

### 1 Group Details

WOTSO (ASX: WOT) (**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 4D should be read in conjunction with the financial report of WOTSO for the period ended 31 December 2025 (previous corresponding period: half-year ended 31 December 2024).

### 2 Results for Announcement to the Market

	Dec 2025 \$'000	Dec 2024 \$'000	Movement up/(down)
<b>2.1 Revenue</b>			
Operating income	24,601	23,959	3%
Other income	308	274	12%
Asset revaluations	(1,301)	3,299	(139%)
Total revenue from continuing operations	23,608	27,532	(14%)
<b>2.2 Profit from continuing operations attributable to securityholders</b>	(4,788)	314	(1,625%)
<b>2.3 Net profit attributable to securityholders</b>	(4,788)	314	(1,625%)
	<b>2025 cps</b>	<b>2024 cps</b>	
<b>2.4 Interim distribution</b>	1.35	1.00	
	1.35	1.00	

**2.5** Record date: 3 March 2026

**2.5** Payment date: 10 April 2026

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

### 3 Net Tangible Assets

	Dec 2025	Jun 2025
Net tangible asset value per stapled security	\$1.18	\$1.22
Net asset value per stapled security	\$1.37	\$1.41

### 4 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
WOTSO Murarrie Pty Ltd	9 October 2025	-	-
WOTSO South Melbourne Pty Ltd	13 October 2025	-	-
Yandina Industrial Mortgage Fund	24 October 2025	-	-
WOTSO Macquarie Park Pty Ltd	23 December 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
N/A	N/A	N/A	N/A

#### 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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## 5 Distributions Payable

WOTSO has declared an interim distribution of 1.35 cps for payment on 10 April 2026 to all securityholders of record on 3 March 2026.

## 6 Distribution Reinvestment Plan

WOTSO has not implemented a distribution reinvestment plan.

## 7 Detailed of Associates and Joint Ventures

Details of WOTSO's investments in associates and joint ventures are included in Note 12 of the accompanying financial report.

## 8 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 its subsidiaries comply with Australian Accounting Standards.

## 9 Audit Opinion

This report is based on the Group's financial report for the half-year ended 31 December 2025, which has been reviewed and includes an unqualified review conclusion.

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### For further information please contact:

**WOTSO** investor relations at [invest@wotso.com](mailto:invest@wotso.com) or on +61 2 9157 4069.

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

**WOTSO** comprises two synergistic enterprises: a flexible workspace solutions provider; and a property portfolio valued at over \$270M. **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.

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