



## NEW MAURITIUS HOTELS LIMITED

### CAUTIONARY ANNOUNCEMENT

Further to the cautionary announcement dated 31 July 2025, the Board of Directors (the “**Board**”) of New Mauritius Hotels Limited (the “**Company**”) wishes to inform its shareholders and the public that the potential acquisition of one of the leading five-star resorts located in Zanzibar (the “**Zanzibar Resort**”), initially considered by Beachcomber Hospitality Investments Ltd (“**BHI**”), is now being contemplated by the Company. Following a due diligence exercise, it has been concluded that the acquisition of the Zanzibar Resort by BHI would require the latter to deviate from its core strategy.

In order to partly fund the acquisition of the Zanzibar Resort, the Company has decided to sell the Royal Palm Beachcomber Luxury (“**Royal Palm**”) to its wholly owned subsidiary, BHI, which will then be leased back to and operated by the Company. The remaining amount for the acquisition will be financed through bank debt.

The transaction negotiations have reached an advanced stage. This acquisition would be a disclosable transaction pursuant to Chapter 13 of the Listing Rules of The Stock Exchange of Mauritius Ltd. Shareholders and the investing public are advised to exercise caution when dealing in the Company’s securities. Further development will be communicated in due course.

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

**19 November 2025**

This Cautionary Announcement is issued pursuant to the SEM Listing Rule 11.3, 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.