

LUX ISLAND RESORTS LTD AND ITS SUBSIDIARIES.

The group un-audited results for the quarter and nine months ended 31st March 2026 are as follows:

GROUP ABRIDGED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Quarter to 31 st March		Nine months to 31 st March		Year ended 30th June 2025
	2026 Rs 000 (Un-audited)	2025 Rs 000 (Un-audited)	2026 Rs 000 (Un-audited)	2025 Rs 000 (Un-audited)	Rs 000 (Audited)
Income	3,095,009	2,841,239	8,901,464	8,201,552	10,596,182
Normalised EBITDA	947,144	838,791	2,541,887	2,196,701	2,711,486
Other net gains	-	65,672	-	65,672	30,303
EBITDA	947,144	904,463	2,541,887	2,262,373	2,741,789
Depreciation and amortisation	(214,785)	(194,801)	(645,258)	(600,297)	(812,155)
Operating profit	732,359	709,662	1,896,629	1,662,076	1,929,634
Finance costs on lease liabilities	(61,263)	(61,487)	(186,643)	(191,722)	(260,997)
Finance costs on borrowings	(39,251)	(51,687)	(130,452)	(177,771)	(213,671)
Profit before taxation	631,845	596,488	1,579,534	1,292,583	1,454,966
Income tax expense	(132,981)	(110,092)	(366,733)	(226,325)	(246,682)
Profit attributable to the owners	498,864	486,396	1,212,801	1,066,258	1,208,284
Other comprehensive income					
Total other comprehensive income	29,244	(7,457)	83,477	(3,381)	270,933
Total comprehensive income	528,108	478,939	1,296,278	1,062,877	1,479,217
Basic - Earnings per share	Rs. 3.64	3.55	8.85	7.78	8.81
Diluted - Earnings per share	Rs. 3.15	2.96	7.65	6.48	7.34
SEGMENTAL INFORMATION					
Segment income:					
Mauritius	2,047,578	1,853,300	6,276,235	5,703,337	7,411,406
Maldives	784,394	766,939	1,804,452	1,745,563	2,200,668
Reunion	263,037	221,000	820,777	752,652	984,108
Total segment income	3,095,009	2,841,239	8,901,464	8,201,552	10,596,182
Segment results:					
Mauritius	460,393	374,726	1,408,580	1,143,982	1,347,645
Maldives	265,388	273,543	426,704	405,948	442,717
Reunion	6,578	61,393	61,345	112,146	139,272
Results before finance costs	732,359	709,662	1,896,629	1,662,076	1,929,634

GROUP ABRIDGED STATEMENT OF FINANCIAL POSITION

	31 st March 2026 Rs 000	31 st March 2025 Rs 000	30 th June 2025 Rs 000
ASSETS			
Non current assets			
Property, plant & equipment	14,128,825	12,435,829	12,833,367
Rights of use assets	3,348,389	3,489,221	3,431,390
Intangible assets	483,548	497,508	482,911
Investment property	-	91,145	-
Post-employment benefit obligations	3,744	22	3,744
Investment in associated company	51,576	-	49,827
Deferred tax assets	66,700	-	84,800
	18,082,782	16,513,725	16,886,039
Current assets	2,356,964	2,877,058	2,404,761
TOTAL ASSETS	20,439,746	19,390,783	19,290,800
EQUITY AND LIABILITIES			
Total equity	10,194,197	9,645,139	9,840,544
Non-current liabilities	4,374,536	3,851,051	3,684,682
Lease liabilities in respect of right of use assets	2,782,358	2,917,921	2,889,812
Current liabilities	2,497,393	2,403,952	2,429,860
Contract liabilities (Deposits collected from customers for future stays)	591,262	572,720	445,902
TOTAL EQUITY AND LIABILITIES	20,439,746	19,390,783	19,290,800
Net Assets per Share	Rs. 74.35	70.34	71.77

GROUP ABRIDGED STATEMENT OF CASH FLOWS

	31 st March 2026 Rs 000	31 st March 2025 Rs 000	30 th June 2025 Rs 000
Net cash flows generated from operating activities	2,098,042	1,821,603	2,380,076
Net cash flows used in investing activities	(1,753,889)	(324,222)	(473,698)
Net cash flows used in financing activities	(778,039)	(989,174)	(1,448,051)
Net (decrease)/increase in cash & cash equivalents	(433,886)	508,207	458,327
Cash and bank balance			
Net foreign exchange difference	3,347	(3,613)	1,573
At beginning of period	1,504,815	1,044,915	1,044,915
At end of period	1,074,276	1,549,509	1,504,815

GROUP ABRIDGED STATEMENT OF CHANGES IN EQUITY

	31 st March 2026 Rs 000	31 st March 2025 Rs 000	30 th June 2025 Rs 000
At beginning of period	9,840,544	8,768,798	8,768,798
Total recognised income	1,296,278	1,062,877	1,479,217
Dividends (31 st March 2026 & 2025: Interim Rs 1.25 & Rs 1.00 respectively and 30 th June 2025: Final Rs 2.50)	(171,395)	(137,116)	(342,790)
Repayment of convertible bonds	(750,000)	-	-
Interest on convertible bonds	(21,230)	(49,420)	(64,681)
At end of period	10,194,197	9,645,139	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.

Commentary

Market Environment

Tourist arrivals to Mauritius for the quarter ended 31 March 2026 amounted to 348k, up 6.7% from last year's 326k. Europe remains the main source market, representing a large share of arrivals. For the nine months ended 31 March 2026, Mauritius arrivals grew 5.9% to 1,126k from 1,063k last year.

Tourist arrivals in the Maldives for the quarter under review reached 634k, up 0.2% versus last year. The main source market in the Maldives is China, followed by Russia. For the nine months ended 31 March 2026, Maldives welcomed 1.77m tourists, up from 1.66m in the prior-year period.

Group performance

During the quarter, despite the onset of the war in the Middle East on 27 February 2026, Mauritius hotels performed well, delivering an occupancy of 81%, up 2 percentage points from last year. ADR (Average Daily Rate) increased by 10%, driving a 13% rise in RevPAR (Revenue per available room). The Maldives is more affected by the war, as carriers from the Gulf countries account for about 70% of seat capacity. LUX* South Ari Atoll posted 85% occupancy, down 4 points from last year, but ADR rose by 13%, yielding a 7% increase in RevPAR. LUX* Saint-Gilles in Reunion Island increased occupancy by 5 points to 78%, while ADR remained flat, resulting in a 6% increase in RevPAR.

Against this backdrop, the Group posted an occupancy of 81%, up 1 point year over year, with ADR up 9% and RevPAR up 11%. Profit before tax rose 6% for the quarter, from Rs 596m to Rs 632m. On a like-for-like basis, excluding last year's one-off Rs 65m gain relating to the price adjustment on the sale of Hotel Le Récif in Reunion Island, growth would be 19%. Key metrics for the quarter include:

- Total revenue: Rs 3.1bn, up from Rs 2.84bn last year (9%).
- Normalised EBITDA: Rs 947m, up from Rs 839m (13%).
- Operating profit: Rs 732m, up from Rs 710m (3%).
- Income tax expense rose from Rs 110m to Rs 133m (21%). This increase is due to the tax rate for Mauritius entities which went up from 19% to 24% following the Fair Share Contribution of 5%
- Attributable profit: Rs 499m, up from Rs 486m (increase of Rs 13m, or 3%).

During the quarter, the Group completed the acquisition of the land of LUX* Saint-Gilles hotel in Reunion Island which was funded equally by own funds and bank debt. As a result, Group gearing at 31 March 2026 increased to 20% from 15% at 30 June 2025, but remains in a healthy range. Net cash balance stood at Rs 1.07bn on 31 March 2026 after repayment of long-term borrowings, prepayment of MIC Convertible Bonds, and financing of the LUX* Saint-Gilles land acquisition.

For the nine months ended 31 March 2026, total revenue rose 9% to Rs 8.9bn. Net profit for the nine months increased 13% to Rs 1.21bn from Rs 1.07bn.

Outlook

The war in the Middle East has not significantly impacted our top line in Mauritius and Réunion Island so far, while the Maldives have been more affected. However, forward bookings for the last quarter are behind last year. The ultimate impact will depend on the severity and duration of the conflict, as well as on inflationary pressures tied to higher oil and other commodity prices. Thanks to the results achieved so far through 31 March, we expect the year ending 30 June 2026 to at least match last year's results.

Dividend

The Board of Directors has declared a final dividend of Rs 1.75 per share in respect of the financial year ending 30 June 2026. The Board is also offering to its eligible shareholders the option to receive their dividend payment in Euros. For shareholders who elect to receive their dividends in Euros, the dividend per share will be of Euro 0.032 calculated at the prevailing exchange rate on 27 April 2026. The dividend will be paid on or about 29 June 2026 to all shareholders registered at close of business on 15 May 2026 (Record Date). Shareholders registered as at the Record Date will receive a postal communication regarding the Euro dividend payment procedure and will have until 19 June 2026 to communicate their Euro bank account details should they wish to receive the dividend payment in Euros.

By order of the Board

IBL Management Ltd

Company Secretary

27 April 2026.