

HOTELEST LIMITED AND ITS SUBSIDIARIES

Abridged interim unaudited financial statements for the period ended June 30, 2025

THE GROUP - (MUR'000)	STATEMENT OF PROFIT OR LOSS				
	6 months to		3 months to		12 months to
	Jun-25 Unaudited	Jun-24 Unaudited	Jun-25 Unaudited	Jun-24 Unaudited	Dec-24 Audited
Revenue	3,048,184	3,119,071	1,277,251	1,258,143	6,149,086
Earnings before interest, taxation, depreciation and amortisation	832,534	1,002,782	184,904	218,076	1,810,515
Allowance charged on expected credit losses	(2,443)	(13,003)	(1,273)	(11,620)	(19,279)
Depreciation and amortisation	(357,950)	(356,006)	(177,701)	(177,806)	(710,948)
Operating profit	472,141	633,773	5,930	28,650	1,080,288
Finance income	1,124	1,499	564	1,434	2,555
Finance costs					
- on financial debt	(231,450)	(235,139)	(117,006)	(129,370)	(472,773)
- on lease liabilities	(137,048)	(162,879)	(68,238)	(76,656)	(299,570)
Share of results of associates	122,012	104,664	54,769	41,477	206,087
	226,779	341,918	(123,981)	(134,465)	516,587
Gain/(loss) on derecognition of Rights-of-use assets	44,002	(4,060)	44,002	(4,060)	(4,044)
Profit/(loss) before taxation	270,781	337,858	(79,979)	(138,525)	512,543
Income tax expense	(77,594)	(65,562)	(30,907)	(12,310)	(179,534)
Profit/(loss) for the period/year	193,187	272,296	(110,886)	(150,835)	333,009
Attributable to:					
Owners of the parent	93,387	132,815	(59,194)	(78,829)	156,797
Non-controlling interests	99,800	139,481	(51,692)	(72,006)	176,212
	193,187	272,296	(110,886)	(150,835)	333,009
Basic and diluted earnings/(loss) per share (MUR)	1.67	2.37	(1.06)	(1.41)	2.80

COMMENTS

1. Principal activity

The only activity of Hotelest Limited is to hold 51% of the share capital of Constance Hotels Services Limited (CHSL).

2. Consolidation and Accounting Standards

The abridged financial statements for the period ended 30 June 2025 are unaudited. The accounting policies and standards used in the preparation of these abridged unaudited financial statements are consistent with those used in the audited financial statements for the year ended 31 December 2024.

3. General Comments

For the second quarter 2025, Mauritius recorded 332,520 arrivals compared to 298,987 during the same period in 2024, and successfully recovered from the decline of 5.8% in the first quarter 2025 to reach a 2.07% increase for the semester. Seychelles experienced a significant 20% increase in tourist arrivals during the second quarter of 2025 with 94,609 arrivals compared to 78,651 in 2024. Likewise, the Maldives saw its tourist arrivals rise by nearly 16% during the same period attaining 475,708 visitors. Consequently, the figures for the semester were as follows:

TOURISTS ARRIVALS	2025			2024			2025 v/s 2024
	2025	2024	2025 v/s 2024	2025	2024	2025 v/s 2024	
MAURITIUS	658,909	645,549	2.07%				
MALDIVES	1,108,130	1,015,529	9.12%				
SEYCHELLES	192,407	176,168	9.22%				

THE GROUP - (MUR'000)	STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME				
	6 months to		3 months to		12 months to
	Jun-25 Unaudited	Jun-24 Unaudited	Jun-25 Unaudited	Jun-24 Unaudited	Dec-24 Audited
Profit/(loss) for the period/year	193,187	272,296	(110,886)	(150,835)	333,009
Other comprehensive income/(loss) for the period/year	153,829	94,651	149,811	24,647	(24,151)
Total comprehensive income/(loss) for the period/year	347,016	366,947	38,925	(126,188)	308,858
Attributable to:					
Owners of the parent	170,993	180,653	16,394	(66,322)	144,723
Non-controlling interests	176,023	186,294	22,531	(59,866)	164,135
	347,016	366,947	38,925	(126,188)	308,858

Resorts Performance in CHSL's main destinations

In Mauritius, CHSL's resorts picked up from disappointing first quarter performance with improved revenues and KPIs. CHSL's Seychelles resorts built up on their positive trends since the beginning of the year, further improving overall results and key metrics. After an encouraging first quarter in the Maldives, the performance of CHSL's hotels were again influenced by intense competition prevailing in the destination affecting both occupancy and rates. The performance was further dampened by a temporary reduction in room availability at Constance Halaveli due to the ongoing renovations. In Rodrigues, while CHSL's properties continue to face occupancy challenges as a result of persisting airseats unavailability, we managed to contain our cost base to mitigate the weak revenue flow. Across all CHSL's fully owned and managed hotels, the Group recorded an average occupancy rate of 73.1% (June 2024: 73.3%), RevPAR of MUR 15,569 (June 2024: MUR 14,370), and Trev PAR of MUR 24,945 (2024: MUR 23,494).

THE GROUP - (MUR'000)	STATEMENT OF FINANCIAL POSITION		
	Jun-25 Unaudited	Jun-24 Unaudited	Dec-24 Audited
	Assets		
Non-Current Assets			
Property, plant and equipment	8,278,885	8,466,958	8,486,024
Rights-of-use assets	4,484,428	4,525,627	4,401,233
Intangible assets	84,803	84,760	85,071
Investments in associates	2,495,737	2,287,383	2,288,963
Deferred tax assets	118,267	90,050	118,267
	15,462,120	15,454,778	15,379,558
Current Assets	1,750,945	1,578,856	1,931,073
Total Assets	17,213,065	17,033,634	17,310,631
Equity and Liabilities			
Equity			
Owners' interest	2,739,353	2,641,051	2,596,466
Convertible bonds	961,715	961,715	961,715
Non-controlling interests	2,582,161	2,506,935	2,458,589
Total equity	6,283,229	6,109,701	6,016,770
Non-Current Liabilities			
Borrowings	4,851,599	4,874,221	4,655,312
Lease liabilities	3,374,336	3,504,039	3,450,940
Deferred tax liabilities	247,077	149,431	248,404
Employee benefit obligations	606,848	499,822	606,848
	9,079,860	9,027,513	8,961,504
Current Liabilities	1,849,976	1,896,420	2,332,357
Total Liabilities	10,929,836	10,923,933	11,293,861
Total Equity and Liabilities	17,213,065	17,033,634	17,310,631
Net Asset Value per share (MUR)	48.98	47.23	46.43

4. Group Results

The second quarter saw improved revenue from CHSL's hotels in Mauritius compared to that of 2024. Unfortunately, this good performance was partially offset by a decrease in revenue from CHSL's Maldives and Rodrigues resorts.

Group revenue for the first semester of 2025 reached MUR 3,048 million (June 2025: MUR 3,119 million). Rising operational expenses, including the mandatory payroll adjustment introduced in the second semester 2024, were mitigated by effective cost management. This contributed to a reduced EBITDA of MUR 833 million (June 2024: MUR 1,003 million). Total finance costs were lower at MUR 368 million (June 2024: MUR 398 million) due to the net repayment of banking facilities and the net reduction in the lease liabilities in one of our resort in the Maldives.

Excellent performances of CHSL's associates, particularly in the Seychelles, contributed to a share of profit from associates of MUR 122 million (June 2024: MUR 105 million). During the semester, the Group extended the duration of a head lease in the Maldives by an additional 49 years, giving rise to a gain of MR 44 million on the derecognition of the previous lease.

Profit for the first half 2025 was MUR 193 million (June 2024: MUR 272 million) after accounting for taxation charges of MUR 78 million (June 2024: MUR 66 million).

5. Outlook

Amid the changing and uncertain environment driven by geopolitical and economic events, CHSL remains cautious in its overall performance prediction for the rest of the year.

Growth path in business activity is expected to continue for CHSL's Mauritius destination and given the positioning of its properties in this market, CHSL is confident to maintain the satisfactory performance achieved in the first half of the year. In regards to its Rodrigues operations, notwithstanding flight constraints, which remain a key challenge, CHSL anticipates that the action plan in force to redress this situation and continued sound management of its cost base will bring positive results in the coming months. In the face of persisting fierce competition in the Maldives, its focus will remain on maintaining tight cost management and improving revenue stream. CHSL's Seychelles resorts are expected to maintain an unprecedented growth trajectory with a strong outlook foreseen.

THE GROUP - (MUR'000)	STATEMENT OF CASH FLOW		
	6 months to		12 months to
	Jun-25 Unaudited	Jun-24 Unaudited	Dec-24 Audited
Net cash generated from operating activities	459,786	691,572	1,154,204
Net cash used in investing activities	(334,319)	(1,121,503)	(1,317,119)
Net cash (used in) /generated from financing activities	(161,346)	19,528	(173,400)
Decrease in cash and cash equivalents	(35,879)	(410,403)	(336,315)
Foreign exchange difference	22,672	32,519	28,312
Cash and cash equivalents at beginning of the period/year	71,843	379,846	379,846
Cash and cash equivalents at end of the period/year	58,636	1,962	71,843

By order of the Board

La Gaieté Services Limited
Secretary

13 August 2025

The statement of direct and indirect interests of insiders pursuant to rule 8(2)(m) of the Securities (Disclosure obligations of Reporting Issuers) Rules 2007 is available free of charge upon request from the Company Secretary, La Gaieté Services Limited, La Maison 1794, Constance, Centre de Flacq 40609, Mauritius. The financial statements are issued pursuant to DEM Listing Rule 17 and Securities Act 2005. The Board of Hotelest Limited accepts full responsibility for the accuracy of these financial statements. Copies of these abridged unaudited financial statements are available to the public free of charge at La Maison 1794, Constance, Centre de Flacq 40609, Mauritius.

THE GROUP - (MUR'000)	STATEMENT OF CHANGES IN EQUITY						
	Attributable to owners of the parent						
	Stated capital	Revaluation and other reserves	Retained earnings	Owners' interest	Convertible bonds	Non-controlling interests	Total equity
At January 1, 2025	1,102,001	1,995,795	(501,330)	2,596,466	961,715	2,458,589	6,016,770
Profit for the period	-	-	93,387	93,387	-	99,800	193,187
Total comprehensive income for the period	-	77,606	-	77,606	-	76,223	153,829
Interest on convertible bonds	-	-	(8,533)	(8,533)	-	(8,630)	(17,163)
Dividends	-	-	(19,573)	(19,573)	-	(43,821)	(63,394)
Balance at June 30, 2025	1,102,001	2,073,401	(436,049)	2,739,353	961,715	2,582,161	6,283,229
At January 1, 2024	1,102,001	2,007,869	(626,986)	2,482,884	961,715	2,374,805	5,819,404
Profit for the period	-	-	132,815	132,815	-	139,481	272,296
Total comprehensive income for the period	-	47,838	-	47,838	-	46,813	94,651
Interest on convertible bonds	-	-	(8,505)	(8,505)	-	(8,597)	(17,102)
Dividends	-	-	(13,981)	(13,981)	-	(45,567)	(59,548)
Balance at June 30 2024	1,102,001	2,055,707	(516,657)	2,641,051	961,715	2,506,935	6,109,701
At January 1, 2024	1,102,001	2,007,869	(626,986)	2,482,884	961,715	2,374,805	5,819,404
Profit for the year	-	-	156,797	156,797	-	176,212	333,009
Other comprehensive loss for the year	-	(12,074)	-	(12,074)	-	(12,077)	(24,151)
Interest on convertible bonds	-	-	(17,160)	(17,160)	-	(17,356)	(34,516)
Dividends	-	-	(13,981)	(13,981)	-	(62,995)	(76,976)
Balance at December 31, 2024	1,102,001	1,995,795	(501,330)	2,596,466	961,715	2,458,589	6,016,770

THE GROUP - (MUR'000)	GEOGRAPHICAL INFORMATION		
	6 months to Jun-25		
	Mauritius	Maldives	Total
Revenue	1,872,756	1,175,428	3,048,184
Operating profit	338,304	133,837	472,141

6 months to Jun-24		
Mauritius	Maldives	Total
1,939,415	1,179,656	3,119,071
505,391	128,382	633,773

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