

DENEB INVESTMENTS LIMITED

Registration number: 2013/091290/06

(Incorporated in the Republic of South Africa)

JSE share code: DNB

ISIN: ZAE000197398

("Deneb" or the "Company")



UPDATE ON CATEGORY 2 DISPOSAL – LAPSE OF AGREEMENT

Shareholders are referred to the announcement released by the Company on 1 August 2025, advising that Deneb's wholly-owned subsidiary, Sargas (Pty) Ltd, entered into an agreement ("**Agreement**") with Earth Instyle (Pty) Ltd ("**Purchaser**"), in terms of which it agreed to dispose of the property situated at 195 Leicester Road, Mobeni, Durban ("**Property**"), to the Purchaser, for a consideration of R48 500 000, excluding VAT ("**Disposal**").

Shareholders are hereby advised that the condition precedent requiring the Purchaser to pay the deposit into the conveyancers' trust account within five business days of the signature date of the Agreement was not fulfilled. As a result, the Agreement has lapsed and the Disposal will not proceed.

The Company will continue to evaluate strategic options regarding the Property and will update shareholders as appropriate.

Cape Town
11 August 2025

Sponsor
PSG Capital

