



# BEACHCOMBER

RESORTS & HOTELS

## NEW MAURITIUS HOTELS LIMITED

AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021  
AND UNAUDITED INTERIM (QUARTERLY) FINANCIAL STATEMENTS  
FOR THE QUARTER ENDED 30 SEPTEMBER 2021



### GROUP ABRIDGED STATEMENTS OF PROFIT OR LOSS

	Quarter ended 30 September 2021 Unaudited Rs'000	Quarter ended 30 September 2020 Unaudited Rs'000	Year ended 30 June 2021 Audited Rs'000	9 Months ended 30 June 2020 Audited Rs'000
Revenue from contract with customers	485,158	212,969	1,136,832	5,632,584
<b>EBITDA before impairment and fair value loss</b>	<b>(407,281)</b>	<b>(487,170)</b>	<b>(1,866,996)</b>	781,579
Fair value loss on Investment property	-	-	(95,872)	-
Impairment loss on financial assets	-	-	(27,892)	(33,755)
Impairment loss on non-financial assets	-	-	-	(477,034)
<b>EBITDA</b>	<b>(407,281)</b>	<b>(487,170)</b>	<b>(1,990,760)</b>	270,790
Net finance costs	(252,823)	(161,730)	(820,088)	(434,502)
Depreciation and amortisation	(190,058)	(198,540)	(824,435)	(609,312)
<b>Loss before tax</b>	<b>(850,162)</b>	<b>(847,440)</b>	<b>(3,635,283)</b>	(773,024)
Income tax credit	94,742	67,089	505,141	87,213
<b>Loss for the period/year</b>	<b>(755,420)</b>	<b>(780,351)</b>	<b>(3,130,142)</b>	(685,811)
<b>(Loss)/profit attributable to:</b>				
Owners of the parent	(761,499)	(775,521)	(3,173,492)	(729,773)
Non-controlling interests	6,079	(4,830)	43,350	43,962
	<b>(755,420)</b>	<b>(780,351)</b>	<b>(3,130,142)</b>	(685,811)
<b>Basic loss per share:</b>	<b>(1.39)</b>	(1.41)	<b>(5.78)</b>	(1.33)
<b>Diluted loss per share</b>	<b>(0.99)</b>	(1.41)	<b>(5.77)</b>	(1.33)

### SEGMENTAL INFORMATION

Geographical	Quarter ended 30 September 2021 Unaudited Rs'000	Quarter ended 30 September 2020 Unaudited Rs'000	Year ended 30 June 2021 Audited Rs'000	9 Months ended 30 June 2020 Audited Rs'000
<b>Revenue:</b>				
Mauritius	207,160	188,578	670,648	4,681,076
Morocco	109,881	7,823	234,815	455,149
Seychelles	104,208	-	155,671	-
Others	63,909	16,568	75,698	496,359
	<b>485,158</b>	<b>212,969</b>	<b>1,136,832</b>	<b>5,632,584</b>
<b>EBITDA:</b>				
Mauritius	(457,424)	(364,754)	(1,776,268)	228,252
Morocco	(33,366)	(45,643)	(115,169)	38,268
Seychelles	104,233	(14,253)	(46,453)	(20,190)
Others	(20,724)	(62,520)	(52,870)	24,460
	<b>(407,281)</b>	<b>(487,170)</b>	<b>(1,990,760)</b>	<b>270,790</b>

### GROUP ABRIDGED STATEMENTS OF OTHER COMPREHENSIVE INCOME

	Quarter ended 30 September 2021 Unaudited Rs'000	Quarter ended 30 September 2020 Unaudited Rs'000	Year ended 30 June 2021 Audited Rs'000	9 Months ended 30 June 2020 Audited Rs'000
<b>Loss for the period/ year</b>	<b>(755,420)</b>	<b>(780,351)</b>	<b>(3,130,142)</b>	(685,811)
<b>Other comprehensive income, net of tax:</b>				
Other comprehensive income that may be reclassified to profit or loss in subsequent periods	120,151	(170,937)	(227,251)	(528,457)
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods	-	(304)	1,079,404	(1,204,016)
Other comprehensive income for the period/year, net of tax:	120,151	(171,241)	852,153	(1,732,473)
<b>Total comprehensive income for the period/year</b>	<b>(635,269)</b>	<b>(951,592)</b>	<b>(2,277,989)</b>	(2,418,284)
<b>Total comprehensive income attributable to:</b>				
Owners of the parent	(709,919)	(832,142)	(1,968,021)	(2,142,510)
Non-controlling interests	74,650	(119,450)	(309,968)	(275,774)
	<b>(635,269)</b>	<b>(951,592)</b>	<b>(2,277,989)</b>	(2,418,284)

### GROUP ABRIDGED STATEMENTS OF FINANCIAL POSITION

	As at 30 September 2021 Unaudited Rs'000	As at 30 June 2021 Audited Rs'000	As at 30 June 2020 Audited Rs'000
<b>ASSETS</b>			
Non-current assets			
Property, plant and equipment	23,522,995	23,615,860	23,421,766
Right-of-use assets	2,276,144	2,361,307	2,769,146
Investment property	5,886,244	6,044,214	3,319,575
Intangible assets	1,279,004	1,281,877	1,290,029
Investment in associates	633,400	634,908	633,338
Financial assets at fair value through other comprehensive income	9,128	9,128	9,094
Financial assets at amortised cost	1,309,833	1,318,119	1,187,062
Deferred tax assets	242,607	247,011	207,741
	<b>35,159,355</b>	<b>35,512,424</b>	<b>32,837,751</b>
Current assets	2,583,878	2,740,008	3,122,199
<b>TOTAL ASSETS</b>	<b>37,743,233</b>	<b>38,252,432</b>	<b>35,959,950</b>
<b>EQUITY AND LIABILITIES</b>			
Equity attributable to owners of the parent	5,781,073	6,121,110	6,905,702
Non-controlling interests	16,106	(58,544)	263,649
Non-current liabilities	19,239,144	20,041,817	16,587,981
Current liabilities	12,706,910	12,148,049	12,202,618
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>37,743,233</b>	<b>38,252,432</b>	<b>35,959,950</b>

### GROUP ABRIDGED STATEMENTS OF CHANGES IN EQUITY

	Equity attributable to owners of the parent Rs'000	Non-controlling Interests Rs'000	Total Equity Rs'000
Balance at 1 October 2019	9,130,559	643,686	9,774,245
Total comprehensive income for the period	(2,142,510)	(275,774)	(2,418,284)
Dividends	(82,347)	(104,263)	(186,610)
Balance at 30 June 2020 (Audited)	6,905,702	263,649	7,169,351
Balance at 1 July 2020	6,905,702	263,649	7,169,351
Total comprehensive income for the year	(1,968,021)	(309,968)	(2,277,989)
Issue of shares by subsidiary to non-controlling interests	-	14,775	14,775
Changes in ownership interest in subsidiaries that do not result in a loss of control	(1,535)	1,535	-
Issue of redeemable convertible secured bonds, net of transactions costs	1,102,617	-	1,102,617
Cancellation of dividends payable	82,347	-	82,347
Dividends	-	(28,535)	(28,535)
<b>Balance at 30 June 2021 (Audited)</b>	<b>6,121,110</b>	<b>(58,544)</b>	<b>6,062,566</b>
Balance at 1 July 2021	6,121,110	(58,544)	6,062,566
Total comprehensive income for the period	(709,919)	74,650	(635,269)
Issue of redeemable convertible secured bonds, net of transactions costs	369,882	-	369,882
<b>Balance at 30 September 2021 (Unaudited)</b>	<b>5,781,073</b>	<b>16,106</b>	<b>5,797,179</b>

### GROUP ABRIDGED STATEMENTS OF CASH FLOWS

	Quarter ended 30 September 2021 Unaudited Rs'000	Quarter ended 30 September 2020 Unaudited Rs'000	Year ended 30 June 2021 Audited Rs'000	9 Months ended 30 June 2020 Audited Rs'000
Net cash flows (used in)/ generated from operating activities	(320,970)	(453,132)	(1,137,882)	509,302
Net cash flows used in investing activities	(122,797)	(613,840)	(2,160,571)	(1,303,226)
Net cash flows generated from financing activities	98,326	550,093	2,810,675	669,927
<b>Net decrease in cash and cash equivalents</b>	<b>(345,441)</b>	<b>(516,879)</b>	<b>(487,778)</b>	(123,997)
Cash and cash equivalents at beginning	(844,856)	(388,962)	(388,962)	(275,432)
Net foreign exchange differences	(483)	5,690	31,884	10,467
<b>Cash and cash equivalents at end of period/year</b>	<b>(1,190,780)</b>	<b>(900,151)</b>	<b>(844,856)</b>	<b>(388,962)</b>

### COMMENTS ON THE RESULTS FOR THE YEAR ENDED 30 JUNE 2021

The hospitality sector has undoubtedly faced one of its most challenging years in history. Most countries closed their borders for several months or longer and only reopened with restrictions on travel and sanitary protocols. As a result, the disruption caused to the worldwide travel and tourism industry has been unprecedented. The local tourism sector has not been spared and all hotel and non-hotel operations of the Group have also been severely impacted. Group turnover dropped to Rs 1.1bn for FY21 (9 months FY20: Rs 5.6bn) and Group loss after tax for the year was Rs 3.1bn (9 months FY20: loss of Rs 686m).

#### MAURITIUS

The national borders closed in March 2020 and only reopened in July 2021 with fewer sanitary restrictions. Operations in Mauritius were consequently brought to a standstill during the year under review. In the first quarter of the financial year, around 400 beds were made available to the local authorities in response to the sanitary crisis. Subsequently, upon the establishment of Beachcomber Resorts as a "Safe Place", only three out of eight resorts, namely Canonnière Beachcomber, Paradis Beachcomber and Royal Palm Beachcomber were partially opened to local residents. Unfortunately, in March 2021, with the announcement of a second national lockdown, all hotels had to be closed and remained so until the financial year-end. Against this backdrop, the revenue from Mauritius Operations remained very low at Rs 671m for FY21 (9MFY20: Rs 4.7bn) and EBITDA was negative at Rs 1.8bn (9MFY20: positive EBITDA of Rs 228m). Whilst numerous measures were taken to contain costs, including seeking wage assistance from the authorities, losses were unavoidable for the year.

#### MOROCCO

Our Moroccan operations benefited from an earlier reopening of the country's borders in September 2020. With the vaccination campaign gaining momentum in the neighbouring countries in Europe and Morocco, tourist arrivals in Marrakech showed encouraging signs, albeit without reaching pre-COVID levels. Operations however continued to be hampered by the restriction of movement between provinces, curfews and sporadic border closures which created market uncertainty. Revenue from Morocco operations dropped to Rs 235m for the year under review (9MFY20: Rs 455m), with a negative EBITDA of Rs 115m (9MFY20: +EBITDA Rs 38m).

#### SEYCHELLES

In February 2021, the 295-key resort on Ste Anne Island was completed and delivered to Club Med amidst challenging conditions. The Seychelles Operations thus recorded five months of rental income amounting to Rs155m. However, EBITDA was negative at Rs 46m on account of one-off charges related mostly to project completion costs.

### COMMENTS ON RESULTS FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2021

Group revenue for the quarter stood at Rs 485m (Q1FY21: Rs 213m) mostly on account of increased activity in Morocco and rental income of Rs 104m registered in Seychelles. A recurring quarterly profit of Rs49m is expected from our Seychelles Operations. Our resorts in Mauritius resumed operations in a phased manner from 15 July 2021, save for Shandrani Beachcomber, Dinarobin Beachcomber, Mauricia Beachcomber and Royal Palm Beachcomber which were undergoing refurbishment works. However, the strict in-resort conditions of stay did not attract many foreign guests during the quarter. Loss after tax was Rs 755m, in line with expectations given subdued activity across the Group.

### UPDATE ON PROJECTS

Over the past 18 months, the Group undertook refurbishment works in several of its hotels. The refurbished Shandrani

Beachcomber reopened on 15 October 2021 with a new offer and positioning. Refurbishment works were also undertaken at Dinarobin Beachcomber. The Les Salines Beachcomber hotel project in Black River has been temporarily put on hold. On the other hand, the Company has obtained the approval of the Economic Development Board to proceed with an Invest Hotel Scheme ("IHS") Project at Trou aux Biches whereby the 27 existing villas will be on offer under a sale and leaseback arrangement. The project is being finalised and the units will be marketed at the beginning of January 2022. The Group also continues to uplift the infrastructure across its resorts and much progress has been made during hotel closure in readiness for the full re-opening and forthcoming peak season. Much emphasis is also being placed on expanding the digital footprint to enhance customer experience and improve operational efficiency.

### FUNDING

Shareholders approved the Rs 2.5bn issue of Convertible and Redeemable bonds to Mauritius Investments Corporation Ltd ("MIC") at a meeting held in May 2021. An amount of Rs 1.5bn was disbursed in June 2021 and the remaining amount of Rs1bn was disbursed in 2 tranches of Rs 500m each in August 2021 and November 2021 respectively. The MIC bonds are deemed to be a compound instrument and as such, the interest obligation for the duration of the bond has been classified as liability and the remaining amount has been classified as equity. Secured bonds amounting to EUR 20m, issued in November 2017, were redeemed at maturity on 15 November 2021. Banks have agreed to refinance the full amount of the bonds fallen due. In addition, moratorium periods have been negotiated and granted by banks thereby ensuring adequate liquidity for the year ahead.

### OUTLOOK

As of October 2021, travel and sanitary restrictions have been eased in Mauritius given that over 70% of the population had completed their vaccination. With increased air access to the island, the number of tourist arrivals has shown a steep upward trend. While bookings in hand for the second quarter still exceed expectations, we are following with concern the emergence of the new Omicron variant which led to the suspension of flights from South Africa. Additionally, the recent decision of Morocco to close its borders to all international arrivals for two weeks will impact the Group turnover in December. Notwithstanding this uncertainty, the Group should post profits during the second quarter to 31 December 2021, given the high season and the strength of the major currencies vis a vis the rupee. The losses incurred in the first quarter will partly be recouped unless travel conditions continue to deteriorate and provided steps are taken for adequate airline seat capacity.

### By order of the Board

ENL Secretarial Services Limited  
Company Secretary

30 November 2021

The financial report is issued pursuant to Listing Rule 12.14, 12.20, and the Securities Act 2005.

The statement of direct and indirect interests of Officers pursuant to section 8(2)(m) Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 is available free of charge at the registered office of the Company, Beachcomber House, Botanical Garden Street, Curepipe.

Copies of this report are available free of charge at the head office of the Company.

The Board of Directors accepts full responsibility for the accuracy of the information contained in this report.