



BEACHCOMBER
RESORTS & HOTELS

NEW MAURITIUS HOTELS LIMITED

COMMUNIQUÉ

The Board of Directors (the “Board”) of New Mauritius Hotels Limited (“NMH”) is pleased to inform its shareholders and the public in general that the NMH Group (“The Group”) through NMH’s wholly owned Moroccan subsidiary, Beachcomber Hotel S.A. (“BH”), has entered into an Investment Agreement (the “Transaction”) with Yamed Investment Management (“Yamed”), a member of Yamed group, a prominent independent player in the real estate sector, recognised for its expertise in property development, investment management and hospitality in Morocco. This partnership will enable the planned expansion of the Group’s hotel portfolio in Marrakech, in accordance with the terms of the ‘Convention Cadre’ signed with the Moroccan government in 2007.

The Transaction comprises the following key steps:

1. **Sale-and-Leaseback Transaction:** The existing 134-key hotel property currently owned by BH will be transferred to a newly incorporated property company, Apexia Beachcomber Properties (“ABP”).

Yamed shall acquire 51% of ABP’s share capital for 306m Moroccan dirhams (equivalent to some Rs 1.4 Bn), with BH retaining a 49% stake in ABP.

BH will then enter into a lease agreement with ABP and will operate the resort through its existing Hotel Management Agreement (“HMA”) with the Accor group under the Fairmont brand.

2. **Capital Injection:** Subject to obtaining all necessary permits, BH, Yamed, and Domaine Palm Marrakech S.A. (“DPM”), a subsidiary of Semaris Ltd, will inject capital into ABP to fund the development of a new 150-key luxury hotel adjacent to the existing hotel property.

DPM will subscribe to the capital of ABP mainly by bringing the land where the hotel will be built as its contribution for the project, resulting in ABP’s shareholding being split as follows after the Capital Injection: Yamed (51%), BH (40%), and DPM (9%).

BH will operate both the existing and new hotel properties under the Fairmont brand through an amended HMA with the Accor group.

The Group’s operations in Marrakech already contribute positively to the Group’s PAT. Once construction of the new hotel completed, the 284-key five-star luxury resort, is expected to significantly increase its contribution to the Group’s profitability.

Part of the proceeds of some Rs 700m from the sale of BH’s current hotel property to ABP will be reinvested as BH’s share of the expansion project, while the remaining Rs 700m will be used to reduce the Group’s debt.

This strategic collaboration is expected to unlock significant value for BH by enhancing its market offering with these additional keys and at the same time benefiting from major economies of scale through shared management, infrastructure and amenities with the existing hotel.

The Board views the Transaction as an important step in NMH’s strategy to capitalise on a fast-growing Moroccan tourism sector, while sharing the investment risk with a reputed investor in Morocco and at the same time generating important cash flows for repatriation to Mauritius. These funds will support the Group’s capital expenditure initiatives as well as its ongoing debt reduction programme and will further strengthen the Group’s financial position.

The Transaction is subject to certain conditions precedent being fulfilled, namely, the obtention of relevant regulatory approvals and final corporate approvals of the relevant parties to the Transaction and the satisfaction of all legal requirements.

This Transaction is not considered to be a Notifiable Transaction under Chapter 13 of SEM’s Listing Rules.

By Order of the Board
ENL and Rogers Secretarial Services Limited
Company Secretary

6 February 2025

This Communiqué is issued pursuant to the Securities Act 2005 and the Listing Rule 11.3.

The Board of Directors of New Mauritius Hotels Limited accepts full responsibility for the accuracy of the above information contained in this communiqué.