



PARADISE HOSPITALITY GROUP LIMITED

(Incorporated in the Republic of Mauritius)

(Registration number: C144808 C1/GBL)

Having its address at c/o Intercontinental Fund Services Limited,
Level 5, Alexander House,
35 Cybercity, Ebene, 72201, Mauritius
("Paradise Hospitality" or "the Company")

UNAUDITED ABRIDGED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE MONTHS AND NINE MONTHS ENDED 31 MARCH 2021

DIRECTORS' COMMENTARY

Paradise Hospitality Group Limited presents its consolidated results for the financial period from 01 July 2020 to 31 March 2021.

NATURE OF THE BUSINESS

Paradise Hospitality was established to acquire hospitality properties with fixed leases from renowned operators within the sub-tropical region (including, amongst others, countries such as Madagascar, Seychelles, Mauritius and Senegal) thereby providing shareholders with the opportunity to benefit from the buoyant hospitality market, without taking direct hospitality operating risk. By securing long term triple net leases (i.e. leases where the tenant is responsible for all property costs), the Company will generate consistent and sustainable hard currency returns to its shareholders.

The Company's capital structure comprises unlisted Class A Ordinary Shares ("**Class A shares**") and Limited Voting Class B Preference Shares ("**Class B shares**") listed on the Official Market of the Stock Exchange of Mauritius Ltd ("**SEM**"). The terms of the Class B shares are as follows:

- Target dividend yield of 6.25% (which rank above Class A shares);
- Hold voting rights of 1 vote for every two Class B shares held; and
- Rank equally in all other respects.

DIVIDENDS

No dividends were declared or paid during the period under review.

OVERVIEW

On 27 January 2020, Paradise Hospitality acquired the Club Med Cap Skirring Hotel located in Casamance, Senegal. The 4 trident resort consists of 205 rooms, 2 restaurants, 3 bars, 9-hole golf course, 6 tennis courts, 1 nautical center and 1 pool (the "**Resort**").

Paradise Hospitality acquired 100% of the equity of Société Immobilière et de Gestion Hôtelière du Cap Skirring (“**SIGHC**”) for EUR 16.2 million (“**Provisional Purchase Price**”), subject to an adjustment based on the final balance sheet and the related profit and loss accounts of SIGHC. On 27 January 2020, Casamance Limited (“**Casamance**”), a wholly owned subsidiary of the Company paid EUR 15.5 million being 96% of the Provisional Purchase Price. As at 31 March 2021 the final purchase consideration had not been agreed.

EUR 6.4 million of the Provisional Purchase Price was funded through a debt facility from ABC Banking Corporation Ltd. The loan was initially availed by Paradise Hospitality (100% shareholder of Casamance) and injected into Casamance through a EUR 6.4 million shareholder loan. On 19 June 2020, the debt facility was reset and made available to Casamance.

Due to the Covid-19 pandemic, the Company provided a nine month rent deferral to Club Med at the Resort, this deferral was settled in full in January 2021. Offsetting this impact, the parties have agreed to a reduced development programme in 2020/2021, undertaking only key refurbishment works on the property with the bulk of the programme taking place in 2022, once the hospitality market has stabilised.

DEBT FUNDING

Casamance secured debt funding from ABC Banking Corporation Ltd to repay Paradise Hospitality’s shareholder loan, which was initially used to fund the acquisition of the Resort. The debt facility of EUR 6.4 million provided by ABC Banking Corporation Ltd to Casamance attracts interest at 3-month Euribor plus 4.25%, and is repayable over a 5-year term with a capital repayment moratorium of 1.5 years.

GOING CONCERN

The Company has the financial support of its current ultimate holding company (Grit Real Estate Income Group Limited) and the latter will provide financial support to the Company for the next 12 months.

Together with the above, having considered the Company’s pipeline assets, budget and cash flow, the directors are of the opinion that the Company has adequate resources to continue operating for the foreseeable future and that it is appropriate to adopt the going concern basis in preparing the Company’s financial statements. The directors have satisfied themselves that the Company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the Company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the Company.

COMPARATIVES

The Company did not present consolidated financial statements last year as it did not consider the impact of the consolidated numbers to be materially different from the separate financial statements. The comparatives for the period ended 31 March 2020 are stand-alone figures.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION	Unaudited as at	Audited as at
	31-Mar-2021	30-Jun-2020
	EUR	EUR
Assets		
Non-current asset		
Amount receivable from related company	2,471,613	2,377,282
Property, plant and equipment	25,607	40,645
Investment property	19,480,797	15,580,000
Total non-current asset	21,978,017	17,997,927
Current asset		
Prepayments and other receivables	327,458	729,294
Cash and cash equivalents	766,271	36,185
Total current asset	1,093,729	765,479
Total assets	23,071,746	18,763,406
Equity and liabilities		
Total equity attributable to equity holders		
Stated capital: Class A shares	10,469,705	10,469,705
Stated capital: Class B shares	700,000	700,000
Accumulated profit/(losses)	822,438	(1,486,985)
Total equity attributable to equity holders	11,992,143	9,682,720
Current liability		
Interest bearing borrowings	6,384,357	6,420,653
Tax payable	400,256	604,077
Trade and other payables	4,294,990	2,055,956
Total current liability	11,079,603	9,080,686
Total liability	11,079,603	9,080,686
Total equity and liability	23,071,746	18,763,406
Net asset value per Class A share (cents)	107.36	86.69
Net asset value per Class B share (cents)	107.36	86.69

CONDENSED STATEMENT OF COMPREHENSIVE INCOME	*Group Unaudited for the three months ended 31 March 2021 EUR	*Group Unaudited for the nine months ended 31 March 2021 EUR	Unaudited for the three months ended 31 March 2020 EUR	Unaudited for the nine months ended 31 March 2020 EUR
Rental income	377,038	1,037,003	-	-
Interest income	30,986	94,334	82,603	145,951
Gain from bargain purchase	-	-	-	-
Fair value on investment property	(1,195,967)	1,704,830	-	-
Administration expenses	(189,458)	(215,037)	(28,378)	(87,536)
Finance cost	(103,043)	(313,445)	(66,587)	(109,459)
(Loss)/profit before taxation	(1,080,444)	2,307,685	(12,362)	(51,044)
Taxation expense	-	1,738	(170)	(170)
(Loss)/profit for the period/year	(1,080,444)	2,309,423	(12,532)	(51,214)

STATEMENT OF CHANGES IN EQUITY	Stated Capital: Class A EUR	Stated Capital: Class B EUR	Accumulated losses EUR	Total equity EUR
Balance 1 July 2019	1,300,003	700,000	(44,397)	1,955,606
Share issue: Class A ¹	9,169,702	-	-	9,169,702
Loss and total comprehensive income for the period			(51,214)	(51,214)
Balance at 31 March 2020	10,469,705	700,000	(95,611)	11,074,094
Loss and total comprehensive income for the period ²			(1,391,374)	(1,391,374)
Balance at 30 June 2020	10,469,705	700,000	(1,486,985)	9,682,720
Profit and total comprehensive income for the period	-	-	2,309,423	2,309,423
Balance at 31 March 2021	10,469,705	700,000	822,438	11,992,143

¹ Issue of Class A shares: In order to finance the acquisition of Club Med Cap Skirring Hotel in Senegal, 9,169,702 Class A shares were issued to the existing Class A shareholder on 28 January 2020, at a price of EUR 1 per share.

² Figures after comparatives of 31 March 2020 have been updated to reflect group numbers. Balance at 31 March 2020 are stand-alone figures.

CONDENSED STATEMENT OF CASH FLOWS	*Group Unaudited for the nine months ended 31 March 2021 EUR	Unaudited for the nine months ended 31 March 2020 EUR
Net cash from/(used in) operating activities	2,632,346	(167,811)
Net cash from financing activities	-	9,346,500
Net cash used in investing activities	(1,865,964)	(15,570,702)
Net movement in cash and cash equivalents	766,382	(6,392,013)
Cash at beginning of the year	(6,384,468)	386
Total cash at the end of the year	(5,618,086)	(6,391,627)

NOTES

*The Company is required to publish financial results for the three months and nine months ended 31 March 2021 in terms of SEM Listing Rule 12.19 and the Mauritian Securities Act 2005. Accordingly, this announcement presents the consolidated financial results of the Company in respect of the period from 01 January 2021 to 31 March 2021, and from 01 July 2020 to 31 March 2021. The comparative figures for the period ended 31 March 2020 are stand-alone figures. The Limited Voting Class B shares were issued and listed on the Official Market of the SEM on 10 July 2017.

The unaudited abridged consolidated financial statements for the three months and nine months ended 31 March 2021 (“abridged consolidated financial statements”) have been prepared in accordance with the framework concepts and measurement and recognition requirements of International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board (“IASB”), interpretations issued by the IFRS Interpretation Committee (“IFRS IC”), the Mauritian Companies Act 2001, the Mauritian Financial Reporting Act 2004, the Mauritian Securities Act 2005, the requirements of IAS 34: Interim Financial Reporting and the SEM Listing Rules.

These abridged consolidated financial statements have not been reviewed or reported on by the Company’s external auditors. These abridged consolidated financial statements were approved by the Board on 11 May 2021. These abridged consolidated financial statements have been derived from the Company’s unaudited financial statements for the three months and nine months ended 31 March 2021. Copies of the abridged consolidated financial statements and the Statement of direct and indirect interests of each officer of the Company, pursuant to Rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 of Mauritius, are available free of charge, upon request at the Registered Office of the Company at c/o Intercontinental Fund Services Limited, Level 5, Alexander House, 35 Cyberville, Ebene 72201, Mauritius. Contact person: Mrs. Smitha Algoo-Bissonauth.

The Board accepts full responsibility for the accuracy of the information contained in these abridged consolidated financial statements. The directors are not aware of any matters or circumstances arising subsequent to the period ended 31 March 2021 that require any additional disclosure or adjustment to the financial statements.

By order of the Board

12 May 2021

SEM authorised representative & sponsor



+230 402 0890

Company Secretary



+230 466 3999

Directors: David Love (Independent Chairman), Greg Pearson (Non-Executive director), Catherine McIlraith (Non-Executive director) and Moira van der Westhuizen (Executive director)

Company secretary: Intercontinental Fund Services Limited

Registered office address: C/o Intercontinental Fund Services Limited, Level 5, Alexander House, 35 Cybercity, Ebène, 72201, Mauritius

Registrar and transfer agent (Mauritius): Intercontinental Secretarial Services Limited

SEM authorised representative & sponsor: Perigeum Capital Ltd

This communiqué is issued pursuant to SEM Listing Rules 11.3 and 12.20 and Section 88 of the Mauritian Securities Act 2005. The Board of Paradise Hospitality accepts full responsibility for the accuracy of the information contained in these abridged financial statements.