CAUTIONARY ANNOUNCEMENT

Further to the cautionary announcement issued on 31 July 2025 regarding the potential acquisition of a five-star hotel in Zanzibar (the “**Zanzibar Resort**”), the Board of Directors (the “**Board**”) of Beachcomber Hospitality Investments Ltd (“**BHI**”) wishes to inform its shareholders and the public that, following a due diligence exercise, it has concluded that the acquisition would require BHI to deviate from its core strategy of owning and leasing hospitality assets.

New Mauritius Hotels Limited (“**NMH**”), the parent company of BHI, has consequently decided to pursue the acquisition of the Zanzibar Resort directly. To partly fund this acquisition, NMH proposes to sell to BHI the Royal Palm Beachcomber Luxury (“**Royal Palm**”), which will then be leased back to and operated by NMH. The Board of BHI considers that this transaction will create value for its stakeholders and has consequently decided to proceed with the acquisition.

Subject to obtaining all relevant regulatory and other approvals, BHI will finance the acquisition of Royal Palm through the issuance, by way of preferential offers, of new classes of preference shares and debt instruments.

Shareholders and the investing public are advised to exercise caution when dealing in BHI’s securities. Further development will be communicated in due course.

By order of the Board
For ER Secretarial Services Limited
Company Secretary

19 November 2025

This Cautionary Announcement is issued pursuant to the SEM Listing Rule 11.3, the Securities Act 2005 and the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007.

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