

ASX Release

Minimum holding buy-back

WOTSO Property (ASX: WOT) (**Group**) is pleased to announce that for securityholders who hold less than a marketable parcel of ordinary securities in the Group (**Securities**), it has instituted a buy-back (**Buy-Back**).

Under the ASX Listing Rules, a marketable parcel of Securities is a parcel valued at \$500 or more.

The Buy-Back will allow securityholders who hold less than a marketable parcel of Securities (**Unmarketable Parcel**) as at 7:00pm (Sydney time) on Thursday 10 April 2025 (**Record Date**) (**Eligible Securityholders**) to sell their Securities back to the Group at the Buy-Back price of \$0.527 per Security (**Buy-Back Price**), being the 5-day volume weighted average price at the close of trade on Wednesday 9 April 2025. These Securities will be cancelled once transferred to the Group in accordance with the requirements of the *Corporations Act 2001* (Cth) (**Corporations Act**).

There will be no brokerage fees payable by Eligible Securityholders whose Securities are sold to the Group under the Buy-Back. Any tax consequences arising from the Buy-Back will remain the responsibility of the Eligible Securityholder.

The Buy-Back will be undertaken in accordance with the constitutions of the entities comprising the Group and the Corporations Act.

The Buy-Back is a 'minimum holding buy-back' under the Corporations Act and is therefore not subject securityholder approval. However, Eligible Securityholders can opt-out of the Buy-Back.

Based on the Buy-Back Price and the Group's register of securityholders at the Record Date:

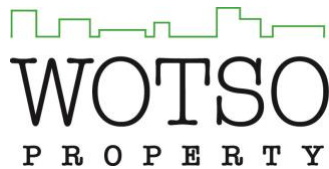
- an Unmarketable Parcel is any securityholding of fewer than 949 Securities;
- 1,699 securityholders hold an Unmarketable Parcel;
- 0.34% of the Group's Securities are part of Unmarketable Parcels held by Eligible Securityholders; and
- the aggregate value of Securities held by Eligible Securityholders is \$294,807 (based on the Buy-Back Price).

Securityholders who own 949 or more Securities on the Record Date will not be eligible to participate in the Buy-Back.

WOTSO PROPERTY (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 Property Trust (ARSN 109 684 773)
Planloc Limited (ACN 062 367 560)

50 Yeo Street, Neutral Bay, NSW 2089 Australia
PO Box 612, Neutral Bay, NSW 2089 Australia
Tel +61 2 9157 4069 or 1800 203 170
invest@wotso.com
www.wotso.com



The Group is sending the enclosed letter to Eligible Securityholders. Those who wish to retain their Unmarketable Parcel must either:

1. complete and sign the Notice of Retention Form and return it to the address on the form to be received by no later than 5:00pm (Sydney time) on **Tuesday 27 May 2025 (Closing Date)**; or
2. purchase additional Securities in the Group, or consolidate multiple holdings (if available), such that their securityholding is no longer an Unmarketable Parcel by 5:00pm (Sydney time) on the Closing Date.

Key dates for the Buy-Back are:

Event	Date (Sydney time)
Record Date	Thursday 10 April 2025
Announcement of Record Date for Buy-Back	Tuesday 15 April 2025
Dispatch of letter and Notice of Retention Form to Eligible Securityholders	Tuesday 15 April 2025
Closing Date	Tuesday 27 May 2025
Announcement of the outcome of the Buy-Back	Thursday 29 May 2025
Remittance of proceeds to Eligible Securityholders whose securities are bought back under the Buy-Back	Friday 6 June 2025

This timetable is subject to the ASX Listing Rules and may be changed at the sole discretion of the Group. The Group may, at its discretion, suspend or terminate the Buy-Back. Any changes will be notified by written notice to ASX.

Eligible Securityholders should consider the documents they receive about the Buy-Back carefully and if needed, seek professional advice on the financial and taxation implications of participating in the Buy-Back that is relevant to their individual circumstances. The Group does not provide any recommendation or advice as to whether Eligible Securityholders should sell or retain their Securities.

For further information please contact:

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

*Authorised for lodgement by
Agata Ryan, Company Secretary*

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15 April 2025

Dear Securityholder,

Buy-Back of Unmarketable Parcels of Securities

As announced on Tuesday 15 April 2025, WOTSO Property (ASX: WOT) (**Group**) has instituted a buy-back for securityholders who hold less than a marketable parcel of ordinary securities in the Group (**Securities**) (**Buy-Back**) as at 7:00pm (Sydney time) on Thursday 10 April 2025 (**Record Date**).

Under the ASX Listing Rules, a marketable parcel of Securities is a parcel valued at \$500 or more.

The Board recognises that securityholders holding a parcel of Securities with a value of less than \$500 (**Unmarketable Parcel**) may encounter difficulties selling their Securities on the ASX. The Buy-Back allows these securityholders (**Eligible Securityholders**) to sell their Securities without incurring brokerage, registry, or other transactional costs.

Based on the Buy-Back price of \$0.527 per Security (being the volume weighted average price for the 5-day trading period immediately preceding the Record Date), a securityholding of fewer than 949 Securities is an Unmarketable Parcel. Our register of securityholders shows that the number of Securities held by you or an entity that is associated with you is an Unmarketable Parcel, which means that you are an Eligible Securityholder that can participate in the Buy-Back.

The Buy-Back will be undertaken in accordance with the constitutions of the entities comprising the Group and the *Corporations Act 2001* (Cth) (**Corporations Act**). In accordance with section 257H of the Corporations Act, Securities purchased by the Group under the Buy-Back will be cancelled immediately after registration of the transfer.

The Buy-Back is a 'minimum holding buy-back' under the Corporations Act and is therefore not subject to securityholder approval. However, as an Eligible Securityholder you can opt-out of the Buy-Back if you wish to retain your Unmarketable Parcel.

Your options are as follows:

1. **Sell your Unmarketable Parcel:** If you would like the Group to purchase your Unmarketable Parcel at \$0.527 per Security, you do not need to do anything. Payment will be remitted to you using the bank account details recorded with Computershare for your WOTSO Property holding. If your bank account details are not up to date, or you have not recorded bank account details with Computershare, you should notify Computershare of your current bank account details via www-au.computershare.com/Investor/#Home by logging into your account. If you do not already have an Investor Centre account, you can register by visiting www-au.computershare.com/Investor/Registration.

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By not taking any action by **Tuesday 27 May 2025 (Closing Date)**, you acknowledge and accept that if your Securities are in a CHESS Holding, the Group may move those Securities to an issuer sponsored holding without further notice.

2. **Retain your Unmarketable Parcel:** If you wish to opt-out of the Buy-Back and not have your Unmarketable Parcel purchased by the Group under the Buy-Back, you should:
- (a) complete and sign the enclosed Notice of Retention Form and return it to the address on the form, to be received by no later than 5:00pm (Sydney time) on the Closing Date; or
 - (b) purchase additional Securities in the Group, or consolidate multiple holdings (if available), such that your securityholding amounts to 949 or more Securities and is no longer an Unmarketable Parcel by 5:00pm (Sydney time) on the Closing Date.

You are advised to allow reasonable time for the Notice of Retention Form(s) to be received by Computershare. If you hold Securities in multiple holdings, some or all of which are Unmarketable Parcels, the Group will purchase those Unmarketable Parcels unless a completed and signed Notice of Retention Form is received for each holding.

If a completed and signed Notice of Retention Form is not received at the address on the form by 5:00pm (Sydney time) on the Closing Date, your Securities will be purchased by the Group.

If your Securities are bought back through the Buy-Back, the proceeds will be remitted to you as soon as possible after completion of the Buy-Back.

While the Group will pay for all costs associated with any sale of Unmarketable Parcels under the Buy-Back, any taxation consequences arising from such sale will be your responsibility. Please consult your legal, financial or taxation advisor if you require information regarding possible taxation implications of the sale of Unmarketable Parcels under the Buy-Back.

The Group makes no recommendation as to whether you should participate in the Buy-Back. You should seek independent professional advice when deciding whether to retain your Securities or, if you have any questions on how the sale may affect you.

If you require further information in respect to the Buy-Back, please read the enclosed frequently asked questions, or contact us at invest@wotso.com or on +61 2 9157 4069.

Yours faithfully,



Seph Glew
Chairman
WOTSO Property

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Frequently Asked Questions

Why is the Group undertaking a minimum holding Buy-Back?

The Group is undertaking the Buy-Back to enable securityholders holding Unmarketable Parcels to sell their Securities without incurring brokerage or handling costs that could otherwise make the sale uneconomical. Separately, the Group expects that the Buy-Back will reduce its administrative costs associated with maintaining a large number of relatively small securityholdings.

Who may participate in the Buy-Back?

Any securityholder who held Securities valued at less than \$500 on the Record Date is eligible to participate. All other securityholders are ineligible.

If I participate in the Buy-Back, how much will I receive per Security?

You will receive a Buy-Back price of \$0.527 per Security, determined using the volume weighted average price of the sale prices of the Securities as quoted on the ASX for the 5-day trading period immediately preceding the Record Date.

What do I need to do to participate in the Buy-Back?

Nothing. Your Unmarketable Parcel will be bought back through the Buy-Back unless you:

- return a completed and signed Notice of Retention Form to the address on the form, to be received by no later than 5:00pm (Sydney time) on the Closing Date; or
- you increase or consolidate your securityholding(s) so that it is no longer an Unmarketable Parcel by 5:00pm (Sydney time) on the Closing Date.

If my securities are bought back through the Buy-Back, when and how will I receive the proceeds of the Buy-Back?

The proceeds of your Unmarketable Parcel will be remitted to you as soon as possible by payment into your nominated bank account listed on your WOTSO Property holding on Computershare.

If your bank account details are not up to date, or you have not recorded bank account details with Computershare, you should notify Computershare of your current bank account details via www-au.computershare.com/Investor/#Home by logging into your account. If you do not already have an Investor Centre account, you can register by visiting www-au.computershare.com/Investor/Registration.

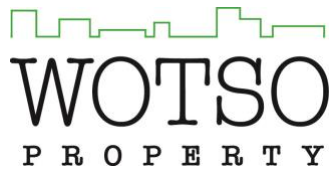
What do I do if I don't want to participate in the Buy-Back?

If you want to retain your Unmarketable Parcel you will need to complete and sign the enclosed Notice of Retention Form and return it to the address on the form, to be received no later than 5:00pm (Sydney time) on the Closing Date.

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If a completed and signed Notice of Retention Form is not received at the address on the form by 5:00pm (Sydney time) on the Closing Date, your Securities will be purchased by the Group.

Can I sell some, but not all my Securities though the Buy-Back?

No. The Buy-Back is for your whole Unmarketable Parcel.

What can I do if I have multiple Unmarketable Parcels?

The Group will Buy-Back each Unmarketable Parcel. If you wish to retain your Unmarketable Parcels you will need to complete and sign the enclosed Notice of Retention Form for each Unmarketable Parcel and return it to the address on the form, to be received no later than 5:00pm (Sydney time) on the Closing Date. Alternatively, you can consolidate your holdings by contacting Computershare.

Will I be charged any fees for participating in the Buy-Back?

No, the Group will pay all costs associated with undertaking the Buy-Back, but any tax consequences arising from your sale of an Unmarketable Parcel will be solely your responsibility. It is strongly recommended that you consider seeking appropriate professional advice.

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WOT

S&S HOLDINGS PTY LTD
<SAMPLE A/C>
LEVEL 9 / SAMPLE APARTMENTS
87 SAMPLE ST
SAMPLE CITY NSW 2100

Return your Form to the Company's share registry:

✉ **By Mail:**
Computershare Investor Services Pty Limited
GPO Box 52
Melbourne Victoria 3001
Australia

By Email:
corpactprocessing@computershare.com.au

For all enquiries:

📞 **Phone:**
WOTSO Property investor relations
+61 2 9157 4069

@ **Email:**
invest@wotso.com

Minimum Holding Buy-Back Notice of Retention Form

🔔 **If you wish to retain your securities, your form must be received by 5:00pm (Sydney time) on Tuesday, 27 May 2025**

This is an important document that requires your immediate attention. It can only be used in relation to the securityholding represented by the details printed overleaf. If you are in doubt about how to deal with this form, please contact your financial or other professional adviser.

Step 1: Securityholding Details

Use this form if you wish to retain your securities in WOTSO Property. If you have recently bought or sold securities your securityholding may differ from that shown. If you have already sold all your securities in WOTSO Property, do not complete or return this form. If you have more than one securityholding on WOTSO Property's register and you do not wish to sell your securities under the Minimum Holding Buy-Back, you should consider consolidating them.

Please check the details provided and update your address via www.investorcentre.com if any of the details are incorrect.

If you have a CHESS sponsored securityholding, please contact your Controlling Participant to notify a change of address.

Step 2: Signing Instructions

Individual: Where the securityholding is in one name, the securityholder must sign.

Joint securityholding: Where the securityholding is in more than one name, all of the securityholders must sign.

Power of attorney: Where signing under a power of attorney (POA), you must attach an original certified copy of the POA to this form.

Companies: Where the securityholding is in the name of a company, this form must be signed in accordance with the Corporations Act, either by:

- a sole director and sole company secretary **OR** a sole director (if no company secretary exists), **OR**
- two directors, **OR**
- a director and company secretary.

Overseas companies: Where the securityholding is in the name of an overseas company (companies incorporated outside Australia) the form must be signed as above, or documentation must be provided showing that the company can sign in an alternate manner.

Deceased estate: Where the securityholding is in the name of a deceased estate, all executors must sign; and a certified copy or original of the required documentation must accompany this form. Details of the documentation required can be found by searching "deceased estates" on our website www.computershare.com or by calling Computershare Investor Services Pty Limited on 1300 850 505 or +61 3 9415 4000. If the securityholding is in more than one name, the surviving securityholder may sign the form and return it together with a certified copy of the death certificate of the other joint securityholder.

Step 3: Contact Details

Entering contact details is not compulsory, but will assist us if we need to contact you.

Turn over to complete the form →

WOTSO Property

Minimum Holding Buy-Back Notice of Retention Form



X 9999999991

COY

STEP 1 Securityholding Details

S&S HOLDINGS PTY LTD
<SAMPLE A/C>
LEVEL 9 / SAMPLE APARTMENTS
87 SAMPLE ST
SAMPLE CITY NSW 2100



Change of address. If incorrect, mark this box and make the correction in the space to the left. Securityholders sponsored by a broker (reference number commences with 'X') should advise their broker of any changes.

Securities held as at 7:00pm (Sydney time) on
Thursday, 10 April 2025:

614738

STEP 2 Signature of Securityholder(s) *This section must be completed.*

By signing and returning this form, in accordance with the requirements set out in 'Step 2: Signing Instructions' overleaf, I/we confirm that I/we understand that my/our **SECURITIES WILL NOT BE BOUGHT BACK** under the Minimum Holding Buy-Back.

Individual or Securityholder 1

Sole Director and Sole Company Secretary/
Sole Director (cross out titles as applicable)

Securityholder 2

Director

Securityholder 3

Director/Company Secretary
(cross out titles as applicable)

STEP 3 Contact Details

Contact
Name

Contact
Daytime
Telephone

Date / /

Email
Address

Please ensure you return your completed and signed form to the address overleaf, or alternatively, email a copy of your completed and signed form to corpactprocessing@computershare.com.au. Please ensure only one form is attached per e-mail and please do not use this e-mail address for any other purpose.

Privacy Notice

The personal information you provide on this form is collected by Computershare Investor Services Pty Limited (CIS), as registrar for the securities issuers (the issuer), for the purpose of maintaining registers of securityholders, facilitating distribution payments and other corporate actions and communications. In addition, the issuer may authorise us on their behalf to send you marketing material or include such material in a corporate communication. You may elect not to receive marketing material by contacting CIS using the details provided above or emailing privacy@computershare.com.au. We may be required to collect your personal information under the Corporations Act 2001 (Cth) and ASX Settlement Operating Rules. We may disclose your personal information to our related bodies corporate and to other individuals or companies who assist us in supplying our services or who perform functions on our behalf, to the issuer for whom we maintain securities registers or to third parties upon direction by the issuer where related to the issuer's administration of your securityholding, or as otherwise required or authorised by law. Some of these recipients may be located outside Australia, including in the following countries: Canada, India, New Zealand, the Philippines, the United Kingdom and the United States of America. For further details, including how to access and correct your personal information, and information on our privacy complaints handling procedure, please contact our Privacy Officer at privacy@computershare.com.au or see our Privacy Policy at <http://www.computershare.com/au>.