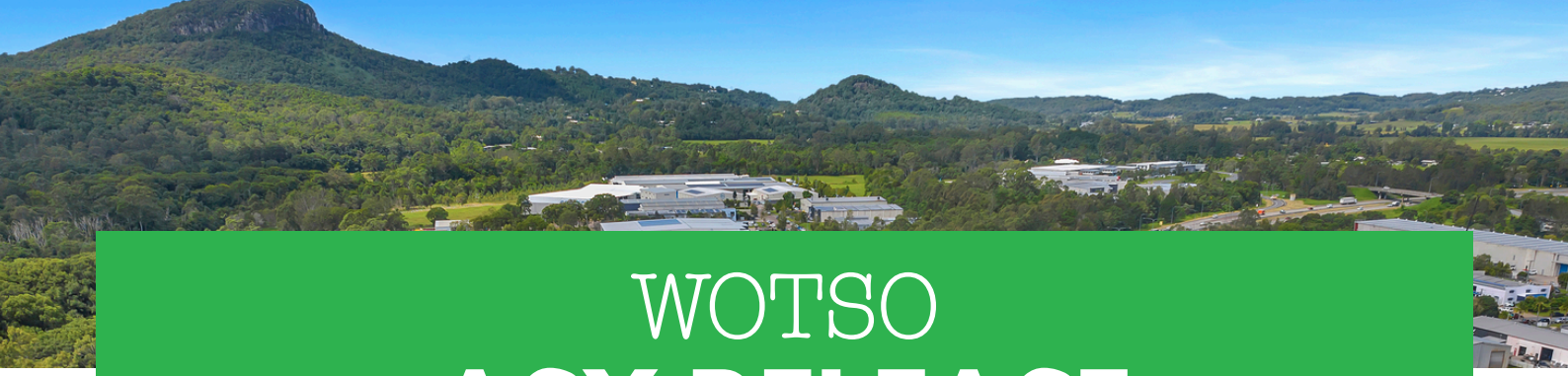

WOTSO

ASX RELEASE

14 November 2025

Entry into Call Option for Sale of Yandina Property

WOTSO (ASX: WOT) is pleased to advise that it has entered into a call option agreement for the sale of its Yandina property in Queensland.

The option can be exercised at any time in the next 60 days and gives the option holder a right to purchase the property for $27million. If exercised, settlement is due 21 days after exercise of the option.

"While the price represents a modest discount to the property's current carrying value, this is an industrial asset that does not fit within **WOTSO**'s growth strategy," said CEO Jessie Glew.

Net proceeds are expected to be approximately $16.5 million after repayment of debt and transaction costs. The Group plans to apply these funds to the acquisition of properties to expand the Group's network of flexible workspaces in the suburbs and regions of Australia and New Zealand. "We are currently seeing a lot of properties on the market that are consistent with our objectives and the freeing up of this capital will give us the capacity to take advantage of some of these opportunities," said Ms Glew.

For further information please contact:
WOTSO investor relations at invest@wotso.com or on +61 2 9157 4069.

This announcement has been authorised by Agata Ryan, Company Secretary.

About WOTSO
WOTSO comprises two synergistic enterprises: a flexible workspace solutions provider; and a property portfolio valued at over $300M. **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 and regional flexspace 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.

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