|------------------|---|---|
| WOTSO NZ Employment Services Pty Ltd | 22 July 2024 | - | - |
| WOTSO NZ External Pty Ltd | 22 July 2024 | - | - |
| WOTSO NZ Holdings Limited | 19 July 2024 | - | - |
| WOTSO NZ Internal Pty Ltd | 22 July 2024 | - | - |
| WOTSO Spare Pty Ltd | 19 December 2024 | - | - |
| WOTSO Sydney CC Pty Ltd | 21 May 2025 | - | - |
| WOTSO Whangarei Limited | 3 February 2025 | - | - |

Control lost over entities during the period

| Name of entity over which control was lost | Date control was changed | Profit for the current period before date of change of control | Profit for the previous corresponding period |
|--|--------------------------|--|--|
| BH Melbourne Pty Ltd | 21 October 2024 | - | - |
| BlackWall Opportunities Fund | 14 July 2024 | - | - |
| BlackWall Penrith Fund No.3 | 11 August 2024 | - | - |

11 Details of Associates and Joint Ventures

The Group has a number of investments in associates. Details of these investments are included in Note 13 of the accompanying annual report.

12 Other Significant Information

For further information on the Group's financial performance and financial position, please refer to the Directors' Report in the accompanying annual report.

13 Foreign Entities

All entities comprising the Group are incorporated and domiciled in Australia, with the exception of 11 controlled entities incorporated and domiciled in New Zealand. The financial statements for WOTSO and all of its subsidiaries comply with Australian Accounting Standards.

14 Commentary

For commentary on the Group's results, please refer to the Directors' Report in the accompanying annual report.

15-17 Audit Opinion

This report is based on the Group's annual report for the year ended 30 June 2025, which has been audited and includes an unqualified audit opinion.

WOTSO comprises two synergistic enterprises: a flexible workspace solutions provider; and a \$301M property portfolio. WOTSO delivers and manages flexible workspace solutions, including private offices, coworking spaces, and virtual offices catering to start-ups, established businesses, and remote workers. The Group's offering is focused on the suburban flexible workspace market, providing a clear point of difference for customers, and setting WOTSO apart from its competitors. Growth is driven by strategic site selection, strong operational expertise, and consistent financial discipline.

For further information please contact:

WOTSO investor relations on +61 2 9157 4069 or invest@wotso.com

This announcement has been authorised for lodgement by Agata Ryan, Company Secretary

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