



## **PARADISE HOSPITALITY GROUP LIMITED**

(formerly Paradise Property Investments Ltd)

(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"** or **"the Group"**)

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### **UNAUDITED ABRIDGED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2022**

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#### **DIRECTORS' COMMENTARY**

Paradise Hospitality Group Limited presents its results for the financial period from 01 July 2022 to 31 December 2022.

#### **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 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 for 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:

- The holders of limited voting Class B shares shall be entitled to the first right to dividend of up to 6.25% of the net asset value per limited voting Class B 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**

Paradise Hospitality owns 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”).

The Group and Company have recovered post the COVID-19 pandemic, no further lease concessions were granted, and the fair value of the assets have increased due to the removal of COVID-19 restrictions in Senegal and significant increase in tourist arrivals.

## **GOING CONCERN**

Club Med is paying its full rental and the Company has the financial support of its current ultimate holding company (Grit Real Estate Income Group Limited), the latter will provide financial support to the Company for the next 12 months if required.

Together with the above, having considered the Company’s pipeline assets, budget and cash flow, the directors believe that the Group will have adequate financial resources to continue in operation for the foreseeable future and accordingly the financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the Group 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 Group. 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 Group. The Group and Company have adequate financing facilities and monitors its covenants throughout the going concern period.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION	Unaudited as at 31-Dec-2022	Audited as at 30-Jun-2022
	EUR	EUR
<b>Assets</b>		
<b>Non-current assets</b>		
Loans to related parties	-	2,627,432
Property, plant, and equipment	2,071	6,586
Investment property	21,560,156	18,580,416
<b>Total non-current assets</b>	<b>21,562,227</b>	<b>21,214,434</b>
<b>Current assets</b>		
Prepayments and other receivables	907,563	352,233
Lease incentives – investment property	1,065,844	1,119,584
Cash and cash equivalents	45,881	84,494
<b>Total current assets</b>	<b>2,019,288</b>	<b>1,556,311</b>
<b>Total assets</b>	<b>23,581,515</b>	<b>22,770,745</b>
<b>Equity and liabilities</b>		
<b>Total equity attributable to equity holders</b>		
Stated capital: Class A shares	10,469,705	10,469,705
Stated capital: Class B shares	700,000	700,000
Accumulated profit / (losses)	2,182,542	(763,215)
<b>Total equity attributable to equity holders</b>	<b>13,352,247</b>	<b>10,406,490</b>
<b>Non-current liabilities</b>		
Long-term borrowings	6,595,436	-
Loan from related companies	3,004,811	7,381,758
<b>Total non-current liabilities</b>	<b>9,600,247</b>	<b>7,381,758</b>
<b>Current liability</b>		
Short-term borrowings	-	4,450,000
Amount payable to related companies	951	-
Trade and other payables	628,070	532,497
<b>Total current liabilities</b>	<b>629,021</b>	<b>4,982,497</b>
<b>Total liabilities</b>	<b>10,229,268</b>	<b>12,364,255</b>
<b>Total equity and liabilities</b>	<b>23,581,515</b>	<b>22,770,745</b>
Net asset value per Class A share (cents)	119.54	93.17
Net asset value per Class B share (cents)	119.54	93.17

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	Unaudited for the six months ended 31 December 2022 EUR	Unaudited for the six months ended 31 December 2021 EUR
Rental income	795,323	657,425
Interest income	40,625	63,348
Other income	-	34,212
Profit on disposal of subsidiary	-	5,499
Fair value gain on investment property	2,357,484	569,198
Administration expenses	(181,723)	(74,862)
Exchange gain/(loss)	228,533	(194,001)
Finance costs	(294,485)	(224,115)
<b>Profit before taxation</b>	<b>2,945,757</b>	<b>836,704</b>
Taxation	-	222,851
<b>Profit for the period</b>	<b>2,945,757</b>	<b>1,059,555</b>

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	Stated Capital: Class A	Stated Capital: Class B	Accumulated (losses) / profit	Total equity
	EUR	EUR	EUR	EUR
Balance at 1 July 2021	10,469,705	700,000	(2,522,838)	8,646,867
Total comprehensive income for the year	-	-	1,759,623	1,759,623
Balance at 30 June 2022	10,469,705	700,000	(763,215)	10,406,490
<b>Balance at 1 July 2022</b>	<b>10,469,705</b>	<b>700,000</b>	<b>(763,215)</b>	<b>10,406,490</b>
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>-</b>	<b>2,945,757</b>	<b>2,945,757</b>
<b>Balance at 31 December 2022</b>	<b>10,469,705</b>	<b>700,000</b>	<b>2,182,542</b>	<b>13,352,247</b>

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS	Unaudited for the six months ended 31 December 2022 EUR	Unaudited for the six months ended 31 December 2021 EUR
Net cash generated from / (used in) operating activities	115,025	(394,444)
Net cash from financing activities	441,071	622,848
Cash used in investing activities	(594,709)	(144,930)
<b>Net movement in cash and cash equivalents</b>	<b>(38,613)</b>	<b>82,919</b>
Cash at beginning of the period	84,494	230,001
<b>Total cash at the end of the period</b>	<b>45,881</b>	<b>312,920</b>

## NOTES

This announcement presents the unaudited financial results of the Company in respect of the period ended 31 December 2022 that is from 01 July 2022 to 31 December 2022, prepared in accordance with SEM Listing Rule 12.19.

The unaudited abridged financial statements for the six months ended 31 December 2022 (“abridged 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 Companies Act 2001 (as amended), the Financial Reporting Act 2004, the Securities Act 2005, and the SEM Listing Rules.

These abridged financial statements were approved by the Board on 24 February 2023. These abridged financial statements have been derived from the Company’s unaudited consolidated financial statements for the six months ended 31 December 2022. Copies of the abridged financial statements, 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 Cybercity, Ebene 72201, Mauritius. Contact person: Mrs. Smitha Algoo-Bissonauth.

The Board accepts full responsibility for the accuracy of the information contained in these abridged financial statements. The directors are not aware of any matters or circumstances arising subsequent to the period ended 31 December 2022 that require any additional disclosure or adjustment to the financial statements.

By order of the Board

24 February 2023

### SEM Authorised Representative & Sponsor



+230 402 0890

### Company Secretary



+230 466 3999

**Directors:** David Love (Independent Chairman), 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, Ebene, 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. The Board of Paradise Hospitality accepts full responsibility for the accuracy of the information contained in these abridged financial statements.