



NEW MAURITIUS HOTELS LIMITED

CAUTIONARY ANNOUNCEMENT

The Board of Directors (the “**Board**”) of New Mauritius Hotels Limited (the “**Company**”) wishes to inform its shareholders and the public that its subsidiary, Beachcomber Hospitality Investments Ltd (“**BHI**”), 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.

BHI 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 transaction materialise, the operations would be 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.