



CAUTIONARY ANNOUNCEMENT

Further to the cautionary announcement issued by Beachcomber Hospitality Investments Ltd ("**BHI**") on 19 November 2025 in the context of the acquisition of Royal Palm Beachcomber Luxury (the "**Acquisition**") from New Mauritius Hotels Limited ("**NMH**"), BHI wishes to inform its shareholders and the public in general that a disclosable transaction and related party transaction circular (the "**Circular**") has been approved by The Stock Exchange of Mauritius Ltd (the "**SEM**").

The consideration for the Acquisition will amount to EUR 50.6m based on the valuation made by Knight Frank LLP, an independent valuer of international repute. The Circular is available on the following BHI's website: <https://www.bhi-corporate.com/>

BHI further wishes to inform its shareholders and investing public that:

- (i) further to the notice sent to the holders of the preference shares, no meeting was called pursuant to the terms of the prospectus dated 29 March 2023. Accordingly, BHI will be implementing the decisions described in such notice; and
- (ii) the approval for the issue and listing, by way of private placement, of Class C Preference Shares at an issue price of MUR1,000 each and Class D Preference Shares at an issue price of EUR1,000 each, for an aggregate amount of up to EUR 35,000,000 has been approved by the SEM.

Shareholders and the investing public in general are advised to exercise caution when dealing in the securities of BHI and will be kept informed of any further developments.

By order of the Board

ER Secretarial Services Limited
Company Secretary

17 December 2025

This Cautionary Announcement is issued pursuant to Rule 11.3 and Chapter 12 of the SEM Listing Rules and the Securities Act 2005.

The Board accepts full responsibility for the accuracy of the information contained in this Cautionary Announcement.