

Securities Trading Policy

1 Policy Overview

This policy aims to promote transparency and market confidence in WOTSO Property (ASX: WOT) (**WOTSO**) by:

- (a) ensuring that key management personnel and employees of WOTSO know their responsibilities when dealing in WOTSO Securities;
- (b) specifying closed periods when WOTSO's key management personnel and employees are prohibited from dealing in its Securities;
- (c) defining any exceptional circumstances in which key management personnel and employees may be permitted to deal in WOTSO Securities during a prohibited period with prior written clearance;
- (d) describing the procedures for obtaining prior written clearance required for 1(c); and
- (e) identifying any dealings which are not subject to this policy.

This policy applies to all Relevant Persons.

The following summarises the law relating to insider trading and sets out WOTSO's policy on Relevant Persons dealing in its Securities. If you have any queries regarding this policy, please contact the Company Secretary, Chief Financial Officer or Chief Executive Officer.

2 Key Terms

Closed Periods means the fixed periods specified in this policy when Relevant Persons are prohibited from dealing in Securities.

Dealing in Securities is a broad concept comprising more than simply buying or selling Securities. It extends to applying for Securities, exercising options over Securities and entering into agreements to buy or sell Securities.

Prohibited Period means a period in addition to Closed Periods where Relevant Persons are prohibited from dealing in Securities. An instance may be in the limited circumstances when Relevant Persons are considering matters where market disclosure is not required (ASX Listing Rule 3.1A) but where participants nevertheless possess 'inside information'. Dealing in Securities under these situations will be in breach of insider trading provisions.

Relevant Persons include:

- (a) WOTSO directors;
- (b) WOTSO employees;
- (c) WOTSO contractors;

- (d) immediate family members of (a) and (b); and
- (e) trusts, partnerships and companies controlled by a person described in (a) to (d) above.

Securities include:

- (a) ordinary shares and units;
- (b) preference shares and units;
- (c) options over shares and units;
- (d) debentures; and
- (e) convertible notes,

in WOTSO. It also extends to other financial instruments relating to Securities which may be issued or created over or in respect of WOTSO or any third parties, such as warrants and other derivative products.

WOTSO being the stapled group comprising:

- (a) WOTSO Fund Services Limited as responsible entity for the WOTSO Property Trust;
- (b) Ostow Limited; and
- (c) Planloc Limited.

3 Absolute Prohibition – Insider Trading

Notwithstanding any provision in this policy, Relevant Persons must not subscribe for, buy or sell, or enter into an agreement to subscribe for, buy or sell, Securities where they possess price sensitive or 'inside' information – that is, information that is not generally available and which, if it was made generally available, a reasonable person would expect it to have a material effect on the price or value of Securities.

Relevant Persons in possession of such price sensitive information are also prohibited from:

- (a) advising, procuring, enticing, encouraging or persuading any other person including family members to deal in those Securities; or
- (b) directly or indirectly communicating the information to another person who they believe is likely to deal in, or procure another to deal in, those Securities.

Where Relevant Persons are privy to price sensitive information, they should ensure they do not deal in Securities.

In general, Relevant Persons will be free to deal in Securities, outside Closed Periods and Prohibited Periods, unless otherwise notified by WOTSO. However, no dealing can occur if it involves the use of inside information.

More information about insider trading is set out in section 6.

4 Policies for Dealing in Securities

Closed Periods

Relevant Persons may not deal in Securities:

- (a) during the period commencing 10 days prior to the expected release of WOTSO's half-yearly financial results and ending 2 hours after the release of WOTSO's half-yearly financial results;
- (b) during the period commencing 10 days prior to the expected release of WOTSO's annual financial results and ending 2 hours after the release of WOTSO's annual financial results;
- (c) when the Relevant Person is in possession of WOTSO's annual or half yearly financial accounts that have not been released;
- (d) when the Relevant Person is in possession of inside information in respect of WOTSO; and
- (e) during any other periods as determined by the Board.

Dealing during Closed Periods and Prohibited Periods

Applications to deal in Securities during a Closed Period or Prohibited Period must be made in writing and may only be permitted with prior written approval of the Chairman, or in the case of the Chairman, with written approval of the Board.

Approval will only be given in exceptional circumstances which will not extend beyond:

- (a) genuine and severe financial hardship; or
- (b) to comply with a court order or similar requirement.

Where such approval is obtained, the relevant trade must take place within 5 business days.

Exemptions to deal in Securities during a Closed Period or Prohibited Period will not be granted if the Chairman, or the Board, considers that the applicant possesses inside information.

Strict compliance with this policy is a condition of employment. Breaches of this policy will be regarded as serious misconduct subject to disciplinary action, which may include termination of employment.

5 Excluded Dealings

Subject to the prohibition on insider trading in section 3, this policy does not apply to the following dealings in WOTSO Securities:

- (a) trading under an offer or invitation made to all or most WOTSO securityholders,

including but not limited to, participation in:

- (i) a rights issue;
- (ii) a security purchase plan;
- (iii) a dividend or distribution reinvestment plan; or
- (iv) an equal access buy-back;
- (b) participating in an employee share and option plan under the terms of that plan (but not the subsequent sale of WOTSO Securities so acquired);
- (c) an in-specie distribution of WOTSO Securities by another entity;
- (d) dealings that do not effectively change the beneficial owner (e.g. transfer to a family trust or personal superannuation fund); or
- (e) undertakings to accept, or the acceptance of, a takeover offer.

6 Insider Trading

The *Corporations Act 2001* (Cth) prohibits any person (an insider) from dealing in securities where the insider possesses price sensitive information. “Dealing” includes applying for, buying or selling or entering into an agreement to do any of these things.

Price-sensitive information is ‘information’ which:

- (a) is not generally available; and
- (b) if the information was generally available, a reasonable person would expect it to have a material effect on the price or value of the security.

Information is ‘generally available’ if it:

- (a) is readily observable by the public;
- (b) has been brought to the attention of investors and a reasonable period has elapsed since doing so; or
- (c) is derived from either or both of the information described above.

Examples of price sensitive information include, but are not limited to:

- (a) a change in the entity’s forecast or expectation;
- (b) a material acquisition or sale;
- (c) a proposed or actual takeover;
- (d) a proposal or agreement for a merger;
- (e) a proposed dividend or distribution or change in dividend or distribution policy;

- (f) the development of a new product or service;
- (g) an expansion or contraction of business operations; and
- (h) senior management changes or developments.

Insider Trading: Other Entities

Relevant Persons may, during the course of their employment, obtain price sensitive information concerning non-WOTSO entities. If a person has price sensitive information relating to a non-WOTSO entity (for example a listed entity that is a takeover target, involved in a transaction with WOTSO or is a customer of or supplier to WOTSO) and that information is not generally available the same restrictions on insider trading apply in relation to the securities of that entity. Apart from restrictions on insider trading, Relevant Persons have a duty of confidentiality in relation to information obtained during their employment.

7 Consequences of Breach

Breach of the insider trading prohibition could expose a Relevant Person to criminal and civil liability. Breach of this policy will also be regarded by WOTSO as serious misconduct, which may include termination of employment.

8 Review of Policy

This policy is subject to annual review and will be amended as required.

9 Distribution of Policy

Directors will be provided with a copy of this policy upon appointment and made available to Relevant Persons via the WOTSO website.

A copy of this policy will be given to the ASX for release to the market when material changes are made.

10 Additional Information

If you have any questions arising from this policy contact the Company Secretary, Chief Financial Officer or Chief Executive Officer.

11 Date of Adoption

This policy was adopted by the Board on 25.06.2024.