

**GROUP ABRIDGED STATEMENT OF PROFIT OR LOSS AND OTHER  
COMPREHENSIVE INCOME**

	Quarter to 30th September		Year ended
	2023 Rs 000	2022 Rs 000	30 June 2023 Rs 000 (Audited)
<b>Revenue</b>			
- Fees from hotel management and other services	129,951	118,887	722,340
- Revenue from other operations	53,210	38,472	244,471
- Others operating income	11,749	3,776	63,770
<b>Total operating income</b>	<b>194,910</b>	<b>161,135</b>	<b>1,030,051</b>
<b>EBITDA before expected credit losses</b>	<b>(45,647)</b>	<b>(41,888)</b>	<b>207,025</b>
Expected Credit loss provision	-	-	3,323
<b>EBITDA</b>	<b>(45,647)</b>	<b>(41,888)</b>	<b>210,348</b>
Depreciation and amortisation	(12,122)	(15,875)	(57,757)
Operating ( loss)/profit	(57,769)	(57,763)	152,591
Net finance costs	(8,987)	(7,725)	(34,477)
(Loss)/profit before tax from continuing operation	(66,756)	(65,488)	118,114
Income tax charged	(2,052)	(5,687)	(14,764)
<b>(Loss)/profit for the period</b>	<b>(68,808)</b>	<b>(71,175)</b>	<b>103,350</b>
<b>(Loss)/profit attributable to the group</b>	<b>(68,808)</b>	<b>(71,175)</b>	<b>103,350</b>
<b>Other comprehensive income</b>			
Movement for the period	2,446	3,241	9,021
<b>Total recognised (loss)/profit</b>	<b>(66,362)</b>	<b>(67,934)</b>	<b>112,371</b>
<b>(Loss)/Earnings per share - (Rs.)</b>	<b>(0.30)</b>	<b>(0.31)</b>	<b>0.45</b>

**ABRIDGED STATEMENT OF CHANGES IN EQUITY**

	Period ended		Year Ended
	30th September	2022	30 June
	2023 Rs 000	2022 Rs 000	2023 Rs 000
At beginning of year	69,518	(14,993)	(14,993)
Other movement	2,446	3,241	9,021
(Loss)/profit for the year	(68,808)	(71,175)	103,350
Dividends declared	-	-	(27,860)
At end of year	<b>3,157</b>	<b>(82,927)</b>	<b>69,518</b>

**GROUP ABRIDGED STATEMENT OF FINANCIAL POSITION**

	30th Sept 2023 Rs 000	30th Sept 2022 Rs 000	30th June 2023 Rs 000 (Audited)
<b>ASSETS</b>			
<i>Non current assets</i>			
Property, plant & equipment	41,885	48,694	43,561
Right of Use Assets	225,221	260,035	233,956
Intangible assets	201,690	202,776	201,880
Other financial assets	4	5	4
Deferred tax assets	35,052	21,099	35,052
	<b>503,852</b>	<b>532,609</b>	<b>514,453</b>
<i>Current assets</i>			
<b>TOTAL ASSETS</b>	<b>776,589</b>	<b>745,583</b>	<b>821,398</b>
<b>EQUITY AND LIABILITIES</b>			
Shareholders' interest	3,157	(82,927)	69,518
Non-current liabilities	467,741	508,393	477,785
Current liabilities	305,691	320,117	274,095
	<b>776,589</b>	<b>745,583</b>	<b>821,398</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>776,589</b>	<b>745,583</b>	<b>821,398</b>
Net Assets per Share	Rs. <b>0.01</b>	<b>(0.36)</b>	<b>0.30</b>

**GROUP ABRIDGED STATEMENT OF CASH FLOWS**

	Period ended		Year Ended
	30th September	2022	30 June
	2023 Rs 000	2022 Rs 000	2023 Rs 000
Net cash (used in)/from operating activities	(48,830)	(5,359)	131,523
Net cash used in investing activities	(1,544)	(650)	(6,134)
Net cash used in financing activities	(37,379)	(16,972)	(57,644)
Net (decrease)/increase in cash & cash equivalents	(87,753)	(22,981)	67,745
<i>Cash and bank balance</i>			
At beginning of year	128,009	60,264	60,264
At end of year	<b>40,256</b>	<b>37,283</b>	<b>128,009</b>

**Commentary**

**Background**

The tourism industry in Mauritius is experiencing a continuous growth trend, with 304,660 tourist arrivals recorded in the quarter. This figure indicates an increase of 16% compared to the corresponding period of the previous year. However, there was a drop of 6% in arrivals when compared to the same period pre COVID. Among the top three countries of origin for tourists in the quarter, France accounted for 21%, followed by UK with 12%, and Reunion with 11%.

LUX\* Belle Mare closed down on 02 July 2022, as a result of the extensive damage caused by the fire outbreak. The hotel remained closed until 30 September 2023 and successfully opened on the 1st October 2023. During the quarter we achieved an occupancy of 87% for all properties under management in Mauritius, with a Revenue Per Available Room (RevPAR) of Rs 10,629, representing an increase of 32% on the prior year.

In the Maldives, tourist arrivals for the quarter were 431,441, representing an increase of 14% on the corresponding period last year and 11% on the same period pre COVID. Among the top three countries of origin for tourists, China accounted for 19%, followed by Russia with 11% and the India with 9%. Our property LUX\* South Ari Atoll achieved an occupancy rate for the quarter of 66%, with a RevPAR of USD 220, representing a decrease of 24% on last year. The decline in RevPAR can be primarily attributed to the advance purchase of reservations at a low rate, which were offered and paid for during the COVID-19 period in the Chinese market. These bookings were prepaid and are being utilized since the opening of borders in China at the beginning of January 2023.

In Reunion Island, data on tourist arrivals is not available. LUX\* Saint Gilles achieved an occupancy rate of 77% and ADR of EUR 192, with a RevPAR of EUR 148, representing an increase of 3% on the previous year.

Domestic tourism in China is increasing and for the quarter it reached 90% of pre COVID numbers. Our hotels achieved an occupancy rate of 48% with a RevPAR of USD 167.

**Performance**

The performance of the quarter reflects the low season business for our hotels in the Indian Ocean.

Total income derived from management fees amounted to Rs 142 million, an increase of 22% on the same quarter last year. The increase is due to an improvement in performance of all of our hotels under management in the Indian Ocean and China.

The revenue generated by our other operations is primarily driven by SALT of Palmar, which recorded an increase of 32% in revenue compared to the previous year. This growth can be attributed to a considerable surge in both occupancy levels and the average room rate.

In the quarter ended 30 September 2023, the Group generated a turnover of Rs 195 million, reflecting a growth of Rs 34 million when compared to last year.

The Group realised an EBITDA (Earnings before Interest Tax Depreciation & Amortisation) loss of Rs 45.6 million in the quarter, as compared to a loss of Rs 41.8 million in the previous year. However, net finance costs for the quarter increased by Rs 1.2 million due to increase in the prime lending interest rate.

The loss attributable to the Group for the quarter was Rs 68.8 million compared to a loss of Rs 71.1 million same period last year.

The total debt of the group stood at Rs 211 million as of September 30 2023, compared to Rs 235 million on the same date last year.

**Outlook**

In Mauritius, for the month of October our hotels are expected to achieve a growth of approximately 27% in RevPAR, when compared to the previous year. Business on the books for November and December is significantly ahead on last year notwithstanding the addition of the LUX\* Belle Mare inventory. We are therefore forecasting strong growth for the quarter in occupancy and average rate. The booking pace at

LUX\* Belle Mare is excellent, and as a result of the reopening, it will significantly contribute to the growth compared to the prior year.

In the Maldives, the destination is continuing to benefit from an increase in tourist arrivals, especially with the opening of borders in China, which is already contributing to higher tourist numbers for both the current quarter and the foreseeable future. However, the booking pace at LUX\* South Ari Atoll is slower than anticipated. The business on the books for the current quarter lags behind the same period last year. This can be attributed to several factors, including a decline in arrivals from our main feeder markets, a reduction in the number of flights to the Maldives, and a lower capture rate from the Chinese market. These factors will likely have an impact on the resort's performance for the second quarter.

La Reunion is also buoyant with a significant number of flights from France. Nonetheless, bookings for the current quarter of our hotels are slightly lower than those of same period last year. However, we expect to achieve our targeted performance.

In China, with the opening of borders since the beginning of the year we expect to see a surge in demand for the Maldives and potentially Mauritius. Several of our hotels in China are expected to perform well in the current quarter and we anticipate that this performance will continue in the future.

Despite the depreciation of the EUR against the Mauritian rupee, which has been affecting our Average Daily Rate, and the slower pace of bookings for our Maldives property, we remain confident that our results for the second quarter will surpass those of the same quarter last year.

By order of the Board,  
IBL Management Ltd,  
Company Secretary  
26<sup>th</sup> October 2023

**Notes to the Financial Highlights**

- The Financial Highlights have been prepared in accordance with International Financial Reporting Standards (IFRSs).
- The Financial Highlights have been prepared on the same basis as the accounting policies set out in the audited statutory Financial Statements of the Group for the period ended June 30, 2023, except for the adoption of relevant amendments to published Standards, Standards and Interpretations issued and effective for accounting period starting on July 1, 2023.
- The Financial Highlights are published according to the Securities Act 2005.

- Copies of the Financial Highlights and the statement of direct and indirect interests of officers of the Company required under Rule 8 (2) (m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 are available free of charge, upon request, from the Company Secretary, at the Company's registered office, The Lux Collective Ltd, Pierre Simonet Street, Floréal.
- The Board of Directors of The Lux Collective Ltd accepts full responsibility for the accuracy of the information contained in the Financial Highlights.