



## CAUTIONARY ANNOUNCEMENT

The Board of Directors (the “**Board**”) of Beachcomber Hospitality Investments Ltd (the “**Company**”) wishes to inform its shareholders and the public that the Company has entered into a non-binding letter of intent pertaining to the potential acquisition of one of the leading five-star resorts located in Zanzibar.

The Company has been granted a period of exclusivity to conduct due diligence and negotiations and is in the process of appointing advisers in relation to the proposed transaction. Should the latter materialise, the resort would be leased to and operated by New Mauritius Hotels Limited under the Beachcomber brand, in line with the Group's regional expansion strategy.

Shareholders and the investing public are advised to exercise caution when dealing in the Company's securities and will be kept informed of any further development.

By order of the Board  
**For ENL and Rogers Secretarial Services Limited**  
**Company Secretary**

**31 July 2025**

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

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