

**Form 604**  
Corporations Act 2001  
Section 671B

**Notice of change of interests of substantial holder**

To: Company Name/Scheme WOTSO PROPERTY (stapled entity comprising WOTSO Limited, BlackWall Property Trust and Planloc Limited)

ACN/ARSN WOTSO Limited (ACN 636 701 267)  
BlackWall Property Trust (ARSN 109 684 773)  
Planloc Limited (ACN 062 367 560)

**1. Details of substantial holder (1)**

Name

ACN/ARSN (if applicable) PELORUS PRIVATE EQUITY LIMITED

There was a change in the interests of the substantial holder on

15 / 11 / 22

The previous notice was given to the company on 06 / 04 / 21

The previous notice was dated 06 / 04 / 21

**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company of scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
ORD Securities	14,958,685	9.19%	31,714,000	19.46%

**3. Changes in relevant interests**

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme as follows:

Date of change	Person whose relevant interest	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
ANNEXURE A					

**4. Present relevant interest**

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Pelorus Private Equity Limited	Pelorus Private Equity Limited	Pelorus Private Equity Limited	Registered Owner	ORD Securities 16,000,000	16,000,000
Pelorus Private Equity Limited	SAO Investments Pty Ltd	SAO Investments Pty Ltd	Pelorus Private Equity Limited has a relevant interest in the holdings detailed in part 4 of this form under section 608(3)(b) of the Corporations Act	ORD Securities 15,714,000	15,714,000

**6. Changes in association**

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
SAO Investments Pty Ltd (090 553 736)	Wholly owned subsidiary

**7. Addresses**

The addresses of persons named in this form are as follows:

Name	Address
Pelorus Private Equity Limited	Level 1, 50 Yeo Street, Neutral Bay 2089
SAO Investments Pty Ltd	Level 1, 50 Yeo Street, Neutral Bay 2089

**Signature**

print name AGATA RYAN

capacity. COMPANY SECRETARY

sign here 

date 12 / 4 / 2023

**DIRECTIONS**

- (1) If there are a number of substantial holders with similar or related relevant issues (eg. A corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in Section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
  - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
  - (b) any qualification of the power of a person to exercise, control the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. If the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

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## Annexure A

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to the change	Class and number of securities affected (WOT Ord)	Persons votes affected
8/4/21	Pelorus Private Equity Limited	On-market acquisition	\$33,000.00	25,000 ORD	25,000
12/4/21	Pelorus Private Equity Limited	On-market acquisition	\$3,527.83	2,693 ORD	2,693
13/4/21	Pelorus Private Equity Limited	On-market acquisition	\$3,703.37	2,827 ORD	2,827
14/4/21	Pelorus Private Equity Limited	On-market acquisition	\$8,359.11	6,381 ORD	6,381
15/4/21	Pelorus Private Equity Limited	On-market acquisition	\$5,881.90	4,490 ORD	4,490
16/4/21	Pelorus Private Equity Limited	On-market acquisition	\$567.23	433 ORD	433
19/4/21	Pelorus Private Equity Limited	On-market acquisition	\$1,672.87	1,277 ORD	1,277
21/4/21	Pelorus Private Equity Limited	On-market acquisition	\$6,550.00	5,000 ORD	5,000
23/4/21	Pelorus Private Equity Limited	On-market acquisition	\$2,487.69	1,899 ORD	1,899
23/4/21	Pelorus Private Equity Limited	On-market acquisition	\$33,947.34	25,914 ORD	25,914
29/4/21	Pelorus Private Equity Limited	On-market acquisition	\$9,759.54	7,338 ORD	7,338
30/4/21	Pelorus Private Equity Limited	On-market acquisition	\$10,298.19	7,743 ORD	7,743
6/5/21	Pelorus Private Equity Limited	On-market acquisition	\$1,613.04	1,222 ORD	1,222
7/5/21	Pelorus Private Equity Limited	On-market acquisition	\$64,386.96	48,778 ORD	48,778
7/5/21	Pelorus Private Equity Limited	On-market acquisition	\$18,154.50	13,965 ORD	13,965
12/5/21	Pelorus Private Equity Limited	On-market acquisition	\$14,997.40	11,518 ORD	11,518
14/5/21	Pelorus Private Equity Limited	On-market acquisition	\$2,440.53	1,863 ORD	1,863
17/5/21	Pelorus Private Equity Limited	On-market acquisition	\$9758.89	7,351 ORD	7,351
18/5/21	Pelorus Private Equity Limited	On-market acquisition	\$755.44	568 ORD	568
19/5/21	Pelorus Private Equity Limited	On-market acquisition	\$19,597.55	14,735 ORD	14,735
13/10/21	Pelorus Private Equity Limited	On-market acquisition	\$2,095.20	1,552 ORD	1,552
15/10/21	Pelorus Private Equity Limited	On-market acquisition	\$29,352.60	21,270 ORD	21,270
18/10/21	Pelorus Private Equity Limited	On-market acquisition	\$37,505.64	27,178 ORD	27,178
19/10/21	Pelorus Private Equity Limited	On-market acquisition	\$22,898.34	16,593 ORD	16,593
27/10/21	Pelorus Private Equity Limited	Off-market acquisition	\$614,250.00	455,000 ORD	455,000
27/10/21	Pelorus Private Equity Limited	Off-market transfer	\$307,125.00	-227,500 ORD	-227,500
28/10/21	Pelorus Private Equity Limited	On-market acquisition	\$3,306.80	2,362 ORD	2,362
29/10/21	Pelorus Private Equity Limited	On-market acquisition	\$43,463.00	31,045 ORD	31,045
22/11/21	Pelorus Private Equity Limited	On-market acquisition	\$31,948.00	22,820 ORD	22,820
24/11/21	Pelorus Private Equity Limited	On-market acquisition	\$252,366.30	186,938 ORD	186,938
30/12/21	Pelorus Private Equity Limited	On-market acquisition	\$12,283.60	8,560 ORD	8,560
31/12/21	Pelorus Private Equity Limited	On-market acquisition	\$6,617.94	4,502 ORD	4,502
24/6/22	Pelorus Private Equity Limited	Securities issue	\$181,500.20	129,643 ORD	129,643
27/6/22	Pelorus Private Equity Limited	On-market acquisition	\$64,997.75	50,000 ORD	50,000
27/6/22	Pelorus Private Equity Limited	On-market acquisition	\$64,998.20	50,000 ORD	50,000
27/6/22	Pelorus Private Equity Limited	On-market acquisition	\$26,667.67	20,357 ORD	20,357
29/6/22	Pelorus Private Equity Limited	On-market acquisition	\$26,141.83	18,950 ORD	18,950
30/6/22	Pelorus Private Equity Limited	On-market acquisition	\$7,347.12	5,324 ORD	5,324
8/7/22	Pelorus Private Equity Limited	On-market acquisition	\$560.28	406 ORD	406
11/7/22	Pelorus Private Equity Limited	On-market acquisition	\$441.60	320 ORD	320
28/9/22	Pelorus Private Equity Limited	On-market acquisition	\$14,233.96	11,479 ORD	11,479
7/10/22	Pelorus Private Equity Limited	On-market acquisition	\$17,455.96	13,521 ORD	13,521
15/11/22	SAO Investments Pty Ltd	Subsidiary scrip for scrip	Scrip for scrip	15,714,000 ORD	15,714,000