

8 April 2026

Notice for the purposes of Subdivision 12-H of Schedule 1 to the *Taxation Administration Act 1953 (Cth) (Act)* for the distribution for the half year ended 31 December 2025

The Board of WOTSO Fund Services Limited, the responsible entity for WOTSO Property Trust (**Trust**) declares that the Trust is an attribution managed investment trust (**AMIT**) for the purpose of subdivision 12A-B of Schedule 1 to the Act in respect of the financial year ending 30 June 2026.

| | |
|----------------------------|---------------------------------|
| Record date: | 3 March 2026 |
| Payment date: | 10 April 2026 |
| Total distribution: | 1.35 cents per stapled security |

These components are provided solely for the purposes of subdivision 12-H of Schedule 1 to the Act and should not be used for any other purpose.

| Component | Cents per unit |
|------------------------------------|----------------|
| Australian-sourced interest | - |
| Fund payment | - |

The fund payment is nil per unit and relates to the income year ended 30 June 2026.

The fund payment has been determined in accordance with subdivision 12A-B of Schedule 1 to the Act, being the amount from which an amount would be required to be withheld under subdivision 12-H of Schedule 1 to the Act if the payment had been made to an entity covered by section 12-410 of that Schedule.

No part of the distribution in respect of the period ended 31 December 2025 is attributable to a fund payment from a clean building MIT.

The distribution details above relate only to WOTSO Property Trust, and are not applicable to the distribution declared and paid by WOTSO. The taxation components for the WOTSO Property Trust distributions, as well as any from the other stapled entities, for the year ended 30 June 2026 will be shown on the AMIT Member Annual Statement.

The trustee of a withholding MIT that is an AMIT must withhold tax from “fund payment” amounts in respect of distributions it makes during an income year. In determining the amount of the fund payment relating to a particular distribution, the trustee of the AMIT is required to take into account earlier fund payments

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

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made during the current year and changes in circumstances as the financial year progresses. The fund payment amount calculated under Subdivision 12A-B of Schedule 1 to the Act may not necessarily be the same as the cash distribution paid.

Investors should not rely on this notice for the purposes of completing their income tax returns and the information provided is solely for the purposes of assisting other entities with withholding tax obligations that may arise in respect of any amounts distributed to non-residents.

Securityholders should seek their own tax advice regarding the fund payments.

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