



BEACHCOMBER

RESORTS & HOTELS

NEW MAURITIUS HOTELS LIMITED

UNAUDITED INTERIM (QUARTERLY)
FINANCIAL STATEMENTS FOR THE NINE
MONTHS AND QUARTER ENDED
31 MARCH 2023

GROUP ABRIDGED STATEMENT OF PROFIT OR LOSS

	9 Months ended 31 March 2023 Unaudited Rs'000	9 Months ended 31 March 2022 Unaudited Rs'000	Quarter ended 31 March 2023 Unaudited Rs'000	Quarter ended 31 March 2022 Unaudited Rs'000	Year ended 30 June 2022 Audited Rs'000
Revenue	10,851,156	5,534,709	3,893,387	2,468,175	8,115,487
EBITDA before impairment and fair value change	3,658,395	1,317,630	1,362,340	642,142	1,754,072
Fair value change on Investment property	-	-	-	-	(19,063)
Impairment loss on financial assets	(17,000)	-	(6,730)	-	(25,772)
Reversal of impairment losses on property, plant & equipment	-	-	-	-	326,624
EBITDA	3,641,395	1,317,630	1,355,610	642,142	2,035,861
Finance costs on borrowings	(837,376)	(709,814)	(325,469)	(222,395)	(947,503)
Finance costs on lease liabilities	(146,046)	(120,057)	(49,719)	(80,532)	(174,834)
Exchange gain/(loss) on retranslation of currency borrowings and receivables	50,470	(28,166)	43,119	809	(82,170)
Finance revenue	71,905	48,727	23,736	17,179	13,664
Depreciation and amortisation	(594,361)	(545,954)	(200,389)	(172,927)	(779,438)
Profit/(loss) before tax	2,185,987	(37,634)	846,888	184,276	65,580
Income tax expense	(379,363)	(46,031)	(142,727)	(60,592)	(20,218)
Profit/(loss) for the period/year	1,806,624	(83,665)	704,161	123,684	45,362
Profit/(Loss) attributable to:					
Owners of the parent	1,686,870	(174,426)	684,178	80,400	(64,770)
Non-controlling interests	119,754	90,761	19,983	43,284	110,132
	1,806,624	(83,665)	704,161	123,684	45,362
Basic earnings/ (loss) per share:	3.07	(0.32)	1.25	0.15	(0.12)

SEGMENTAL INFORMATION

Geographical

Revenue:

	9 Months ended 31 March 2023 Unaudited Rs'000	9 Months ended 31 March 2022 Unaudited Rs'000	Quarter ended 31 March 2023 Unaudited Rs'000	Quarter ended 31 March 2022 Unaudited Rs'000	Year ended 30 June 2022 Audited Rs'000
Mauritius	8,680,647	4,178,333	3,184,293	1,923,061	6,082,514
Morocco	808,836	467,317	294,421	157,159	777,504
Seychelles	293,441	289,783	105,576	95,535	411,665
Others	1,068,232	599,276	309,097	292,420	843,804
	10,851,156	5,534,709	3,893,387	2,468,175	8,115,487

EBITDA:

	9 Months ended 31 March 2023 Unaudited Rs'000	9 Months ended 31 March 2022 Unaudited Rs'000	Quarter ended 31 March 2023 Unaudited Rs'000	Quarter ended 31 March 2022 Unaudited Rs'000	Year ended 30 June 2022 Audited Rs'000
Mauritius	2,874,176	872,007	1,131,807	448,838	1,018,705
Morocco	161,137	19,406	63,140	33,577	445,730
Seychelles	295,653	297,986	100,809	97,127	371,985
Others	310,429	128,231	59,854	62,600	199,441
	3,641,395	1,317,630	1,355,610	642,142	2,035,861

GROUP ABRIDGED STATEMENT OF OTHER COMPREHENSIVE INCOME

	9 Months ended 31 March 2023 Unaudited Rs'000	9 Months ended 31 March 2022 Unaudited Rs'000	Quarter ended 31 March 2023 Unaudited Rs'000	Quarter ended 31 March 2022 Unaudited Rs'000	Year ended 30 June 2022 Audited Rs'000
Profit/(loss) for the period/year	1,806,624	(83,665)	704,161	123,684	45,362
Other comprehensive income, net of tax:					
Other comprehensive income that may be reclassified to profit or loss in subsequent periods	(383,874)	(22,653)	(152,190)	(214,380)	472,095
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:	1,418	(111)	135	-	1,989,759
Other comprehensive income for the period/year, net of tax:	(382,456)	(22,764)	(152,055)	(214,380)	2,461,854
Total comprehensive income for the period/year	1,424,168	(106,429)	552,106	(90,696)	2,507,216
Total comprehensive income attributable to:					
Owners of the parent	1,471,103	(260,936)	628,897	(113,839)	1,950,157
Non-controlling interests	(46,935)	154,507	(76,791)	23,143	557,059
	1,424,168	(106,429)	552,106	(90,696)	2,507,216

GROUP ABRIDGED STATEMENT OF FINANCIAL POSITION

	As at 31 March 2023 Unaudited Rs'000	As at 30 June 2022 Audited Rs'000
ASSETS		
Property, plant and equipment	24,428,923	25,691,688
Right-of-use assets	2,293,805	2,309,277
Investment property	5,979,666	5,573,428
Intangible assets	1,268,135	1,273,592
Investment in associates	696,214	716,716
Financial assets at fair value through other comprehensive income	11,178	9,760
Financial assets at amortised cost	1,311,431	1,311,431
Deferred tax assets	223,470	222,978
	36,212,822	37,108,870
Current assets	5,415,890	3,650,605
Assets held for sale	1,231,063	-
TOTAL ASSETS	42,859,775	40,759,475
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent	10,047,927	8,801,442
Non-controlling interests	(265,968)	476,226
Non-current liabilities	22,443,649	19,987,579
Current liabilities	10,634,167	11,494,228
TOTAL EQUITY AND LIABILITIES	42,859,775	40,759,475

GROUP ABRIDGED STATEMENT 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 July 2021	6,121,110	(58,544)	6,062,566
Total comprehensive income for the period	(260,936)	154,507	(106,429)
Issue of redeemable convertible secured bonds, net of transaction costs	739,764	-	739,764
Balance at 31 March 2022 (Unaudited)	6,599,938	95,963	6,695,901
Balance at 1 July 2022	8,801,442	476,226	9,277,668
Total comprehensive income for the period	1,471,103	(46,935)	1,424,168
Changes in ownership interest in subsidiaries that do not result in a loss of control	(224,618)	224,618	-
Dividends	-	(919,877)	(919,877)
Balance at 31 March 2023 (Unaudited)	10,047,927	(265,968)	9,781,959

GROUP ABRIDGED STATEMENT OF CASH FLOWS

	9 Months ended 31 March 2023 Unaudited Rs'000	9 Months ended 31 March 2022 Unaudited Rs'000	Year ended 30 June 2022 Audited Rs'000
Net cash flows generated from operating activities	2,605,767	1,498,248	2,573,562
Net cash flows used in investing activities	(733,170)	(318,618)	(592,148)
Net cash flows used in financing activities	(2,325,043)	(1,039,730)	(1,868,149)
Net (decrease)/increase in cash and cash equivalents	(452,446)	139,900	113,265
Cash and cash equivalents at beginning	(692,044)	(844,856)	(844,856)
Net foreign exchange differences	(10,981)	16,965	39,547
Cash and cash equivalents at end of period/year	(1,155,471)	(687,991)	(692,044)

COMMENTS FOR THE NINE MONTHS AND QUARTER ENDED 31 MARCH 2023

RESULTS

For the nine-month period under review, Group turnover reached Rs 10.9bn (9M FY22: Rs 5.5bn), generating an EBITDA of Rs 3.6bn (9m FY22: Rs 1.3bn) and a PAT of Rs 1.8bn (9M FY22: loss of Rs 84m). These results were achieved on the back of a robust performance in the third quarter ended 31 March 2023 and a relatively strong euro and pound sterling, the Group's main trading currencies.

For the third quarter, turnover stood at Rs 3.9bn (Q3 FY22: Rs 2.5bn) with an improved performance from the Group's 4-star hotels. EBITDA increased significantly to Rs 1.4bn (Q3 FY22: Rs 0.6bn) and PAT increased five-fold to reach Rs 0.7bn (Q3 FY22: Rs 0.1bn). All the business units of the group, locally and internationally, contributed positively to PAT.

HOTELS IN MAURITIUS

Hotel Operations in Mauritius posted excellent results for the nine-month period with turnover doubling to Rs 8.6bn and EBITDA increasing three-fold to reach Rs 2.9bn. The Group's 5-star hotels performed exceptionally well during the whole period, while the pick-up in the 4-star resorts was slower and only reached pre-Covid occupancies during the third quarter.

HOTELS IN MOROCCO AND SEYCHELLES

Operations at the Fairmont Royal Palm Marrakech continued to improve with a turnover of Rs 808m (9M FY22: Rs 467m) and an EBITDA of Rs 161m (9M FY22: 19m) for the period. The resort is progressively establishing itself as one of the leading high-end destinations in Morocco and is expected to achieve a PAT of some Rs 90m for the full year, a welcomed turnaround after several loss-making years.

Operations in Seychelles generated a rental turnover of Rs 293m (9M FY22: Rs 290m), a slight improvement from last year arising from a 2% increase in rental as from 01 February 2023, as per the lease agreement with Club Med.

TOUR OPERATING ACTIVITIES

The tour operating activities of the group in France, UK and South Africa, together with Mautourco in Mauritius, generated a turnover of Rs 1.6bn (9M FY22: Rs 0.9bn) and an EBITDA of Rs 410m (9M FY22: Rs 174m).

REORGANISATION OF ASSETS IN BEACHCOMBER HOSPITALITY INVESTMENTS LTD ("BHI")

The Bankruptcy Division of the Supreme Court of Mauritius has, on 08 May 2023, approved a scheme of arrangement (the "Scheme") pursuant to which (i) Leisure Property Northern (Mauritius) Ltd, a subsidiary of Grit Services Ltd ("GSL"), will be merged with and into BHI; and (ii) all the shares held by NMH in Kingfisher Ltd (the owner of Sainte Anne Resort in Seychelles) will vest in BHI. The Scheme will become effective on 12 May 2023.

Further to its successful fundraising, BHI will proceed with the allotment and issue of participating redeemable preference shares in accordance with the prospectus dated 29 March 2023. The preference shares will be issued and listed on the Official List of the Stock Exchange of Mauritius Ltd on 12 May 2023. The subscription proceeds of the issue will be used partly to compensate GSL for its 27% stake in BHI as it exits the BHI structure and partly to repay a loan granted by NMH.

Upon the Scheme becoming effective, BHI will hold assets worth some EUR 300m with a diversified portfolio of hospitality properties in Mauritius and Seychelles generating a yearly rental income of over EUR 21m. The Scheme will also result in the Group recording a one-off gain of some EUR 5m in the last quarter upon GSL's exit.

BONUS TO EMPLOYEES

In line with its profit-sharing scheme, the Company will distribute a total of some Rs 200m to its employees as bonus for the year, over and above the 13th month.

LOOKING AHEAD

Paradis Beachcomber will close in June 2023 for four months to complete its room refurbishment programme and redevelop two of its restaurants. Improvement works will also be carried out during the coming months at Shandrani Beachcomber and Canonier Beachcomber to provide greater comfort to guests.

While bookings for the coming months are encouraging, the above renovation works, continued cost pressures and rising interest rates, will impact the results for the last quarter. Notwithstanding the above, the Group's turnover for the full year is expected to reach a record Rs 14bn and PAT may exceed Rs 2bn. With an EBITDA above Rs 4bn, the Group will be able to further enhance guest experience and reduce its indebtedness.

By order of the Board

ENL Secretarial Services Limited
Company Secretary

8 May 2023

The interim financial report is unaudited and has been prepared using the same accounting policies as the last audited annual financial statements, except for the adoption of amendments to published standards and interpretations issued which are now effective.

The interim financial report is issued pursuant to Listing Rule 12.20 and the Securities Act 2005. The statement of direct and indirect interests of Directors and Senior 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.