



CAUTIONARY ANNOUNCEMENT

The Board of NOVUS PROPERTIES LTD (the 'Company') wishes to inform its shareholders and the public in general that Firefox Ltd (in Receivership) and United Investments Ltd (in Liquidation), which together hold approximately 41% of the share capital of the Company, intend to dispose of their respective shareholdings in the Company.

The Company understands that discussions are currently ongoing with a potential buyer in relation to the proposed acquisition of these shares.

Shareholders are further advised that, should the proposed transaction be completed, it is expected that such acquisition would result in the potential buyer acquiring a controlling interest in the Company and therefore trigger an obligation to make a mandatory offer to the remaining shareholders of the Company in accordance with the applicable laws and regulations, including the Securities (Takeover) Rules.

Accordingly, shareholders and the investing public are advised to exercise caution when dealing in the shares of the Company. Further announcements will be made in due course as and when appropriate.

By Order of the Board

NWT Corporate Services Ltd
Corporate Secretary

Dated this 09 April 2026

*This communiqué is issued pursuant to DEM Rule 11 and the Securities Act 2005.
The Board of NOVUS PROPERTIES LTD accepts full responsibility for the accuracy of the
information contained in this cautionary announcement.*