



Notice of the Annual Meeting

Notice is hereby given that the Annual Meeting of Shareholders of Novus Properties Ltd (the 'Company') will be held at the Registered Office of the Company, 4th Floor Carleton Tower, Wall Street, Cybercity, Ebene 72201, on Thursday 18 December 2025 at 10:30 hours to transact the following business:

1. To consider the Annual Report 2025 of the Company.
2. To receive the report of Messrs Forvis Mazars LLP, the Auditors of the Company.
3. To consider and adopt the Audited Financial Statements of the Company for the year ended 30 June 2025.

Ordinary Resolution I

"Resolved that the Audited Financial Statements of the Company for the year ended 30 June 2025 be hereby adopted."

4. To approve the re-appointment of Messrs Forvis Mazars LLP, as Auditors of the Company to hold office until the next Annual Meeting of Shareholders and to authorise the Board to fix their remuneration for the financial year 2025/2026.

Ordinary Resolution II

"Resolved that Messrs Forvis Mazars LLP be re-appointed as Auditors of the Company to hold office until the next Annual Meeting of Shareholders and that the Board be hereby authorised to fix the Auditor's remuneration for the financial year 2025/2026".

By Order of the Board

NWT Corporate Services Ltd
Corporate Secretary

Dated this 24 November 2025

Notes:

1. A member of the Company entitled to attend and vote at this meeting, may appoint a proxy (in the case of individual shareholder) or a representative (in the case of a company) whether a shareholder of the Company or not, to attend and vote in his/its behalf.
2. Proxy forms must be lodged with the Company Secretary, NWT Corporate Services Ltd, 4th Floor Carleton Tower, Wall Street, Cybercity, Ebene 72201, not less than twenty four (24) hours before the meeting.
3. Duly signed minutes of the Annual Meeting held on 10 December 2024 are available for consultation by the shareholders at the Registered Office of the Company.
4. For the purpose of this Annual Meeting, the Directors have resolved, in compliance with Section 120 (3) of the Companies Act 2001, that the shareholders who are entitled to receive notice of the meeting and attend such meeting shall be those shareholders whose names are registered in the share register of the Company as at 20 November 2025.
5. The Company's **ANNUAL REPORT 2025** is accessible and downloadable from its website at <https://novusproperties.mu/investors/>
6. A shareholder shall retain his/her rights to receive a copy of the Annual Report 2025 at any time upon written request made to the Company Secretary, NWT Corporate Services Ltd, 4th Floor Carleton Tower, Wall Street, Cybercity, Ebene 72201.
7. The Board of Directors of NOVUS PROPERTIES LTD accepts full responsibility for the accuracy of the information contained in this notice.

NOVUS PROPERTIES LTD

PROXY FORM

I/Weof
..... being a shareholder of Novus
Properties Ltd (the 'Company'), hereby appoint of
..... or failing him/her,
..... of, as my/our proxy to
vote for me/us at the Annual Meeting of Shareholders of the Company to be held at the Registered Office of the Company,
4th Floor Carleton Tower, Wall Street, Cybercity, Ebene 72201, on Thursday 18 December 2025 commencing at 10:30 hours
and at any adjournment thereof.

I/We direct my/our proxy to vote in the following manner:

Vote With a Tick

Resolutions	For	Against	Abstain
I. Resolved that the Audited Financial Statements of the Company for the year ended 30 June 2025 be hereby adopted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II Resolved that Messrs Forvis Mazars LLP be re-appointed as Auditors of the Company to hold office until the next Annual Meeting of Shareholders and that the Board be hereby authorised to fix the Auditor's remuneration for the financial year 2025/2026.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date

Signature