

WOTSO (ASX: WOT)

WOTSO
— WORK LOCAL —

WOTSO owns over 70,000 sqm of property across Australia and New Zealand, comprising a diverse portfolio of commercial, mixed-use, and flexible workspace assets. Some properties operate as WOTSO locations, while others contribute to the broader portfolio through their tenant mix, strategic locations, and long-term value.

NEW SOUTH WALES | AUSTRALIA



BROOKVALE

Located in the heart of Sydney's northern beaches, this mixed-use property houses WOTSO alongside complementary commercial businesses, supporting a broader flexible workspace offering in a well-connected coastal precinct.

Address
2 Ada Ave, Brookvale NSW 2100, Australia

WOT Ownership 100%
Net Lettable Area ~1,240 sqm



CREMORNE

Located on Sydney's lower north shore, this property is home to WOTSO Cremorne and incorporates the residential building. The asset offers future potential to expand amenity for the WOTSO community, including café, gym, childcare and other complementary uses.

Address
237 Military Rd, Cremorne NSW 2090, Australia

WOT Ownership 100%
Net Lettable Area ~1,500 sqm



NEWCASTLE

Located at the western end of Newcastle CBD, this property is home to WOTSO within one of the city's key growth precincts. The group also owns the neighbouring vacant lot, which is earmarked with the potential to expand both WOTSO's flexible coworking space footprint and broader commercial uses.

Address
1 Tudor St, Newcastle West NSW 2302, Australia

WOT Ownership 100%
Net Lettable Area ~1,050 sqm



PENRITH

Located five minutes from Penrith CBD, this property has been transformed from a traditional bulky goods asset into a vibrant mixed-use destination. The building accommodates a range of lifestyle and service-based uses including a childcare centre, restaurant, wellness centre, and now WOTSO.

Address
120 Mulgoa Rd, Penrith NSW 2750, Australia

WOT Ownership 100%
Net Lettable Area ~6,750 sqm



PYRMONT

This commercial property houses WOTSO within one of the city's most established commercial and creative precincts. Shared with a mix of other tenants, the building includes a ground floor café and benefits from strong surrounding amenity, nearby urban renewal, and future connectivity via the planned Sydney Metro West station.

Address
55 Pyrmont Bridge Rd, Pyrmont NSW 2009, Australia

WOT Ownership 43%
Net Lettable Area ~15,000 sqm



VILLAWOOD

Located in Western Sydney, this commercial entertainment and leisure complex accommodates a range of recreational and entertainment operators including Zone Bowling, Elevate Climbing, and The Woods Pantry, alongside WOTSO. The property benefits from direct frontage to the major arterial route of Woodville Road.

Address
850 Woodville Rd, Villawood NSW 2163, Australia

WOT Ownership 75%
Net Lettable Area ~9,700 sqm

QUEENSLAND | AUSTRALIA



FORTITUDE VALLEY

A prominent corner property comprising two adjacent buildings in the heart of Fortitude Valley. The asset is predominantly occupied by WOTSO, with complementary ground floor activation including a specialty service-based tenancy and a café fronting Brunswick Street.

Address
76 Brunswick St, Fortitude Valley QLD 4006, Australia

WOT Ownership 100%
Net Lettable Area ~2,000 sqm



SUNSHINE COAST

A prominent corner property comprising two adjacent buildings in the heart of Fortitude Valley. The asset is predominantly occupied by WOTSO, with complementary ground floor activation including a specialty service-based tenancy and a café fronting Brunswick Street.

Address
30 Chancellor Village Blvd, Sippy Downs QLD 4556, Australia

WOT Ownership 100%
Net Lettable Area ~9,400 sqm



VARSITY LAKES

A four-storey commercial office building located in Varsity Lakes on the southern Gold Coast. The property accommodates a mix of office and service-based tenants including a chiropractor, childcare centre, café and dance studio, with WOTSO and Coral Homes as major occupiers.

Address
194 Varsity Pde, Varsity Lakes QLD 4227, Australia

WOT Ownership 100%
Net Lettable Area ~5,300 sqm

AUSTRALIAN CAPITAL TERRITORY | AUSTRALIA



DICKSON

Located in Canberra's inner north suburb of Dickson, this prominent seven-storey commercial building is anchored by WOTSO. The remaining space is occupied by a mix of retail and service-based operators including a café, gyms and salons, with strong access to parking and public transport nearby.

Address
490 Northbourne Ave, Dickson ACT 2602, Australia

WOT Ownership 100%
Net Lettable Area ~7,900 sqm



SYMONSTON

Formerly the Canberra Eye Hospital, this property sits within an established business park close to the inner south and Canberra Airport. The building is anchored by WOTSO, with the remaining space leased to conventional office tenants and a dark kitchen operator.

Address
10 Wormald St, Symonston ACT 2609, Australia

WOT Ownership 100%
Net Lettable Area ~2,600 sqm

SOUTH AUSTRALIA | AUSTRALIA



ADELAIDE

Located on the fringe of Adelaide CBD, these two adjacent buildings comprise an established WOTSO and a complementary mixed-use asset. Together, they accommodate a diverse mix of occupiers including a barber, furniture showroom, and tattoo studio.

Address
217 Flinders St, Adelaide SA 5000, Australia

WOT Ownership 100%
Net Lettable Area ~3,050 sqm

WESTERN AUSTRALIA | AUSTRALIA



MANDURAH

Formerly the Australian Sailing Museum, this prominent waterfront property is home to WA's first WOTSO. Located within Mandurah's vibrant foreshore precinct, the building combines flexible coworking space with strong surrounding amenity including cafés, restaurants, and retail offerings.

Address
22 Ormsby Tce, Mandurah WA 6210, Australia

WOT Ownership 100%
Net Lettable Area ~1,400 sqm

TASMANIA | AUSTRALIA



HOBART

Located in Hobart's CBD, this four-storey office building occupies a prominent position within the city's commercial precinct. The property provides flexible office accommodation anchored by WOTSO, with ground floor amenity including a café, barber, and dress hire shop.

Address
162 Macquarie St, Hobart TAS 7000, Australia

WOT Ownership 100%
Net Lettable Area ~3,800 sqm

VICTORIA | AUSTRALIA



MELBOURNE

Bank House is a heritage-listed office building in Melbourne's CBD, occupied by WOTSO and a mix of complementary commercial tenants. Positioned within the Bank Place precinct between Little Collins and Collins Street, the property combines character-filled workspace with strong access to surrounding retail, hospitality, and city amenity.

Address
11 - 19 Bank Pl, Melbourne VIC 3000, Australia

WOT Ownership
50%

Net Lettable Area
~570 sqm

AUCKLAND | NEW ZEALAND



BELMONT

This character-filled villa in Belmont has been adapted to accommodate WOTSO and provide flexible coworking space in a distinctive suburban setting. Located on the main link to Devonport, the property benefits from convenient access to local amenity, nearby beaches, and public transport connections to Auckland CBD.

Address
158 Lake Rd, Belmont Auckland 0622, New Zealand

WOT Ownership
100%

Net Lettable Area
~250 sqm



TAKAPUNA

Located in the heart of Takapuna on Auckland's lower north shore, this property is home to New Zealand's first WOTSO. The building is well positioned near cafés, shops, gyms and everyday amenity, with both the beach and lake within a short walk.

Address
9 Huron St, Takapuna Auckland 0622, New Zealand

WOT Ownership
100%

Net Lettable Area
~1,400 sqm

NORTHLAND | NEW ZEALAND



WHANGĀREI

Originally purpose-built as a Holden dealership, this distinctive building has been repositioned as a flexible workspace destination and is now home to New Zealand's fourth WOTSO. Located a couple of blocks from Whangārei's Town Basin, it benefits from strong surrounding amenity and a large showroom-style entrance that creates an open, welcoming environment.

Address
31 Hannah St, Whangārei 0110, New Zealand

WOT Ownership
100%

Net Lettable Area
~700 sqm