

# 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

**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

**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

**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

**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

**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

**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

**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

**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

**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

**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

**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

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

**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

**WOT Ownership** 50%  
**Net Lettable Area** ~570 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

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

**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

**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 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

**WOT Ownership** 100%  
**Net Lettable Area** ~700 sqm

## WELLINGTON | NEW ZEALAND



### WELLINGTON

Situated within Wellington's Te Aro precinct, this commercial office building occupies a prominent corner position, providing strong brand exposure to passing commuters. The property forms part of a mixed-use precinct comprising office, hospitality, retail and creative uses, together with WOTSO's flexible coworking space.

**Address**  
271 Willis Street, Wellington 6011

**WOT Ownership** 100%  
**Net Lettable Area** 957 sqm