



CAUTIONARY ANNOUNCEMENT

The Board of NOVUS PROPERTIES LTD (the '**Company**') wishes to inform its shareholders and the public at large that the Company has entered into a Share Sale Agreement ("**SSA**") for the disposal of its entire 100% shareholding in its wholly-owned subsidiary, NOVUS GRNW Properties Ltd to Caba Investment Holding Ltd. The SSA is subject to a number of Conditions Precedent.

Shareholders and the investing public are advised that this transaction falls within the ordinary scope of portfolio management and balance sheet optimization of the Company.

Shareholders and the public are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board

NWT Corporate Services Ltd
Per V.Oomadevi Chetty
Corporate Secretary

Dated this 21 September 2026

*This communiqué is issued pursuant to DEM Rules 11 & 12
The Board of NOVUS PROPERTIES LTD accepts full responsibility for the accuracy of the
information contained in this communiqué*