



BEACHCOMBER HOSPITALITY INVESTMENTS LTD AND ITS SUBSIDIARIES

AUDITED ABRIDGED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

GROUP ABRIDGED STATEMENT OF PROFIT OR LOSS

	Year ended 30 June 2025 Audited EUR'000	Year ended 30 June 2024 Audited EUR'000
Revenue	24,350	23,760
EBITDA before change in fair value	23,852	23,470
Change in fair value of investment properties	2,072	1,366
EBITDA	25,924	24,836
Net finance costs	(12,276)	(13,142)
Depreciation	(34)	(34)
Profit before tax	13,614	11,660
Income tax expense	(2,803)	(1,716)
Profit after tax attributable to owners of the parent	10,811	9,944
Basic earnings per share	0.09	0.08

SEGMENTAL INFORMATION

Geographical

Revenue:		
Mauritius	15,615	15,188
Seychelles	8,735	8,572
	24,350	23,760
EBITDA:		
Mauritius	18,481	18,063
Seychelles	7,443	6,773
	25,924	24,836

GROUP ABRIDGED STATEMENT OF OTHER COMPREHENSIVE INCOME

	Year ended 30 June 2025 Audited EUR'000	Year ended 30 June 2024 Audited EUR'000
Profit after tax attributable to owners of the parent	10,811	9,944
Other comprehensive income, net of tax:		
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods	8	6
Other comprehensive income for the year, net of tax	8	6
Total comprehensive income attributable to owners of the parent	10,819	9,950

GROUP ABRIDGED STATEMENT OF FINANCIAL POSITION

	As at 30 June 2025 Audited EUR'000	As at 30 June 2024 Audited EUR'000
ASSETS		
Non current assets		
Plant and equipment	54	87
Investment properties	339,741	336,410
Deferred tax asset	-	27
	339,795	336,524
Current assets	4,625	4,919
TOTAL ASSETS	344,420	341,443
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent	140,636	139,058
Non-controlling interest	3	3
Non-current liabilities	190,100	150,381
Current liabilities	13,681	52,001
TOTAL EQUITY AND LIABILITIES	344,420	341,443

GROUP ABRIDGED STATEMENT OF CHANGES IN EQUITY

	Equity attributable to owners of the parent EUR '000	Non- controlling interest EUR '000	Total equity EUR '000
At 1 July 2023	133,736	3	133,739
Total comprehensive income for the year	9,950	-	9,950
Dividends	(4,628)	-	(4,628)
As at 30 June 2024	139,058	3	139,061
At 1 July 2024	139,058	3	139,061
Total comprehensive income for the year	10,819	-	10,819
Dividends	(9,241)	-	(9,241)
As at 30 June 2025	140,636	3	140,639

GROUP ABRIDGED STATEMENT OF CASH FLOW

	Year ended 30 June 2025 Audited EUR'000	Year ended 30 June 2024 Audited EUR'000
Net cash flows generated from operating activities	21,927	21,989
Net cash flow used in investing activities	(1,121)	(367)
Net cash flow used in financing activities	(22,070)	(15,945)
Net (decrease)/increase in cash and cash equivalents	(1,264)	5,677
Cash and cash equivalents at beginning	(2,116)	(7,858)
Net foreign exchange differences	32	65
Cash and cash equivalents at end of year	(3,348)	(2,116)

COMMENTS ON THE RESULTS FOR THE YEAR ENDED 30 JUNE 2025

The Group recorded rental income of Eur 23.4m (FY24: Eur 22.8m) and profit after tax of Eur 10.8m (FY24: Eur 9.9m) for the year ended in line with expectations.

MAURITIUS

The hotel properties in Mauritius, leased to its holding company and operated under the Beachcomber brand, generated rental income of Eur 15m (FY24: Eur 14.6m) and a profit after tax of Eur 8m (FY24: Eur 7.8m) for the year ended. In April 2025, the annual rent was also increased by 2.6% in line with the agreement.

SEYCHELLES

The Seychelles operations, comprising the resort on Ste Anne Island leased to Club Med, recorded rental income of Eur 8.4m (FY24: Eur 8.2m) and a profit after tax of Eur 2.8m (FY24: Eur 2.2m) for the year ended. Additionally, as contractually agreed, rental income was increased by 1.7% in February 2025.

DIVIDENDS

The Board has declared a dividend of Rs 34.71 per Class A preference share and EUR 34.71 per Class B preference share. An amount of EUR 3.9m will also be distributed to the ordinary shareholder. The dividends will be paid on or about 22 October 2025.

OUTLOOK

The Group is expected to post improved operating results for the year ending 30 June 2026 and a decrease in the Group's average borrowing costs is also anticipated.

The Audited Abridged Financial Statements are issued pursuant to Listing Rule 12.14 and the Mauritian Securities Act 2005. The Board of Directors of BHI accepts full responsibility for the accuracy of the information contained therein.

Copies of the Statement of direct and indirect interests of Officers pursuant to rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 and the Financial Statements are available free of charge at the head office of the Company, Beachcomber House, Botanical Garden Street, Curepipe.

By Order of the Board
ER Secretarial Services Limited
Company Secretary

17 September 2025