

LUX ISLAND RESORTS LTD

AND ITS SUBSIDIARIES.

The group un-audited results for the quarter and semester ended 31st December 2025 are as follows:

GROUP ABRIDGED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Quarter to 31 st December		Half year to 31 st December		Year ended 30th June 2025 Rs 000 (Audited)	Commentary
	2025 Rs 000 (Un-audited)	2024 Rs 000 (Un-audited)	2025 Rs 000 (Un-audited)	2024 Rs 000 (Un-audited)		
	Income	3,469,782	3,180,317	5,806,455	5,360,313	10,596,182
Normalised EBITDA	1,155,041	996,972	1,594,743	1,357,910	2,711,486	
Other net gains	-	-	-	-	30,303	
EBITDA	1,155,041	996,972	1,594,743	1,357,910	2,741,789	
Depreciation and amortisation	(216,714)	(202,989)	(430,473)	(405,496)	(812,155)	
Operating profit	938,327	793,983	1,164,270	952,414	1,929,634	
Finance costs on lease liabilities	(62,506)	(64,881)	(125,380)	(130,235)	(260,997)	
Finance costs on borrowings	(41,126)	(60,366)	(91,201)	(126,084)	(213,671)	
Profit before taxation	834,695	668,736	947,689	696,095	1,454,966	
Income tax expense	(193,701)	(108,727)	(233,752)	(116,233)	(246,682)	
Profit attributable to the owners	640,994	560,009	713,937	579,862	1,208,284	
Other comprehensive income						
Total other comprehensive income	16,554	5,001	54,233	4,076	270,933	
Total comprehensive income	657,548	565,010	768,170	583,938	1,479,217	
Basic - Earnings per share	Rs. 4.67	4.08	5.21	4.23	8.81	
Diluted - Earnings per share	Rs. 3.90	3.40	4.50	3.52	7.34	
SEGMENTAL INFORMATION						
<i>Segment income:</i>						
Mauritius	2,513,510	2,278,122	4,228,657	3,850,037	7,411,406	
Maldives	627,992	601,989	1,020,058	978,624	2,200,668	
Reunion	328,280	300,206	557,740	531,652	984,108	
Total segment income	3,469,782	3,180,317	5,806,455	5,360,313	10,596,182	
<i>Segment results:</i>						
Mauritius	717,472	598,540	948,187	769,256	1,347,645	
Maldives	162,742	148,341	161,316	132,405	442,717	
Reunion	58,113	47,102	54,767	50,573	139,272	
Results before finance costs	938,327	793,983	1,164,270	952,414	1,929,634	

GROUP ABRIDGED STATEMENT OF FINANCIAL POSITION

	31 st December 2025 Rs 000		31 st December 2024 Rs 000		30 th June 2025 Rs 000	
	ASSETS					
	Non current assets					
Property, plant & equipment	12,673,876		12,604,875	12,833,367		
Rights of use assets	3,411,888		3,582,396	3,431,390		
Intangible assets	483,990		498,631	482,911		
Investment property	-		91,145	-		
Post-employment benefit obligations	3,744		22	3,744		
Investment in associated company	49,827		-	49,827		
Deferred tax assets	84,800		-	84,800		
Current assets	16,708,125		16,777,069	16,886,039		
TOTAL ASSETS	3,020,349	19,728,474	2,749,096	2,404,761	19,526,165	19,290,800
EQUITY AND LIABILITIES						
Total equity	9,842,884		9,319,549	9,840,544		
Non-current liabilities	3,727,155		3,946,849	3,684,682		
Lease liabilities in respect of right of use assets	2,860,672		2,998,814	2,889,812		
Current liabilities	2,641,481		2,740,575	2,429,860		
Contract liabilities (Deposits collected from customers for future stays)	656,282		520,378	445,902		
TOTAL EQUITY AND LIABILITIES	19,728,474	19,526,165	19,290,800			
Net Assets per Share	Rs. 71.79		67.97	71.77		

GROUP ABRIDGED STATEMENT OF CASH FLOWS

	31 st December 2025 Rs 000		31 st December 2024 Rs 000		30 th June 2025 Rs 000	
	ASSETS					
	Net cash flows generated from operating activities					
Net cash flows used in investing activities	1,329,834		1,214,102	2,380,076		
Net cash flows used in financing activities	(151,842)		(260,603)	(473,698)		
Net (decrease)/increase in cash & cash equivalents	(1,205,205)		(591,908)	(1,448,051)		
Cash and bank balance	(27,213)	361,591	458,327			
Net foreign exchange difference	2,087		(2,586)	1,573		
At beginning of period	1,504,815		1,044,915	1,044,915		
At end of period	1,479,689	1,403,920	1,504,815			

GROUP ABRIDGED STATEMENT OF CHANGES IN EQUITY

	31 st December 2025 Rs 000		31 st December 2024 Rs 000		30 th June 2025 Rs 000	
	ASSETS					
	At beginning of period					
Total recognised income	9,840,544		8,768,798	8,768,798		
Dividends (30th June 2025: Rs 2.50 per share)	768,170		583,938	1,479,217		
Repayment of convertible bonds	-		-	(342,790)		
Interest on convertible bonds	(750,000)		-	-		
At end of period	(15,830)		(33,187)	(64,681)		
At end of period	9,842,884	9,319,549	9,840,544			

Note to the above:

- The above Financial Highlights have been prepared in accordance with IFRS Accounting Standards.
- The Financial Highlights are issued pursuant to Listing Rule 12.20 and published according to the Securities Act 2005.
- The Financial Highlights have been prepared on the same basis of the accounting policies set out in the statutory Financial Statements of the Group for the year ended June 30, 2025, except for the relevant amendments to published Standards, Standards and Interpretations issued and effective for accounting period starting on July 1, 2025.
- Copies of the Financial Highlights and the statement of direct and indirect interests of officers of the Company required under Rule 8 (2) (m) of the Securities (Disclosure Obligations of Reporting Rules 2007) are available free of charge, upon request, from the Company Secretary, at the Company's registered office, Lux Island Resorts Ltd, Pierre Simonet Street, Floréal.
- The Board of Directors of Lux Island Resorts Ltd accepts full responsibility for the accuracy of the information contained in the Financial Highlights.

Market Environment

Tourist arrivals to Mauritius during the quarter ended 31 December 2025 amounted to 428k, up by 4% from last year's 410k. Europe remains the main source market, with 66% of arrivals. For the semester ended 31 December 2025, tourist arrivals in Mauritius grew by 5% from 737k last year to 777K.

Group performance

During the quarter under review, the hotels in Mauritius have performed very well with an occupancy of 87% which was higher than last year by 4%, their ADR (Room Revenue per occupied room) increased by 4%. The increase in occupancy and ADR improved the RevPAR (Room Revenue per available room) by 9%.

LUX* South Ari Atoll in the Maldives posted an occupancy of 72% for the quarter, up by four percentage points compared to last year. Its ADR, however, remained more or less the same as last year, resulting in an increase of its RevPAR by 6%.

LUX* Saint Gilles in Reunion Island increased its occupancy by two percentage points to 77% and its ADR by 5%. As a result, its RevPAR grew by 9%. Overall, the Group posted an occupancy of 83%, three percentage points higher than the corresponding quarter last year, and the Group's ADR and RevPAR have increased by 4% and 8%, respectively. The Group has grown its net profit by 14% for the quarter under review compared to the corresponding quarter last year from Rs 560m to Rs 641m. The other Key Metrics for the quarter are as follows:

- Total revenue of Rs 3.47bn compared to Rs 3.18bn last year, an increase of 9%.
- EBITDA reached Rs 1.16bn compared to Rs 997m last year, an increase of 16%.
- Operating profit reached Rs 938m compared to Rs 794m last year, representing an increase of 18%.
- Profit before tax reached Rs 835m compared to Rs 669m last year, an increase of Rs 166m or 25%.
- The tax rate for the Mauritius companies increased from 19% to 24% following the introduction of the Fair Share Contribution of 5%. As a result, the income tax charge increased significantly from Rs 109m to Rs 194m.
- Gearing of the Group as at 31 December 2025 improved from 20% to 13%.
- Net cash balance stood at Rs 1.48bn on 31 December 2025 after repayment of long-term borrowings and prepayment of MIC Convertible Bonds of Rs 455m and 750m respectively during the semester.
- For the semester ended 31 December 2025, turnover increased by 8% to Rs