



NEW MAURITIUS HOTELS LIMITED

CAUTIONARY ANNOUNCEMENT

Further to the cautionary announcement issued by New Mauritius Hotels Limited (“**NMH**” or the “**Company**”) on 19 November 2025, the Company wishes to inform its shareholders and the general public that two entities of the NMH Group have entered into a share purchase agreement (the “**SPA**”) on 23 June 2026 for the acquisition of all the shares of White Sands Beach Resorts Limited (“**WSBR**”), a Zanzibari company which owns the Zuri Zanzibar hotel (the “**Acquisition**”).

The Acquisition is subject to the satisfactory completion of all conditions precedent and the obtention of all relevant approvals set out in the SPA. The acquisition price is anticipated to be approximately USD 79m subject to the completion of accounts.

For the purposes of its disclosure obligations, a disclosable transaction circular (the “**Circular**”) has been prepared by the Company and was approved by The Stock Exchange of Mauritius Ltd (the “**SEM**”). The Circular provides the rationale, as well as further details, in respect of the Acquisition and is available on the following NMH’s website: <https://corporate.beachcomber.com/>.

Shareholders and the investing public are advised to exercise caution when dealing in the Company’s securities and will be kept posted on any further developments.

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

24 June 2026

This Cautionary Announcement is issued pursuant to Chapter 13 of the SEM Listing Rules, 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.