

NOVUS PROPERTIES LTD AND ITS SUBSIDIARIES

Unaudited Condensed Financial Statements for the Six Months and Quarter Ended Dec 31, 2025



Figures presented are in Mauritian Rupees

CONDENSED STATEMENTS OF FINANCIAL POSITION

	THE GROUP		THE COMPANY	
	Unaudited	Audited	Unaudited	Audited
	31/Dec/25	30/Jun/25	31/Dec/25	30/Jun/25
ASSETS				
Non-current assets	180,373,760	180,722,484	146,834,492	146,971,287
Current assets	9,727,858	10,706,661	3,829,064	7,310,058
Total assets	190,101,618	191,429,145	150,663,556	154,281,345
EQUITY AND LIABILITIES				
Equity and reserves				
Share capital	106,042,887	106,042,887	106,042,887	106,042,887
Retained earnings	62,166,174	58,660,474	42,033,021	25,118,516
Total equity and reserves	168,209,061	164,703,361	148,075,908	131,161,403
Non-current liabilities	17,144,348	17,144,348	144,348	144,348
Current liabilities	4,748,209	9,581,436	2,443,300	22,975,594
Total liabilities	21,892,557	26,725,784	2,587,648	23,119,942
Total equity and liabilities	190,101,618	191,429,145	150,663,556	154,281,345
NAV per share [Rs]	12.21	11.95	10.75	9.52

CONDENSED STATEMENTS OF CASH FLOWS

	THE GROUP		THE COMPANY	
	Unaudited	Unaudited	Unaudited	Unaudited
	6 months to	6 months to	6 months to	6 months to
	31/Dec/25	31/Dec/24	31/Dec/25	31/Dec/24
Net cash flows from operating activities	20,510	1,543,830	(15,477,676)	18,324,838
Net cash flows from investing activities	—	34,976,000	—	(24,000)
Net cash flows from financing activities	(4,133,280)	(39,133,608)	11,505,397	(17,133,608)
Movement in cash & cash equivalent	(4,112,770)	(2,613,778)	(3,972,279)	1,167,230
As at Jul 01,	6,376,493	8,319,389	5,964,502	2,997,626
(Decrease) / increase	(4,112,770)	(2,613,778)	(3,972,279)	1,167,230
As at Dec 31,	2,263,723	5,705,611	1,992,223	4,164,856

NOTES

The above condensed financial statements for the six months and quarter ended Dec 31, 2025 are unaudited. They have been prepared using the same accounting policies set out in the audited financial statements of the Group and the Company for the year ended June 30, 2025. These unaudited condensed financial statements are issued pursuant to DEM Rule 17 and the Securities Act 2005. The Board of Directors of Novus Properties Ltd accepts full responsibility for the accuracy of the information contained in these unaudited condensed financial statements. Both copies of the audited condensed financial statements and the statement of direct and indirect interests of Insiders, pursuant to Rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 are available free of charge upon request from the Company Secretary: C/O NWT Corporate Services Ltd, Wall Street 3rd Floor, Carleton Tower Cybercity, Ebene, 72201.

A: Novus Properties Ltd, Wall Street 3rd Floor, Carleton Tower Cybercity, Ebene, 72201

T: (230) 405 4000 E: info@novusproperties.mu W: novusproperties.mu BRN: C10059917

CONDENSED STATEMENTS OF COMPREHENSIVE INCOME

	THE GROUP				THE COMPANY			
	Unaudited	Unaudited						
	3 months to	3 months to	6 months to	6 months to	3 months to	3 months to	6 months to	6 months to
	31/Dec/25	31/Dec/24	31/Dec/25	31/Dec/24	31/Dec/25	31/Dec/24	31/Dec/25	31/Dec/24
Revenue	3,645,082	4,069,939	7,560,928	8,617,458	1,681,533	2,226,004	19,272,508	6,692,575
Operating Profit	3,236,115	4,008,107	6,907,585	8,453,101	1,288,011	2,196,038	18,650,054	6,584,768
Administrative expenses	(1,077,224)	(819,338)	(1,911,625)	(1,485,005)	(944,603)	(784,827)	(1,678,961)	(1,365,720)
Finance costs	(327,798)	(539,793)	(655,595)	(1,577,655)	—	(89,589)	—	(388,973)
Profit before tax	1,831,093	2,648,976	4,340,365	5,390,441	343,408	1,321,622	16,971,093	4,830,075
Income tax expense	(232,627)	(234,187)	(834,665)	(436,367)	—	—	(56,588)	(45,129)
Profit for the period	1,598,466	2,414,789	3,505,700	4,954,074	343,408	1,321,622	16,914,505	4,784,946
Earnings per share [Re]	0.12	0.18	0.25	0.36	0.02	0.10	1.23	0.35

STATEMENTS OF

	THE GROUP			THE COMPANY		
	Share Capital	Retained Earnings	Total	Share Capital	Retained Earnings	Total
As at Jul 01, 2024	106,042,887	57,650,305	163,693,192	106,042,887	24,330,012	130,372,899
Profit for the period	—	4,954,074	4,954,074	—	4,784,946	4,784,946
Dividends declared	—	—	—	—	—	—
As at Dec 31, 2024	106,042,887	62,604,379	168,647,266	106,042,887	29,114,958	135,157,845
As at Jul 01, 2025	106,042,887	58,660,474	164,703,361	106,042,887	25,118,516	131,161,403
Profit for the period	—	3,505,700	3,505,700	—	16,914,505	16,914,505
Dividends declared	—	—	—	—	—	—
As at Dec 31, 2025	106,042,887	62,166,174	168,209,061	106,042,887	42,033,021	148,075,908

Financial Review

For the six months ended 31 December 2025, the Group recorded revenue of Rs 8.62M, compared to Rs 9.01M for the corresponding period last year, mainly due to a lower occupancy rate at the GBBP asset.

Operating profit amounted to Rs 6.91M (Dec 2024: Rs 8.45M), reflecting lower revenue and continued cost pressures.

Profit before tax stood at Rs 3.51M, and profit for the period amounted to Rs 1.68M, compared to Rs 2.23M in the prior period.

As at 31 December 2025, total assets amounted to Rs 190.1M, with total equity of Rs 154.3M, resulting in a Net Asset Value of Rs 12.21 per share.

The Group maintains a solid asset base and prudent financial position.

The Board remains confident in the resilience of the Group's property portfolio and its long-term value creation strategy.

By Order of the Board; NWT Corporate Services Ltd, Corporate Secretary; This 12th February 2026

