WOTSO
— WORK LOCAL —

APPENDIX 4E
Financial Year Ended 30 June 2026

1 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 2026 (previous corresponding period: year ended 30 June 2025).

2 Results for announcement to the market

	2026 $'000	2025 $'000	Movement Up/(Down)
2.1 Revenue			
Operating income	48,754	47,045	4%
Total revenue from continuing operations	48,754	47,045	4%
2.2 Loss from continuing operations attributable to securityholders	(2,418)	(4,867)	50%
2.3 Net loss attributable to securityholders	(2,418)	(4,867)	50%

Distributions	**2026 cps**	**2025 cps**
2.4 Interim distribution	1.35	1.00
2.4 Final distribution declared	1.45	1.25
	2.80	2.25

2.5 Record date: 4 September 2026
2.5 Payment date: 10 November 2026

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

The loss from continuing operations attributable to securityholders and the net loss attributable to securityholders for 2025 has been adjusted to exclude other comprehensive income of $194,000.

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 accompanying annual report.

8 Distribution reinvestment plan

The Group has not implemented a distribution reinvestment plan.

9 Net tangible assets

	2026	2025
Net tangible asset value per stapled security	$1.18	$1.22
Net asset value per stapled security	$1.37	$1.41

10 Entities over which control has been gained or lost during the period

Control gained over entities during the period

Entity over which control was gained	Date control was changed	Profit for the current period from date of change of control	Profit for the previous corresponding period
WOTSO Murarrie Pty Ltd	4 September 2025	-	-
Yandina Industrial Mortgage Fund	24 October 2025	-	-
WOTSO Macquarie Park Pty Ltd	23 December 2025	-	-
WOTSO Geelong Pty Ltd	5 February 2026	-	-
WOTSO Ballarat Pty Ltd	13 February 2026	-	-
WOTSO Dandenong Pty Ltd	13 February 2026	-	-
WOTSO Alerik Pty Ltd	21 April 2026	-	-
WOTSO Bundaberg Pty Ltd	28 April 2026	-	-
WOTSO Macquarie Park Cafe Pty Ltd	4 May 2026	-	-

Entity over which control was gained	Date control was changed	Profit for the current period from date of change of control	Profit for the previous corresponding period
WOTSO Wellington Limited	12 May 2026	-	-
Willis Street NZ Limited	12 May 2026	-	-
WOTSO Manly Pty Ltd	22 May 2026	-	-
WOTSO RA Services Pty Ltd	19 June 2026	-	-
WOTSO Mulgrave Pty Ltd	22 June 2026	-	-
WOTSO Norwest Pty Ltd	22 June 2026	-	-

Control lost over entities during the period

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
N/A	N/A	-	-

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, 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 13 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, 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 2026, which has been audited and includes an unqualified audit opinion.

WOTSO comprises two synergistic enterprises: a flexible workspace solutions provider; and a property portfolio valued at over $280M. **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