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NOTICE OF MEETINGS

2026 ANNUAL GENERAL AND GENERAL MEETINGS

FRIDAY 6 NOVEMBER 2026
9:00 AM (AEDT)

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NOTE FROM THE CEO

On behalf of the Board I am pleased to invite you to the 2026 Meetings of WOTSO to be held on Friday 6 November at 9:00 am (AEDT).

FY26 was another big year for WOTSO. We finished the year with 40 locations across Australia and New Zealand, double the number we had three years ago, with another seven locations already in the pipeline for FY27.

We still see plenty of opportunity to grow from here and we will keep seizing those opportunities when they make sense. As the network grows, there is greater opportunity to get more out of what we already have. While we continue to add great locations, we are also focused on making the existing network work harder.

We saw a good example of this with day passes earlier in the year. We ran a discounted campaign and monthly sales increased from around $80,000–$90,000 to more than $200,000. At the same time, the proportion of online sales increased from around 30% to 70%. It showed us clearly that whilst price matters, so does making WOTSO products really easy to buy. We have started doing the same thing with meeting rooms, introducing demand-based pricing across the network. We discount meeting rooms on underutilised days and introduce premium pricing when demand is high. In July alone, the initiative added around $50,000 in revenue. These are relatively simple changes which across a network of our size, can make a real difference.

The broader office market is interesting. CBD office vacancy nationally sits at 14.3%, the highest level since the mid-1990s. Whilst we don't think this suggests that people no longer want or need office space, perhaps it tells us that the way people use office space has changed. For a long time, the office market didn't have to compete for people. People went in because that was where they worked. Today people have

2026 HIGHLIGHTS

$48.75M
Total Revenue

$10.12M
Underlying EBITDA

97%
Total Portfolio Occupancy

40
Open WOTSO Locations

$367
Annual RevPAD

1.45 cps
Final Distribution

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choices. They can work from home, work locally, go into the office, or use flexible space. If you are asking someone to leave their house and travel to an office, there needs to be a reason for them to do so.

That is why service matters more now than it ever has. Coworking still comprises only around 2.5% of the overall office market globally. For years there have been predictions about how large the sector will become, and by when. However, what matters to us is the direction in which flexible consumption of office space is shifting. A good building and a good address are still important, but they are no longer enough on their own.

The experience when someone walks through the door matters. How easy it is to book something, how they are welcomed, whether the technology works, whether there are people around they know, whether they can get help when they need it and, ultimately, whether they actually enjoy being there. In many ways, office has become a hospitality business and we consider that this shift suits WOTSO.

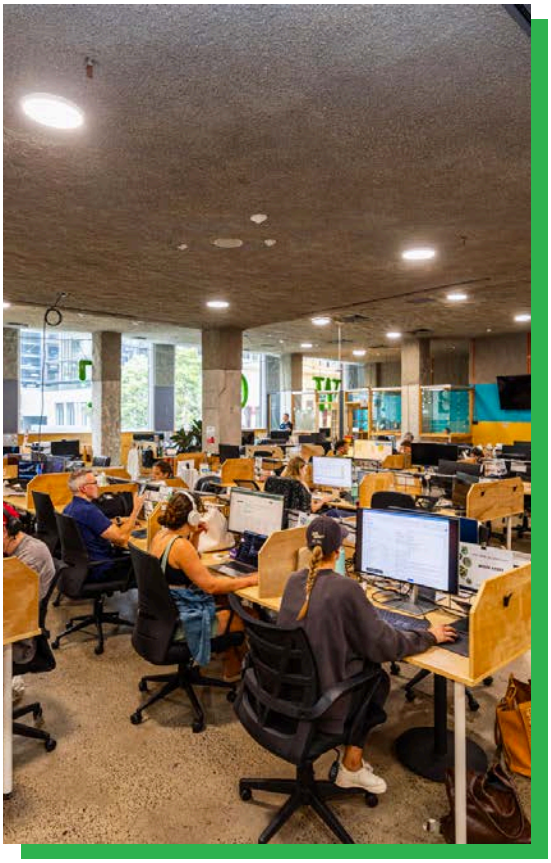
WOTSO has always focused on building communities where businesses can establish themselves, and where people can work closer to home in suburban and regional communities across Australia and New Zealand.

That network has expanded significantly over the last few years and will continue to grow. But growth doesn't just entail opening more locations. It also means getting better at what we do in the locations we already have, increasing occupancy, growing the products and services we offer, making it easier to transact with us, and using our scale and data more efficiently and effectively.

This combination of continuing to grow the network while getting more out of every location is a big part of where we see the opportunity for WOTSO from here.

We look forward to seeing you at the meeting.

Jessie Glew
CEO
2 October 2026



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NOTICE OF MEETINGS

Notice is given that the Annual General Meetings of shareholders of Ostow Limited (ACN 636 701 267) (**Ostow**) and Planloc Limited (ACN 062 367 560) (**Planloc**) will be held in conjunction with a Meeting of unitholders of WOTSO Property Trust (ARSN 109 684 773) (**WPT**) (together, **Meetings**).

Securityholders may participate in the Meetings in person and online, with registration commencing at 8:00am (AEDT) on Friday 6 November 2026. If you choose to participate in the Meetings online, you will be able to watch the Meetings, cast a vote, and ask questions through the online portal.

The Directors of Ostow and Planloc and the Directors of WOTSO Fund Services Limited as responsible entity for WPT (together, **Boards**) will attend the Meetings at WOTSO Cremorne.

2026 ANNUAL REPORT

The Group's 2026 Annual Report (including the Financial Report, Directors' Report and Auditor's Report) as well as the Financial Reports, Directors' Report and Auditor's Report of Ostow and Planloc for the year ended 30 June 2026 are available on the WOTSO website at: www.wotso.com/wp-content/uploads/2026/08/WOT-2026-Annual-Report.pdf

DATE

Friday 6 November 2026

TIME

9:00 am (AEDT)

LOCATION

In person:
WOTSO Cremorne
237 Military Road
Cremorne NSW 2090

Online:
https://meetnow.global/MD526CP

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HOW TO PARTICIPATE

IN PERSON

The Meetings will be held at **WOTSO Cremorne**, 237 Military Road, Cremorne NSW 2090.

To register your in-person attendance at the Meetings, please visit:

www.eventbrite.com.au/e/wotso-2026-annual-general-general-meetings-agm-tickets-2000903290605

HOW TO GET THERE

Car

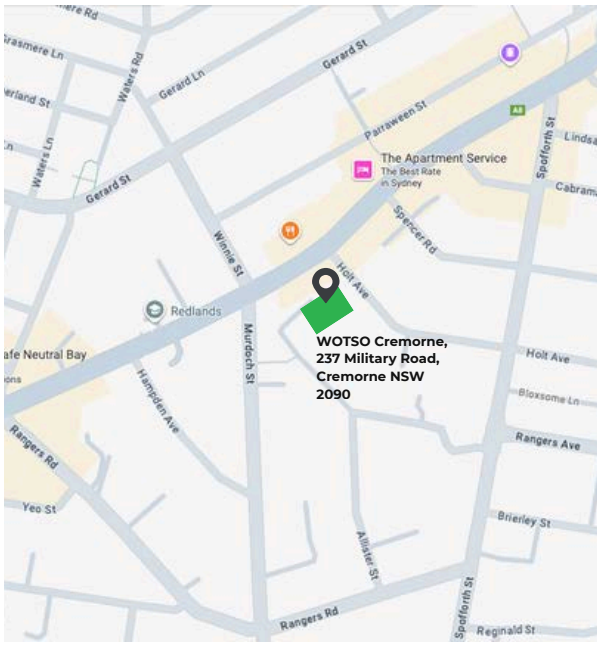
Paid parking is available nearby at Wilson Parking – Cremorne Town Centre (access via Parraween Street) and other local parking stations along Military Road. Limited street parking is also available in the surrounding residential streets, although time limits may apply.

If arriving by car, taxi, or rideshare, drop-off can be made directly outside 237 Military Road at the main entrance to WOTSO Cremorne.

Public Transport

By bus – There are multiple bus routes along Military Road, with stops located less than a 2 minute walk from WOTSO Cremorne. Services connect directly to Sydney CBD, North Sydney, Neutral Bay, and Mosman.

By ferry – Cremorne Point Wharf is a short bus ride, or a 20 minute walk, from WOTSO Cremorne.



ONLINE

Webcast

To watch the webcast, ask questions, and vote at the Meetings, please visit:

https://meetnow.global/MD526CP

User Guide

For instructions refer to the online user guide:

www.computershare.com.au/virtualmeetingguide

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ITEMS OF BUSINESS

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Financial Statements and Reports

To receive and consider the Financial Report, Directors' Report and Auditor's Report for the Group for the year ended 30 June 2026.

Resolution 1: Adoption of Remuneration Report

To consider and, if thought fit, pass the following as a non-binding ordinary resolution:

"That the Remuneration Report (which forms part of the Directors' Report) for the financial year ended 30 June 2026, is adopted."

The vote on this resolution is advisory only, and does not bind the Boards.

Voting Exclusion Statement

The Group will disregard any votes cast in favour of this resolution:

- by or on behalf of a member of the Group's key management personnel (**KMP**) named in the Remuneration Report, or their closely related parties, regardless of the capacity in which the vote is cast; or
- as a proxy by a person who is a member of the KMP at the date of the Meetings or their closely related parties,

unless the vote is cast as a proxy for a person entitled to vote on this resolution:

- in accordance with a direction in the proxy form; or
- by the Chairman pursuant to an express authorisation to exercise the proxy as the Chairman decides.

Resolution 2: Re-election of Director – Richard Hill

To consider and, if thought fit, pass the following as an ordinary resolution:

"That Richard Hill, who retires in accordance with the respective constitutions of Ostow and Planloc and, being eligible having offered himself for re-election, is re-elected a director of Ostow and Planloc."

Resolution 3: Approval of Additional 10% Placement Capacity

To consider and, if thought fit, pass the following as a special resolution:

"That, for the purpose of Listing Rule 7.1A and for all other purposes, approval is given for the issue of Securities totalling up to 10% of the issued capital of WOTSO at the time of issue, calculated in accordance with the formula prescribed in Listing Rule 7.1A and on the terms and conditions set out in the Explanatory Memorandum."

Voting Exclusion Statement

The Group will disregard any votes cast in favour of this resolution if at the time approval of this resolution is sought the Group is proposing to make an issue of Securities under Listing Rule 7.1A.2, by or on behalf of any person (or their associates) who is expected to participate, or will obtain a material benefit as a result of, the proposed issue (except a benefit solely by reason of being a Securityholder), unless the vote is cast as a proxy for a person entitled to vote on this resolution:

- in accordance with a direction in the proxy form; or
- by the Chairman pursuant to an express authorisation to exercise the proxy as the Chairman decides.

At the date of this Notice, the Group has not invited any existing Securityholder to participate in the issue of Securities under Listing Rule 7.1A.2. Therefore, no voting exclusion applies to this resolution.

Resolution 4: Issue of Options to Jessie Glew

To consider and, if thought fit, pass the following as an ordinary resolution:

"That for the purposes of ASX Listing Rule 10.14 and for all other purposes, approval is given for the Group to issue 4 million Options to Jessie Glew (or her nominee(s)) under the Group's

Employee Incentive Plan, on the terms and conditions in the Explanatory Statement."

Voting Exclusion Statement

The Group will disregard any votes cast in favour of this resolution:

- by or on behalf of Jessie Glew (or her nominee(s));
- an associate of that person or persons;
- any other person who will obtain a material benefit as a result of the issue of Options under the Resolution (except a benefit solely by reason of being a holder of ordinary Securities in the Group),

unless the vote is cast in favour of the Resolution by:

- a person as a proxy or attorney for a person who is entitled to vote on the Resolution, in accordance with the directions given to the proxy or attorney to vote on the Resolution in that way; or
- the Chairman as proxy or attorney for a person who is entitled to vote on the Resolution, pursuant to an express authorisation to exercise the proxy as the Chairman decides; or
- a holder acting solely in a nominee, trustee, custodial or other fiduciary capacity on behalf of a beneficiary provided the following conditions are met:
  - the beneficiary provides written confirmation to the holder that the beneficiary is not excluded from voting, and is not an associate of a person excluded from voting, on the Resolution; and
  - the holder votes on the Resolution in accordance with directions given by the beneficiary to the holder to vote in that way.

By order of the Boards

Seph Glew
Chairman
2 October 2026

North Strathfield, NSW

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IMPORTANT INFORMATION

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Participating in the Meetings

While Securityholders are encouraged to attend the Meetings in person, the Group has implemented initiatives to enable Securityholders to participate in the Meetings remotely. Securityholders who are unable to attend by proxy have the option of viewing the Meetings, voting, and asking questions in real-time using the online platform.

Online registration will commence at 8:00 am (AEDT) on Friday 6 November 2026. We recommend logging onto the online platform at least 15 minutes prior to the scheduled start time for the Meetings. For instructions refer to the online user guide: www.computershare.com.au/virtualmeetingguide.

Voting

Voting on all the resolutions will be conducted by way of a poll. On a poll each Securityholder has:

- in the case of a resolution of Ostow and Planloc, one vote for each share held in Ostow and Planloc; and
- in the case of a resolution of WPT, one vote for each unit held in WPT.

Resolutions 1, 2 and 4 are ordinary resolutions which must be passed by more than 50% of the total votes cast on the resolution by Securityholders present (in person or by proxy) and entitled to vote.

Resolution 3 is a special resolution which must be passed by at least 75% of votes cast by Securityholders present (in person or by proxy) and entitled to vote.

Online voting will be open between the commencement of the Meetings at 9:00 am (AEDT) on Friday 6 November 2026, and the time at which the Chairman announces the closure of voting.

Entitlement to Vote

In accordance with section 1074E(2)(g)(i) of the Corporations Act and Regulation 7.11.37 of the Corporations Regulation, the Group has determined that for the purposes of the Meetings, Securities will be taken to be held by the persons who are the registered holders at 7:00 pm (AEDT) on 4 November 2026. Accordingly, Security transfers registered after that time will be disregarded in determining entitlements to attend and vote at the Meetings.

Individual Securityholders may vote in person or by proxy. A corporate Securityholder may vote by proxy or through a body corporate representative.

If you hold Securities jointly with another, the holder appearing first in the register is entitled to vote the Securities to the exclusion of the other holders.

Proxies

If you are unable, or do not wish, to attend the Meetings in person or online, you may appoint a proxy to attend and vote on your behalf. A proxy need not be a Securityholder.

For details on voting by proxy please refer to the instructions on the personalised proxy form accompanying this Notice. Proxy forms must be received by the Group's registry, Computershare, no later than 9:00 am (AEDT) on Wednesday 4 November 2026.

Chairman's voting intentions

For proxies without voting instructions that are exercisable by the Chairman, the Chairman intends to vote in favour of that item on a poll.

If a Securityholder appoints the Chairman as their proxy but does not direct the Chairman on how to vote, by completing and submitting the proxy form they expressly authorise the Chairman to vote in favour of each item of business, even when an item is directly or indirectly connected to the remuneration of a member of the KMP of the Group.

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EXPLANATORY MEMORANDUM

This Explanatory Memorandum contains further information about the resolutions that will be considered at the Meetings. The Directors recommend Securityholders read this Explanatory Memorandum and the enclosed Notice in full and, if necessary, seek financial or other professional advice.

Financial Statement and Reports

As required by section 317 of the Corporations Act, the Annual Report, including the Directors' Report and Financial Statements for the year ended 30 June 2026, together with the Independent Auditor's Report will be laid before the Meetings. The combined reports of Ostow, Planloc and WPT for the year ended 30 June 2026 will also be laid before the Meetings. No resolution is required for this item of business.

Resolution 1: Adoption of Remuneration Report

Under section 250R(2) of the Corporations Act, the Group must put the adoption of its Remuneration Report (which can be found on page 15 of the 2026 Annual Report) to a vote by way of a non-binding resolution at the Meetings.

This vote is advisory only, and does not bind the Directors or the Group. However, under the Corporations Act, if the Remuneration Report receives an 'against' vote of 25% or more at 2 consecutive Meetings, a resolution must be put at the later of the Meetings that another meeting be held (within 90 days) at which all Directors (other than managing directors) who were in office at the date of the relevant Directors' Report must stand for re-election.

The Chairman will give Securityholders a reasonable opportunity to ask questions about, or make comments on, the Remuneration Report.

The Directors unanimously recommend that Securityholders vote **in favour** of this resolution. The Chairman intends to vote all available proxies **in favour** of this resolution.

Resolution 2: Re-election of Director – Richard Hill

Resolution 2 seeks approval for the re-election of Richard Hill who will retire by rotation at the conclusion of the Meetings in accordance with clause 13.3 of the Ostow and Planloc constitutions and, being eligible, intends to offer himself for re-election as a Director of Ostow and Planloc.

Richard Hill has extensive investment banking experience and was the founding partner of the corporate advisory firm Hill Young & Associates.

Richard has invested in BlackWall's projects since the early 1990s. Prior to forming Hill Young, Richard held a number of Senior Executive positions in Hong Kong and New York with HSBC. He was admitted as an attorney in New York State and was registered by the US Securities & Exchange Commission and the Ontario Securities Commission. Richard has served as a Director (Chairman) of the Westmead Institute for Medical Research and Director (Chairman) of Sirtex Medical Limited (Sirtex), formerly listed on the ASX.

Richard also currently serves as a director of BlackWall Limited (ASX: BWF).

The Directors (with Richard Hill abstaining) unanimously recommend that Securityholders vote **in favour** of this resolution. The Chairman intends to vote all available proxies **in favour** of this resolution.

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Resolution 3: Approval of Additional 10% Placement Capacity

Under Listing Rule 7.1A an eligible entity may seek Securityholder approval by special resolution at the Meetings to issue ordinary Securities up to 10% of its issued capital through placements over a 12-month period after the date of the Meetings (**10% Placement Capacity**). The 10% Placement Capacity is in addition to the Group's 15% placement capacity without member approval under Listing Rule 7.1.

An "eligible entity" for the purposes of Listing Rule 7.1A is an entity that is not included in the S&P/ASX 300 Index and has a market capitalisation of $300 million or less. As at the date of this Notice, the Group is an eligible entity.

If Resolution 3 is passed it will afford the Group greater capital management flexibility and efficiency. If Resolution 3 is not passed, the Group's capital management options will be reduced.

Pursuant to, and in accordance with Listing Rule 7.3A, the following information is provided in relation to the approval of the 10% Placement Capacity.

i. Minimum price: The minimum price at which the Securities may be issued in an existing quoted class and for cash consideration is 75% of the volume weighted average market price of Securities, calculated over the 15 ASX trading days on which trades in that class were recorded immediately before:

- the date on which the price of the Securities that are to be issued is agreed by the Group and the recipient of the Securities; or
- if the Securities are not issued within 10 ASX trading days of that date, the date on which the Securities are issued.

ii. Risk of dilution: Economic and voting dilution risk to existing Securityholders may result from an issue of Securities under the 10% Placement Capacity including the risk that:

- the market price for Securities in that class may be significantly lower on the issue date than on the date of the approval under Listing Rule 7.1A; and
- the Securities may be issued at a price that is at a discount to the market price for those Securities on the issue date.

The table below illustrates the impact of dilution in various scenarios.

		Dilution		
Number of Securities on issue*	**Number of Securities that may be issued under 10% Placement Capacity**	**Funds raised based on issue price of $0.265 (50% decrease on market price)**	**Funds raised based on issue price of $0.530 (market price)**	**Funds raised based on issue price of $0.795 (50% increase on market price)**
159,158,927	15,915,893	$4,217,712	$8,435,423	$12,653,135
238,738,391 (50% increase)	23,873,839	$6,326,567	$12,653,135	$18,979,702
318,317,854 (100% increase)	31,831,785	$8,435,423	$16,870,846	$25,306,269

**The number of Securities on issue could increase as a result of an issue of Securities that do not require Securityholder approval (such as under a pro rata entitlement issue) or an issue of Securities with Securityholder approval under Listing Rule 7.1.*

The table above adopts the following assumptions:

- the current Securities on issue are the Securities on issue at 21 September 2026;
- the current issue price is the closing price of the Securities on the ASX on 21 September 2026;
- the Group issues the maximum number of Securities under the 10% Placement Capacity;
- the table shows only the effect of issues of Securities under Listing Rule 7.1A, not under the 15% placement capacity under Listing Rule 7.1, or under an exception under Listing Rule 7.2;
- the calculations do not show the dilution that any one particular Securityholder will experience. All Securityholders should consider the dilution caused to their own securityholding depending on their specific circumstances; and
- the 'Funds raised' figures are rounded to the nearest whole dollar.

iii. Date of issue: Securities may be issued under the 10% Placement Capacity commencing on the date of the Meetings and expiring on the first to occur of the following:

- the date that is 12 months after the date of the Meetings;
- the time and date of the next Meetings of the Group; and
- the date of approval by Securityholders of any transaction under Listing Rule 11.1.2 (significant change to the nature or scale of activities) or Listing Rule 11.2 (disposal of main undertaking).

iv. Purpose of issue under 10% Placement Capacity: The Group may issue Securities under the 10% Placement Capacity for various purposes to raise cash as consideration for the acquisition of or investment in additional assets (including associated expenses, or additional projects that may present).

v. Allocation under the 10% Placement Capacity: The allottees of the Securities to be issued under the 10% Placement Capacity have not yet been determined. However, the allottees of the Securities could consist of current Securityholders or new investors (or both). The Group will determine the allottees at the time of the issue under the 10% Placement Capacity, having regard to the following factors:

- the purpose of the issue;
- alternative methods for raising funds available to the Group at that time, including, but not limited to, an entitlement issue or other offer where existing securityholders may participate;
- the effect of the issue of the Securities on the control of the Group;
- the circumstances of the Group, including the financial position of the Group;
- prevailing market conditions; and
- advice from corporate, financial and broking advisers (if applicable).

vi. Previous approval under Listing Rule 7.1A: The Group previously obtained Securityholder approval under Listing Rule 7.1A at the last Meetings held on 7 November 2025. The Group has not issued or agreed to issue any Securities under Listing Rule 7.1A approval obtained on 7 November 2025.

The Directors unanimously recommend that Securityholders vote **in favour** of this resolution. The Chairman intends to vote all available proxies **in favour** of this resolution.

Resolution 4: Issue of Options to Jessie Glew

Background

The Boards of WOTSO have established an Employee Incentive Plan (**Plan**) to align employee and officeholder incentives with WOTSO's long-term growth objectives and Securityholder outcomes.

The Boards have agreed, subject to obtaining Securityholder approval, to issue 4 million Options (**Related Party Options**) to Jessie Glew (or her nominee(s)) under the Plan on the terms and conditions set out below.

Listing Rule Requirements

Listing Rule 10.14 provides that a listed entity must not permit any of the following persons to acquire equity Securities under an employee incentive scheme:

10.14.1 a director of the entity;

10.14.2 an associate of a director of the entity; or

10.14.3 a person whose relationship with the entity or a person referred to in Listing Rules 10.14.1 or 10.14.2 is such that, in ASX's opinion, the acquisition should be approved by Securityholders,

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unless it obtains the approval of Securityholders.

The issue of Related Party Options to Jessie Glew falls within Listing Rule 10.14.1 and therefore requires the approval of Securityholders under Listing Rule 10.14.

The Resolution seeks the required Securityholder approval to the issue of the Related Party Options to Jessie Glew (or her nominee(s)) under and for the purposes of Listing Rule 10.14.

Effect of Resolution

If the Resolution is passed, the Group will issue the Related Party Options to Jessie Glew (or her nominee(s)) under the Plan within three years after the date of the Meetings (or such later date as permitted by any ASX waiver or modification of the Listing Rules).

As approval pursuant to Listing Rule 7.1 is not required for the issue of the Related Party Options (because approval is being obtained under Listing Rule 10.14), the issue of the Related Party Options will not use up any of the Group's 15% annual placement capacity.

If the Resolution is not passed, the Group will not be able to proceed with the issue of the Related Party Options to Jessie Glew (or her nominee(s)) under the Plan.

Information required by Listing Rule 10.15

Pursuant to and in accordance with Listing Rule 10.15, the following information is provided in relation to the Resolution:

Name	Jessie Glew (or her nominee(s)
Which category in Listing Rules 10.14.1-10.14.3 Jessie Glew falls within and why	Jessie Glew (or her nominee(s)) falls within the category set out in Listing Rule 10.14.1 by virtue of being a Director. Any nominee(s) of Jessie's who receives Options may constitute an 'associate' for the purposes of Listing Rule 10.14.2.
The number and class of Securities to be issued to Jessie Glew	4 million unlisted Options
Details of Jessie Glew's current total remuneration package	Jessie Glew's current total remuneration package (pre-issue) is $389,200 comprising base salary of $356,700 and superannuation of $32,500.
The number of Securities that have previously been issued to Jessie Glew under the Plan	None
If the Related Party Options are not fully paid ordinary Securities: *(a) a summary of the material terms of the Related Party Options*	A summary of the material terms of the Related Party Options is set out in Schedule 2.
(b) an explanation of why that type of security is being used; and	The Related Party Options are unquoted Options. The Group has chosen to issue the Related Party Options to Jessie Glew (or her nominee(s)) for the following reasons:

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	(i) the Related Party Options are unquoted, therefore, their issue has no immediate dilutionary impact on Securityholders; (ii) the grant of Related Party Options to Jessie Glew will align her interests with those of Securityholders; (iii) the grant of the Related Party Options is a reasonable and appropriate method to reward Jessie Glew without using its cash reserves, and provides a better alternative than using cash forms of remuneration to Jessie; (iv) because of the deferred taxation benefit which is available to the Related Party in respect of an issue of Related Party Options. This is also beneficial to the Group as it means Jessie is not required to immediately sell the Related Party Options to fund a tax liability (as would be the case in an issue of Securities where the tax liability arises upon issue of the Securities) and she will instead, continue to hold an interest in the Group; and (v) it is not considered that there are any significant opportunity costs to the Group, or benefits foregone, by the Group in granting the Related Party Options upon the terms proposed.
(c) the value the Group attributes to the Related Party Options and its basis.	The value of the Related Party Options and the pricing methodology is set out in Schedule 3.
The date or dates on or by which the Group will issue the Related Party Options to Jessie Glew under the Plan. This must be no later than 3 years after the date of the meeting	No later than 3 years after the date of the Meetings (or such other date to the extent permitted by any ASX waiver or modification of the Listing Rules) and it is intended that the issue of the Related Party Options will occur on the same date.
The price at which the Group will issue the Related Party Options to Jessie Glew under the Plan	The Related Party Options will be granted for nil cash consideration, accordingly no funds will be raised on issue.
The material terms of the Plan	A summary of the material terms of the plan is set out in Schedule 1.
The material terms of any loan that will be made to Jessie Glew	No loan has been provided to Jessie Glew in relation to the issue of the Related Party Options.
Voting exclusion statement	A voting exclusion statement is included in the Resolution of the Notice.

Details of any Related Party Options issued under the Plan will be published in the Group's annual report relating to the period in which they were issued, along with a statement that approval for the issue was obtained under Listing Rule 10.14.

Any additional persons covered by Listing Rule 10.14 who become entitled to participate in an issue of Related Party Options under the Plan after the Resolution is approved and who are not named in the Notice will not participate until approval is obtained under Listing Rule 10.14.

Chapter 2E of the Corporations Act

Chapter 2E of the Corporations Act requires that for a public entity to give a financial benefit to a related party, it must obtain the approval of members in the manner set out in sections 217 to 227 of the Corporations Act and give the benefit within 15 months following such approval, unless the giving of the financial benefit falls within an exception set out in sections 210 to 216 of the Corporations Act.

The issue of the Related Party Options to Jessie Glew (or her nominee(s)) constitutes giving a financial benefit to a related party of the Group by virtue of being a Director.

The Board (with Jessie Glew abstaining from deliberations) having considered the circumstances of the Group and the related party considerations as required by section 211 of the Corporations Act, considers that the issue of the Related Party Options to Jessie Glew represents reasonable remuneration to Jessie, and accordingly, the Group does not require Securityholder approval pursuant to Chapter 2E of the Corporations Act.

The Directors (with Jessie Glew abstaining) unanimously recommend that Securityholders vote **in favour** of this resolution. The Chairman intends to vote all available proxies **in favour** of this resolution.

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Melbourne CBD, VIC

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GLOSSARY

AEDT	Australian Eastern Daylight Time.
ASX	ASX Limited (ACN 008 624 691) or the Australian Securities Exchange, as the context requires.
Board	the current board of directors of the Group.
Business Day	Monday to Friday inclusive, except New Year's Day, Good Friday, Easter Monday, Christmas Day, Boxing Day, and any other day that ASX declares is not a business day.
Chairman	chairman of the Meetings.
Corporations Act	*Corporations Act 2001* (Cth).
Directors	current directors of the Group.
Explantory Statement	the explanatory statement accompanying the Notice.
Group	WOTSO (ASX: WOT).
Listing Rules	Listing rules of ASX.
Meetings	the meetings convened by the Notice.
Notice	this notice of meetings, including the Explanatory Statement and the Proxy Form.
Option	an option which enables the holder to subscribe for one Security.
Proxy Form	the proxy form accompanying the Notice.
Resolution	the resolution set out in the Notice.
Security	a fully paid ordinary security in the capital of the Group.
Securityholder	a holder of a Security.

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Adelaide CBD, SA

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SCHEDULE 1: KEY TERMS AND CONDITIONS OF THE PLAN

The key terms of the Plan are as follows:

(a) (**Participation**): The Board may from time to time in its sole and absolute discretion determine that an Eligible Employee may participate in the Plan. Following determination that an Eligible Employee may participate in the Plan, the Board may at any time and from time to time make an Invitation to the Eligible Employee.

(b) (**Eligible Employees**): any Director or full-time or part-time employee of the Group, or any other natural person providing services to the Group, who is declared by the Board to be eligible to receive grants of Options, Performance Rights, Security Awards or Loan Funded Securities (together, **Awards**) is eligible to apply for the grant of Awards under the Plan.

(c) (**Maximum allocation**): Unless prior Securityholder approval is obtained, the number of Awards which may be granted under the Plan (assuming all Options and Performance Rights were exercised) must not at any time exceed in aggregate 10% of the total Securities at the date of any proposed new Awards.

(d) (**Options**): Each vested Option represents a right to acquire one Security on payment of the exercise price (if any), subject to the terms and conditions of the Plan.

The Board may determine that a participant will not be required to pay the exercise price, but that on exercise of the Options the Group will only issue or transfer a number of Securities equal in value to the difference between the exercise price otherwise payable and the then market value of the Securities at the time of the exercise.

On completion of the exercise of Options, the Group will issue, or transfer, the number of Securities for which the participant is entitled to subscribe for or acquire through the exercise of such Options.

Options may not be assigned, transferred, encumbered with a security interest, or otherwise disposed of, unless with the prior consent of the Board.

(e) (**Leaver**): Where a participant ceases employment or office with the Group:
(a) all vested Options will be retained and continue to remain exercisable until the expiry date;
(b) all vested Performance Rights which have not been exercised will continue in force and remain exercisable;
(c) the participant will be entitled to continue to hold all vested Security Awards and Loan Funded Securities; and
(b) the Board may determine the manner in which any unvested Awards will be dealt with.

(f) (**Forfeiture Conditions**): If any of the forfeiture conditions are met, unless otherwise determined by the Board, all unvested and vested Options and/or Performance Rights automatically lapse; and all unvested and vested Security Awards and/or Loan Funded Securities are to be surrendered.

(g) (**Rights**): Any Security Awards, Loan Funded Securities and/or Plan Securities (being Securities issued or transferred on exercise of an Option, or on automatic exercise of a Performance Right) will rank equally with all existing Securities from the date of issue or transfer. Participants will be entitled to any dividends and distributions declared and distributed on any Security Awards, Loan Funded Securities and/or Plan Securities which, at the record date, are standing to the account of the participant.

Participants may participate in any dividend and distribution reinvestment plan in respect of Security Awards, Loan Funded Securities (provided the loan has been fully repaid) and/or Plan Securities.

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Securities issued under any dividend and distribution reinvestment plan will be subject to the same terms and conditions as the Security Awards, Loan Funded Securities and/or Plan Securities held by the participant.

A participant may exercise any voting rights attaching to Security Awards, Loan Funded Securities and/or Plan Securities registered in the participant's name.

(h) (**Disposal restriction**): Security Awards, Loan Funded Securities and/or Plan Securities may not be transferred, encumbered or otherwise disposed of unless all performance hurdles and/or vesting conditions and any other restrictions on the transfer, encumbrance or disposal have been met; the Board has waived any such restrictions; or with the prior consent of the Board.

(i) (**Amendment of plan**): The Board may at any time amend the rules of the Plan or the terms and conditions on which Awards have been issued. However, no such amendment may be made if the amendment materially reduces the rights of any participant in respect of Awards granted to them prior to the date of the amendment, other than an amendment introduced primarily to comply with legislation, or to correct any manifest error or mistake, amongst other things, or one that is agreed to in writing by the relevant participant(s).

(j) (**Termination or suspension**): The Board may at any time terminate the Plan or suspend the operation of the Plan for such period or periods as it thinks fit. In so doing, the Board must consider and endeavour to ensure that there is fair and equitable treatment of all participants.

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SCHEDULE 2: SPECIFIC TERMS AND CONDITIONS OF RELATED PARTY OPTIONS

The Related Party Options will be granted under the Group's Employee Incentive Plan.

Entitlement
Each Related Party Option entitles the holder to subscribe for one Security upon exercise of the Related Party Option.

Exercise Price
The amount payable on exercise of each Related Party Option will be $0.85 (**Exercise Price**).

Expiry Date
Each Related Party Option will expire at 5:00 pm on the date which is 5 years from the date of issue (**Expiry Date**). A Related Party Option not exercised before the Expiry Date will automatically lapse on the Expiry Date.

Exercise Period
The Related Party Options are exercisable at any time on or prior to the Expiry Date (**Exercise Period**).

Notice of Exercise
The Related Party Options may be exercised during the Exercise Period by notice in writing to the Group in the manner specified on the Related Party Option certificate (**Notice of Exercise**) and payment of the Exercise Price for each Related Party Option being exercised in Australian currency by electronic funds transfer or other means of payment acceptable to the Company.

Exercise Date
A Notice of Exercise is only effective on and from the later of the date of receipt of the Notice of Exercise and the date of receipt of the payment of the Exercise Price for each Related Party Option being exercised in cleared funds.

Actions on exercise
On completion of the exercise of Related Party Options:

- the Related Party Options will automatically lapse; and
- the Group will:
  - allot and issue, or transfer, the number of Securities for which the participant is entitled to subscribe for or acquire through the exercise of such Related Party Options; and
  - issue a substitute certificate(s) for any remaining Related Party Options.

Securities issued on exercise
Securities issued on exercise of the Related Party Options rank equally with the then issued Securities of the Group.

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SCHEDULE 3: VALUATION OF RELATED PARTY OPTIONS

The Related Party Options to be issued to Jessie Glew (or her nominee(s)) pursuant to the Resolution have been valued by internal management.

Based on the assumptions set out below, the Related Party Options were ascribed the following value:

Assumptions:	
Valution date	21 September 2026
Market price of Securities*	$0.53
Exercise price	$0.85
Expiry date (length of time from issue)	5 years
Indicative value per Related Party Option	$0.00085
Total Value of Related Party Options	$3,400

*Note: The valuation noted above will be adjusted for the actual variables, including market price at the time of grant.

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CONTACT US

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SHARE REGISTRY

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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

WOT

MR SAM SAMPLE
FLAT 123
123 SAMPLE STREET
THE SAMPLE HILL
SAMPLE ESTATE
SAMPLEVILLE VIC 3030

Need assistance?

Phone:
1300 855 080 (within Australia)
+61 3 9415 4000 (outside Australia)

Online:
www.investorcentre.com/contact

YOUR VOTE IS IMPORTANT

For your proxy appointment to be effective it must be received by **9:00am (AEDT) Wednesday 4 November 2026.**

Proxy Form

How to Vote on Items of Business

All your securities will be voted in accordance with your directions.

APPOINTMENT OF PROXY

Voting 100% of your holding: Direct your proxy how to vote by marking one of the boxes opposite each item of business. If you do not mark a box your proxy may vote or abstain as they choose (to the extent permitted by law). If you mark more than one box on an item your vote will be invalid on that item.

Voting a portion of your holding: Indicate a portion of your voting rights by inserting the percentage or number of securities you wish to vote in the For, Against or Abstain box or boxes. The sum of the votes cast must not exceed your voting entitlement or 100%.

Appointing a second proxy: You are entitled to appoint up to two proxies to attend the Meetings and vote on a poll. If you appoint two proxies you must specify the percentage of votes or number of securities for each proxy, otherwise each proxy may exercise half of the votes. When appointing a second proxy write both names and the percentage of votes or number of securities for each in Step 1 overleaf.

A proxy need not be a securityholder of the entity.

SIGNING INSTRUCTIONS FOR POSTAL FORMS

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

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

Power of Attorney: If you have not already lodged the Power of Attorney with the registry, please attach a certified photocopy of the Power of Attorney to this form when you return it.

Companies: Where the company has a Sole Director who is also the Sole Company Secretary, this form must be signed by that person. If the company (pursuant to section 204A of the Corporations Act 2001) does not have a Company Secretary, a Sole Director can also sign alone. Otherwise this form must be signed by a Director jointly with either another Director or a Company Secretary. Please sign in the appropriate place to indicate the office held. Delete titles as applicable.

PARTICIPATING IN THE MEETINGS

Corporate Representative
If a representative of a corporate securityholder or proxy is to participate in the Meetings you will need to provide the appropriate "Appointment of Corporate Representative". A form may be obtained from Computershare or online at www.investorcentre.com/au and select "Printable Forms".

Lodge your Proxy Form: XX

Online:

Lodge your vote online at www.investorvote.com.au using your secure access information or use your mobile device to scan the personalised QR code.

Your secure access information is

Control Number: 999999
SRN/HIN: I9999999999
PIN: 99999

For Intermediary Online subscribers (custodians) go to www.intermediaryonline.com

By Mail:

Computershare Investor Services Pty Limited
GPO Box 242
Melbourne VIC 3001
Australia

By Fax:

1800 783 447 within Australia or
+61 3 9473 2555 outside Australia

PLEASE NOTE: For security reasons it is important that you keep your SRN/HIN confidential.

You may elect to receive meeting-related documents, or request a particular one, in electronic or physical form and may elect not to receive annual reports. To do so, contact Computershare.

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SAMPLE

MR SAM SAMPLE
FLAT 123
123 SAMPLE STREET
THE SAMPLE HILL
SAMPLE ESTATE
SAMPLEVILLE VIC 3030

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 your broker of any changes.

I 9999999999 I ND

Proxy Form

Please mark ☒ to indicate your directions

Step 1 Appoint a Proxy to Vote on Your Behalf

XX

I/We being a member/s of WOTSO hereby appoint

☐ **the Chairman of the Meetings** **OR** ☐

PLEASE NOTE: Leave this box blank if you have selected the Chairman of the Meetings. Do not insert your own name(s).

or failing the individual or body corporate named, or if no individual or body corporate is named, the Chairman of the Meetings, as my/our proxy to act generally at the Meetings on my/our behalf and to vote in accordance with the following directions (or if no directions have been given, and to the extent permitted by law, as the proxy sees fit) at the Annual General & General Meetings of WOTSO to be held at WOTSO Cremorne, 237 Military Road, Cremorne NSW 2090 and virtually on Friday 6 November 2026 at 9:00am (AEDT) and at any adjournment or postponement of the Meetings.

Chairman authorised to exercise undirected proxies on remuneration related resolutions: Where I/we have appointed the Chairman of the Meetings as my/our proxy (or the Chairman becomes my/our proxy by default), I/we expressly authorise the Chairman to exercise my/our proxy on Resolutions 1 and 4 (except where I/we have indicated a different voting intention in step 2) even though Resolutions 1 and 4 are connected directly or indirectly with the remuneration of a member of key management personnel, which includes the Chairman.

Important Note: If the Chairman of the Meetings is (or becomes) your proxy you can direct the Chairman to vote for or against or abstain from voting on Resolutions 1 and 4 by marking the appropriate box in step 2.

Step 2 Items of Business

PLEASE NOTE: If you mark the **Abstain** box for an item, you are directing your proxy not to vote on your behalf on a show of hands or a poll and your votes will not be counted in computing the required majority.

		For	Against	Abstain
Resolution 1	Adoption of Remuneration Report	☐	☐	☐
Resolution 2	Re-election of Director – Richard Hill	☐	☐	☐
Resolution 3	Approval of Additional 10% Placement Capacity	☐	☐	☐
Resolution 4	Issue of Options to Jessie Glew	☐	☐	☐

The Chairman of the Meetings intends to vote undirected proxies in favour of each item of business. In exceptional circumstances, the Chairman of the Meetings may change his/her voting intention on any resolution, in which case an ASX announcement will be made.

Step 3 Signature of Securityholder(s)

This section must be completed.

Individual or Securityholder 1	Securityholder 2	Securityholder 3	
			/ /
Sole Director & Sole Company Secretary	Director	Director/Company Secretary	Date

Update your communication details *(Optional)*

By providing your email address, you consent to receive future Notice of Meeting & Proxy communications electronically

Mobile Number	Email Address

computershare

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