

LUX ISLAND RESORTS LTD

PRESS & ANALYST MEETING

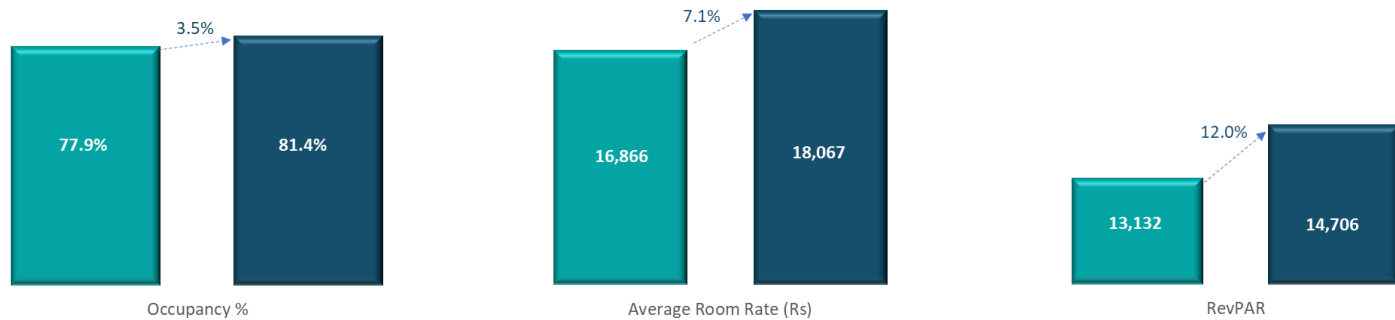
26 September 2025

Highlights of the operating environment for Financial Year 2024/2025

- All our hotels remained fully operational during the financial year.
- Introduction of the Corporate Climate Responsibility Levy in Mauritius, impacting the group's tax expenses.
- Big increase in labour costs in Mauritius, mainly due to salary realignment and the payment of a 14th-month bonus in December 2024.

Financial highlights and ratios

Hotel performance



Financial highlights and ratios (Cont.)



Income
Rs 10,596.2m
↑ 9.1%



EBITDA
Rs 2,741.8m
↑ 2.1%



Profit after Tax
Rs 1,208.3m
↑ 6.5%
Earnings per share(EPS) Rs 8.8 (+6.5%)



NAV
Rs 9,840.5m
↑ 12.2%
NAV per share Rs 71.8 (+12.2%)



Total Assets
Rs 19,290.8m
↑ 1.7%



Bank balances
Rs 1,505.3m
↑ 42.2%



Loan balances
Rs 3,244.3m
↓ -22.3%
Gearing 15.0% (-11.2% points)



Net Debt to EBITDA
0.63
↓ -45.4%



Return on Market Equity
18.7%
↑ 3.1% points

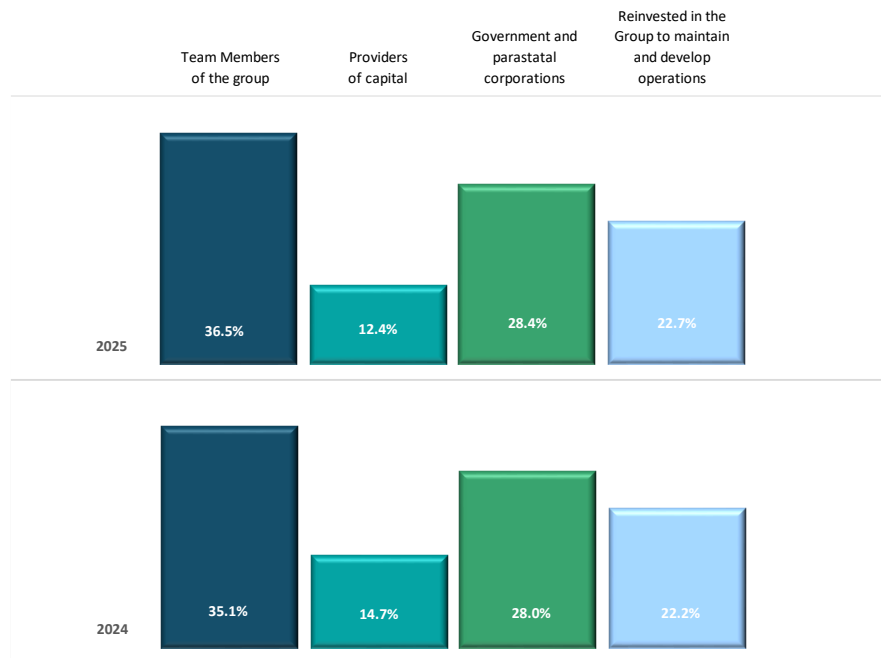
Income Statement snapshot

	Year ended 30 June 2025				Year ended 30 June 2024
	Maldives	Reunion	Mauritius	2025	Total
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
Revenue from contracts with customers	2,194,308	978,676	7,382,623	10,555,607	9,514,650
Other operating income	6,360	5,432	28,783	40,575	201,197
Total revenue	2,200,668	984,108	7,411,406	10,596,182	9,715,847
Direct operating expenses	578,561	251,495	1,885,678	2,715,734	2,394,205
Employee benefits expense	402,982	433,388	1,756,770	2,593,140	2,330,953
Other operating expenses	596,420	147,581	1,831,821	2,575,822	2,381,045
	1,577,963	832,464	5,474,269	7,884,696	7,106,203
EBITDA before other gains and losses	622,705	151,644	1,937,137	2,711,486	2,609,644
Other gains and losses	-	65,672	(35,370)	30,303	75,122
EBITDA	622,705	217,316	1,901,768	2,741,789	2,684,766
Depreciation and amortisation	(179,988)	(78,044)	(554,123)	(812,155)	(743,405)
Operating profit	442,717	139,272	1,347,645	1,929,634	1,941,361
Finance income	-	-	42,506	42,506	26,966
Finance costs	(280,289)	(2,968)	(233,917)	(517,174)	(595,686)
Profit before income tax	162,428	136,304	1,156,234	1,454,966	1,372,641
Income tax expense	(38,412)	74,740	(283,010)	(246,682)	(238,079)
Profit for the year	124,016	211,044	873,224	1,208,284	1,134,562
Basic Earnings per share (Rs)				8.81	8.27
Diluted Earnings per share (Rs)				7.34	6.89

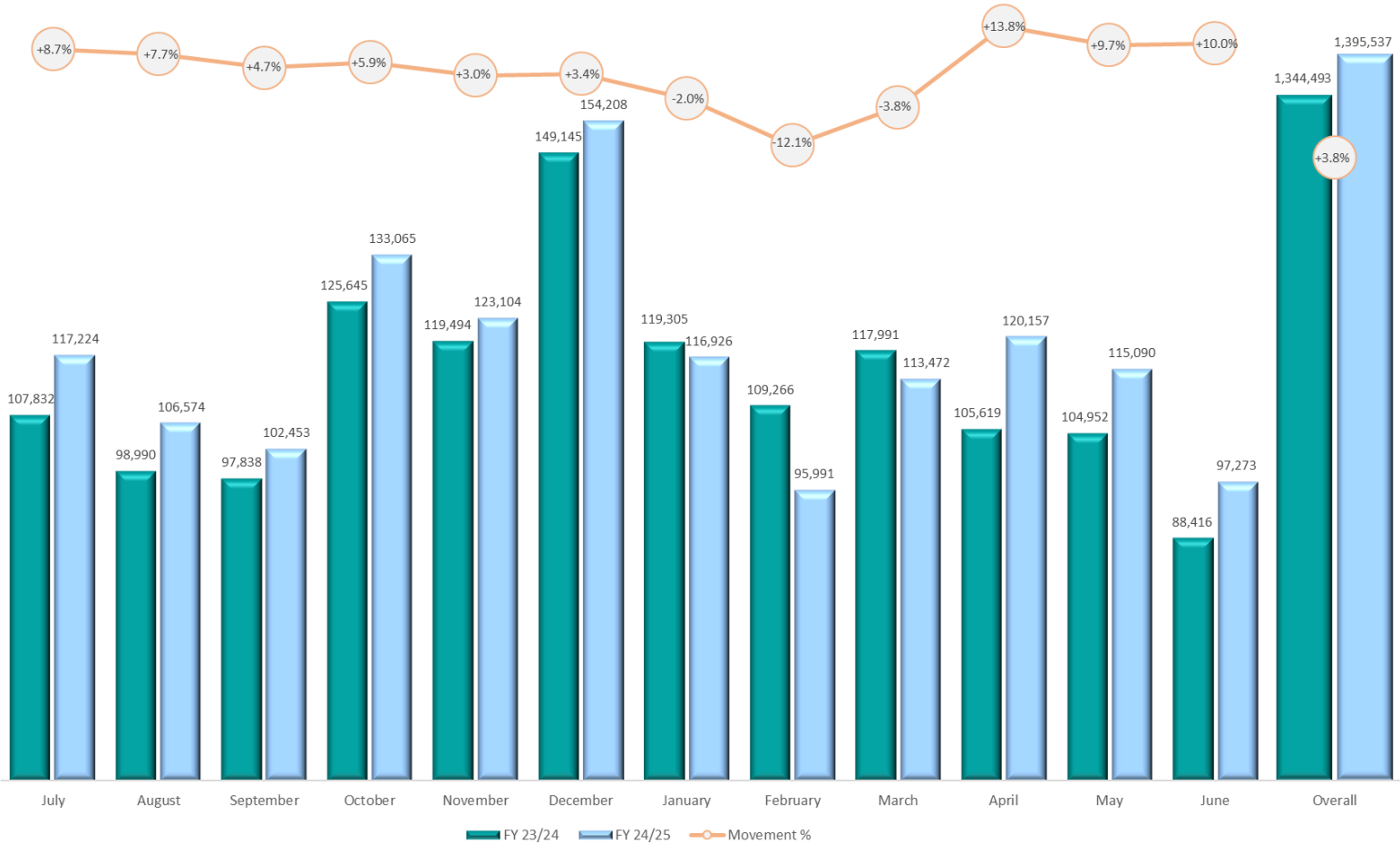
VALUE ADDED STATEMENTS

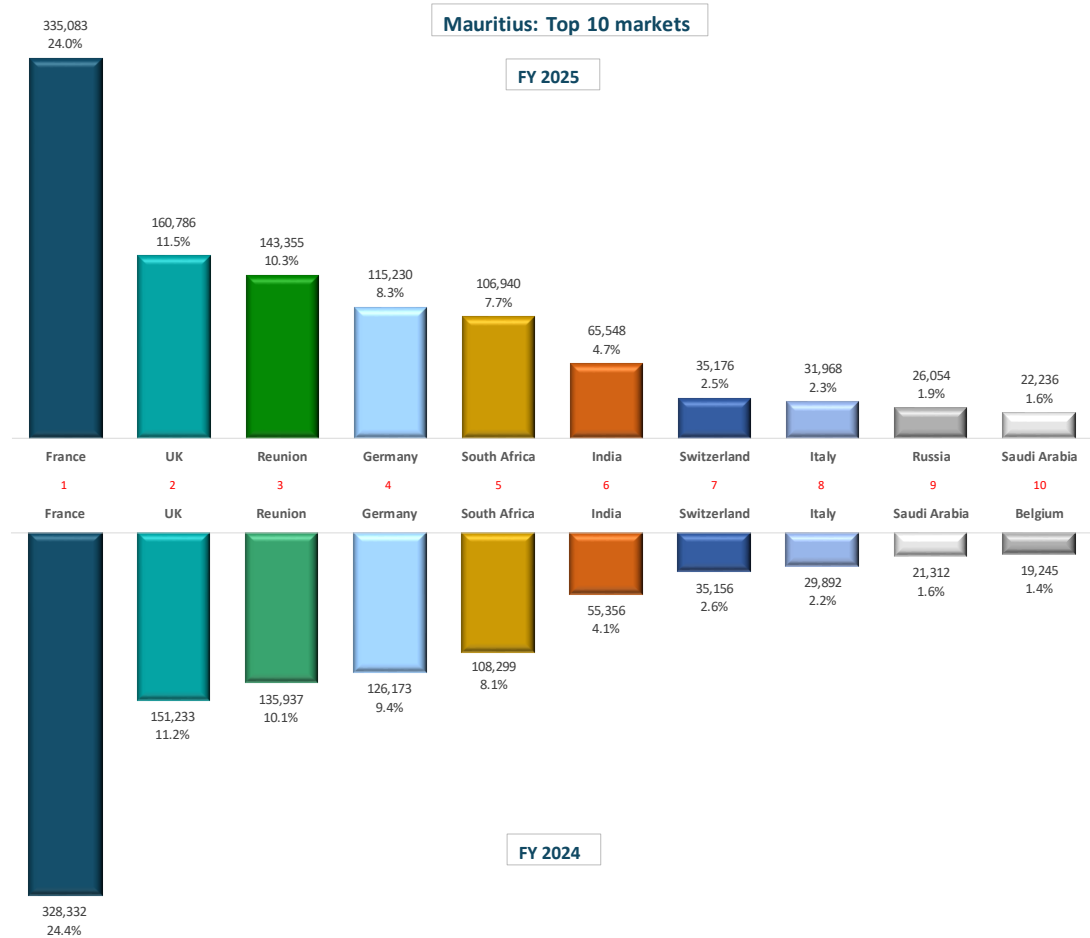
AS AT 30 JUNE 2025

	Year ended 30-Jun-25 Rs000	Year ended 30-Jun-24 Rs000
Total Income	10,596,182	9,762,976
Value Added Tax	1,530,177	1,368,085
Total Revenue	12,126,359	11,131,061
Paid to suppliers for materials and services	5,046,162	4,516,646
Value added	7,080,197	6,614,415
Other gains and losses	30,303	18,422
Total wealth created	7,110,500	6,632,837
Distributed as follows:		
Team Members of the Group		
Salaries and other benefits	2,593,140	2,330,953
Providers of capital		
Dividend to ordinary shareholders	342,790	342,790
Interest paid on borrowings	474,668	568,720
Interest to MIC	64,681	65,715
	882,139	977,225
Government and parastatal corporations		
Value Added Tax	1,530,177	1,368,085
Income Tax (Current and deferred)	246,682	238,079
Environment Protection fee	108,986	86,021
Licences, permits and levies	15,724	53,226
Lease costs	120,684	109,785
	2,022,253	1,855,197
Reinvested in the Group to maintain and develop operations		
Depreciation and amortisation	812,155	743,405
Retained profit	800,813	726,057
	1,612,968	1,469,462
	7,110,500	6,632,837

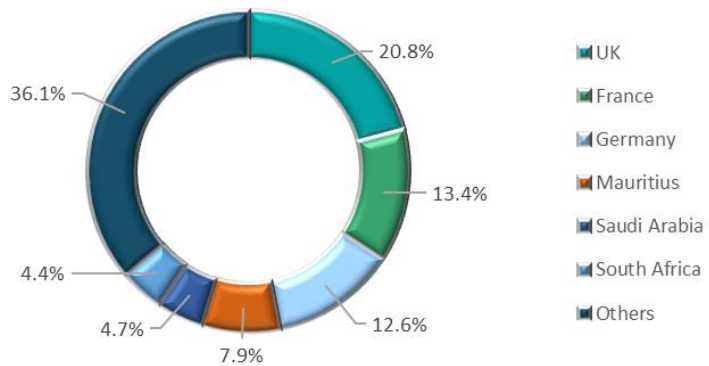
SHARED VALUE CREATION

Tourists arrivals by air and movement rate in Mauritius, FY 23/24 and 24/25

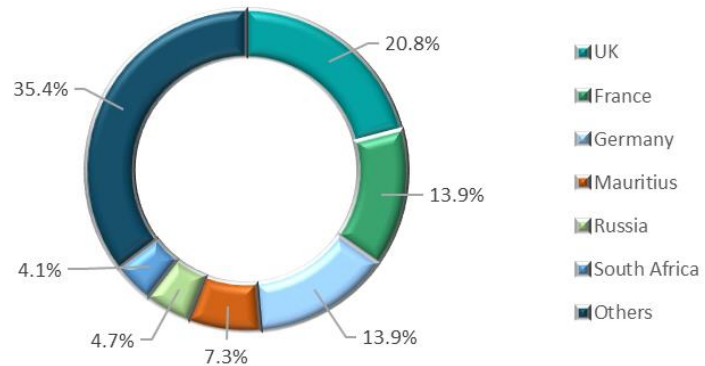




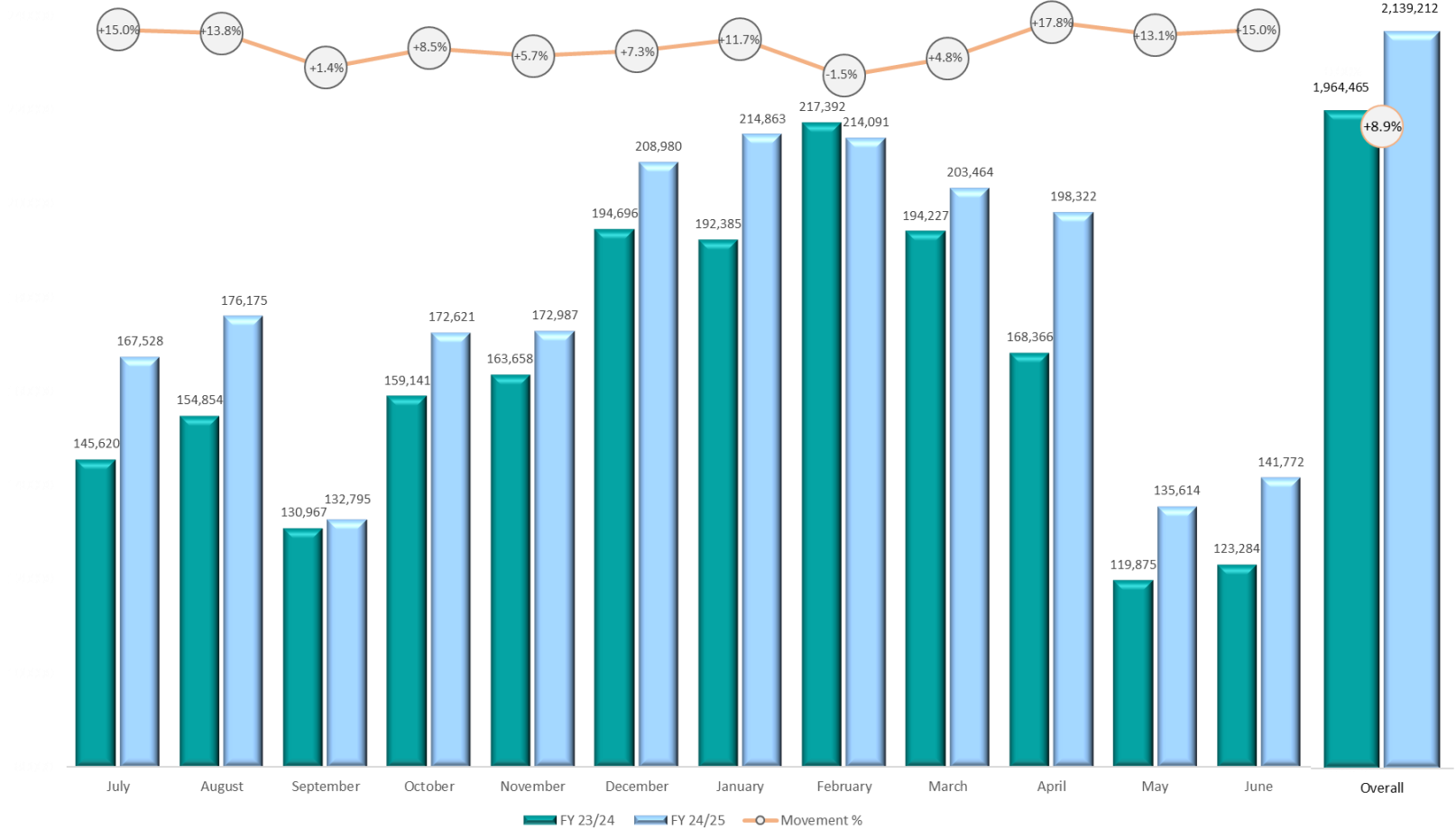
Arrivals - LUX Mauritius - 2025

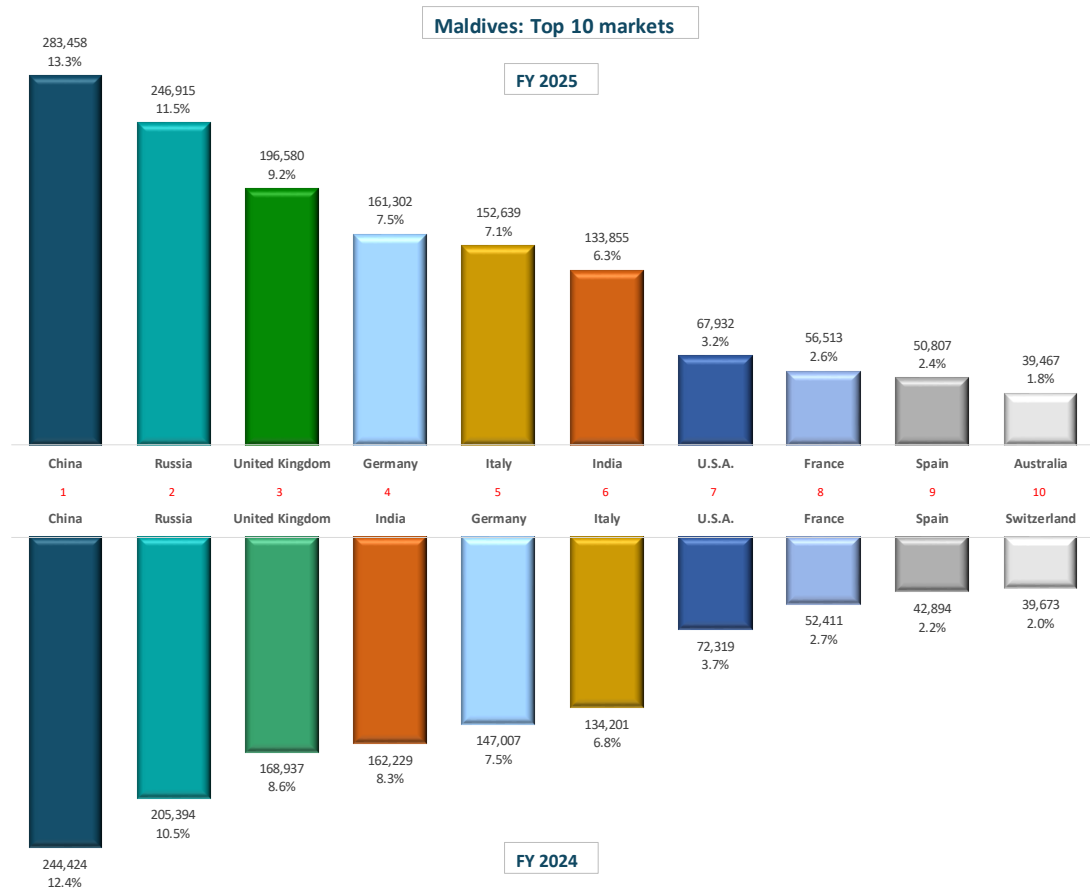


Arrivals - LUX Mauritius - 2024

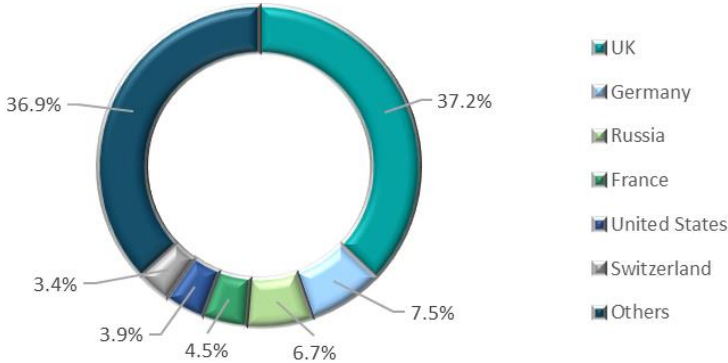


Tourist arrivals by air and movement rate in Maldives, FY 23/24 and 24/25

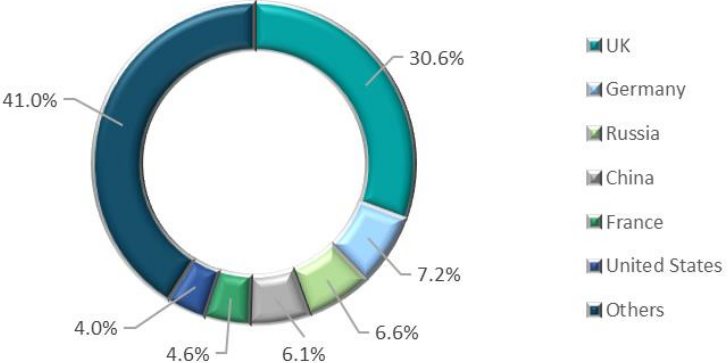




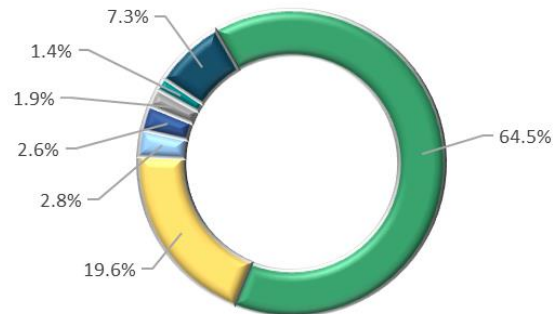
Arrivals - LUX Maldives - 2025



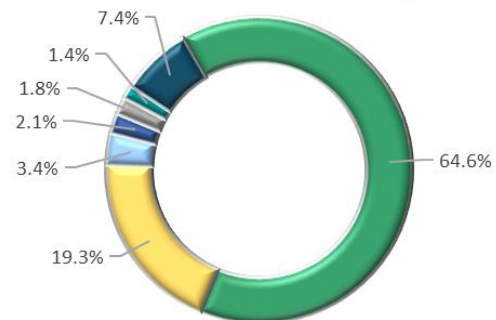
Arrivals - LUX Maldives - 2024



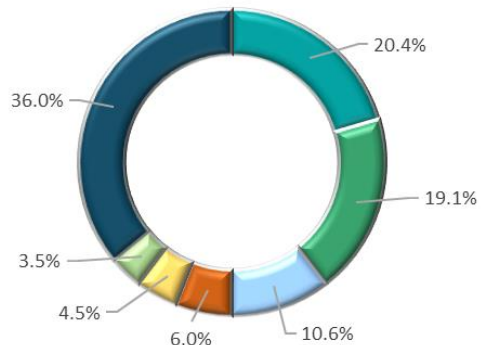
Arrivals - LUX Reunion - 2025



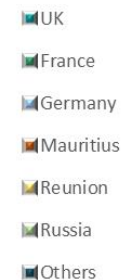
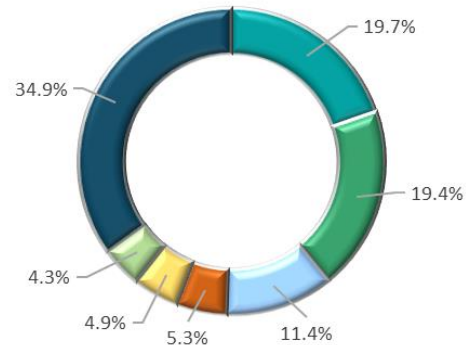
Arrivals - LUX Reunion - 2024



Arrivals - LUX Group - 2025



Arrivals - LUX Group - 2024

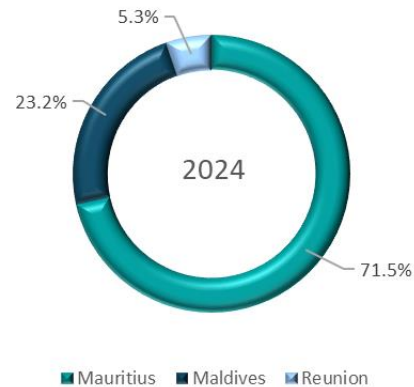


Segmental analysis

Revenue by destination



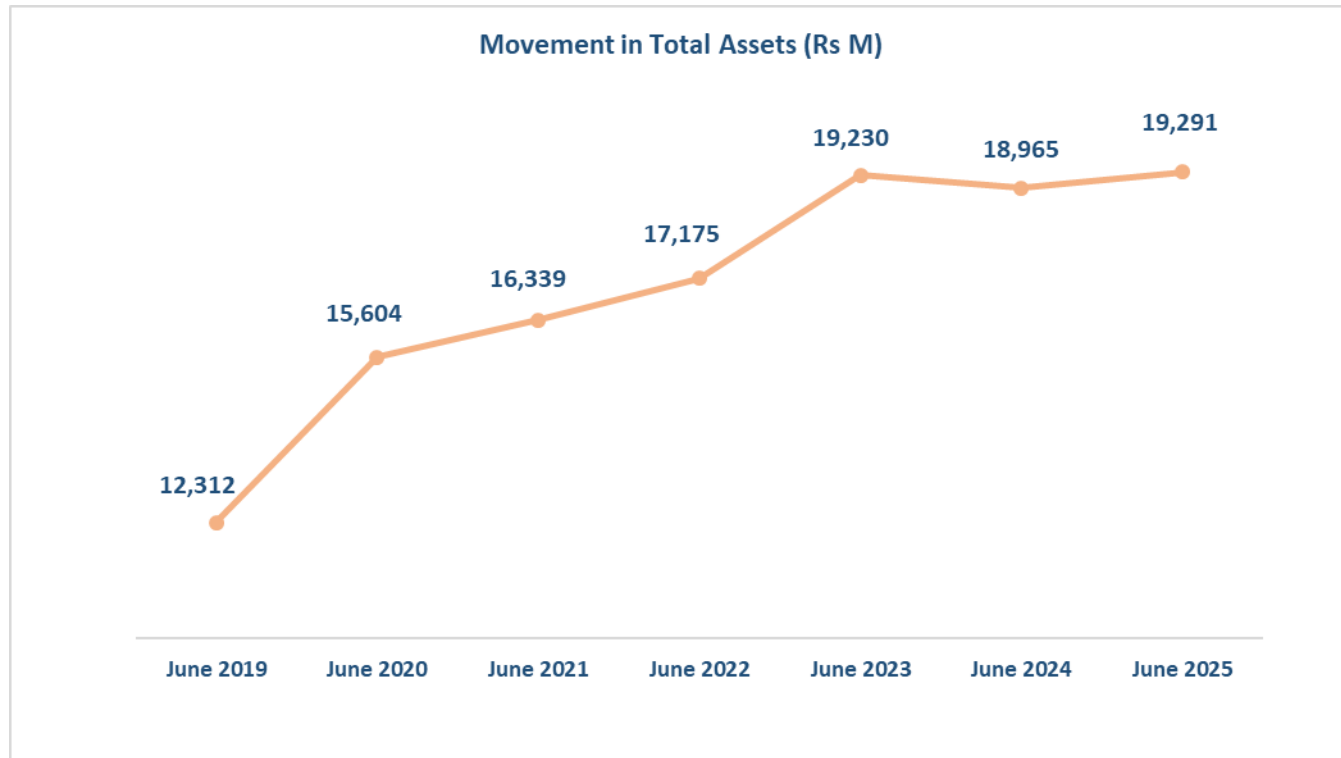
EBITDA by destination



BALANCE SHEET STATUS AT A GLANCE AS AT 30 JUNE 2025

Consolidated Cash Flow Statement Period ended 30th June 2025		Rs 000	
Net cash flows from operating activities		2,380,076	
Net cash flows used in investing activities		(473,698)	
Net cash flows used in financing activities		<u>(1,448,051)</u>	
Net increase in cash & cash equivalents		458,327	
Exchange difference		1,573	
Cash and Cash equivalents on 30th June 2024		<u>1,044,915</u>	
Cash and Cash equivalents on 30th June 2025		<u>1,504,815</u>	

Statement of Financial Position As at 30th June 2024		Consolidated Income Statement Period ended 30th June 2025		Statement of Financial Position As at 30th June 2025	
Assets		Rs 000		Assets	
Cash and Cash Equivalents	1,044,915	Total Income	<u>10,596,182</u>	Cash and Cash Equivalents	1,504,815
Current Assets	990,956	Profit for the year	<u>1,208,284</u>	Current Assets	899,421
Investment & Other	4,217,556			Investment & Other	4,052,672
Property Plant and Equipment	<u>12,697,951</u>			Property Plant and Equipment	<u>12,833,367</u>
Total Assets	<u>18,951,378</u>			Total Assets	<u>19,290,275</u>
Liabilities & Equities		Share Capital & Reserves As at 30th June 2025		Liabilities & Equities	
Current liabilities	3,313,924	Rs 000		Current liabilities	3,090,175
Non Current liabilities	6,868,656	Balance at 30th June 2024	4,962,629	Non Current liabilities	6,359,556
Share Capital, Premium & Reserves	4,962,629	Foreign exchange and other reserve	<u>291,151</u>	Share Capital, Premium & Reserves	5,253,780
Retained Earnings	2,345,886	Balance at 30th June 2025	<u>5,253,780</u>	Retained Earnings	3,126,481
Convertible bonds	<u>1,460,283</u>			Convertible bonds	<u>1,460,283</u>
	<u>18,951,378</u>				<u>19,290,275</u>
		Retained Earnings As at 30th June 2025			
		Rs 000			
		Balance at 30th June 2024	2,345,886		
		Profit for the year	1,208,284		
		Dividend	(342,790)		
		Interest on bonds and others	<u>(84,899)</u>		
		Balance at 30th June 2025	<u>3,126,481</u>		



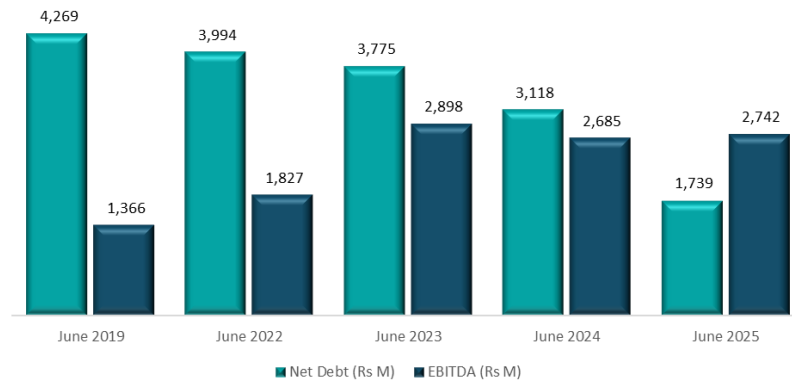
OVERVIEW OF HOTEL PROPERTIES AND DATE OF LAST REFURBISHMENT

Hotel	Location	Rating	Lease Expiry (Year)	No. of Keys	Last Renovation	Years from Last Renovation
LUX* Belle Mare	Mauritius	5* Luxury	2069	186	Oct 23	1.5 years
LUX* Grand Baie	Mauritius	5* Luxury	2064	116	Dec 21	3.5 years
LUX* Le Morne	Mauritius	5*	2069	149	Nov 20	4.5 years
LUX* Grand Gaube	Mauritius	5*	2068	186	Dec 17	7.5 years
LUX* South Ari Atoll	Maldives	5*	2094	193	Sep 16	8.5 years
LUX* St Gilles	Reunion	5*	2031 ^[1]	174	Oct 08	17 years

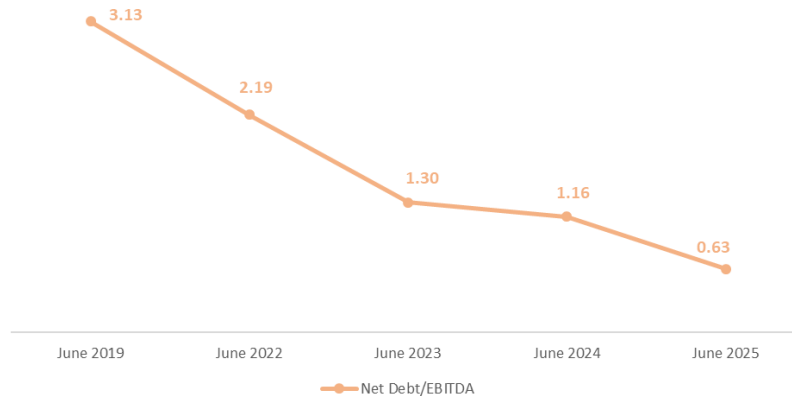
^[1] Lease with French Govt expires in Year 2031. LIR is in negotiation with Reunion Authorities in this respect. If successful, LSG will soon be subject to a renovation.

Note for Tamassa Bel Ombre: Building of Tamassa is leased. Lease Agreement between LIR and the Owner, GRIT, expires in Year 2027.

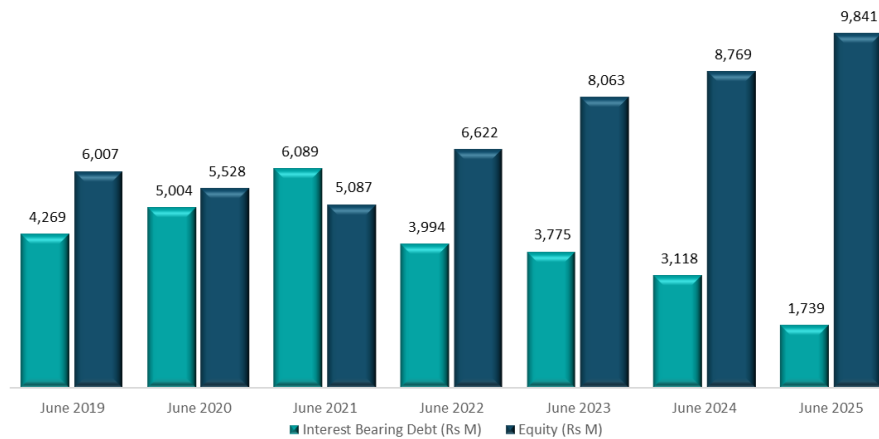
EVOLUTION OF DEBT AND EBITDA



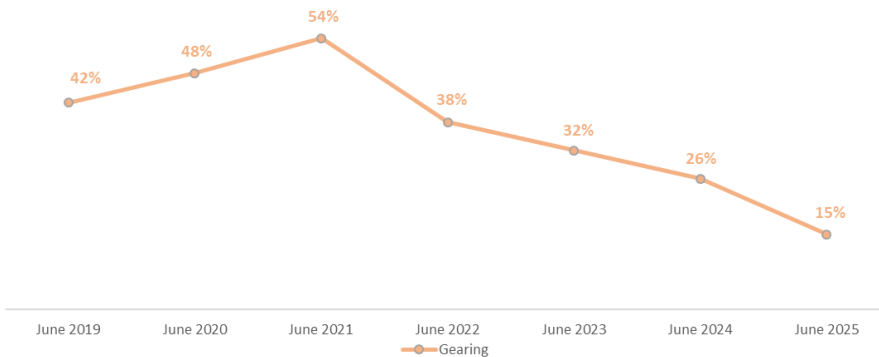
EVOLUTION OF DEBT TO EBITDA RATIO



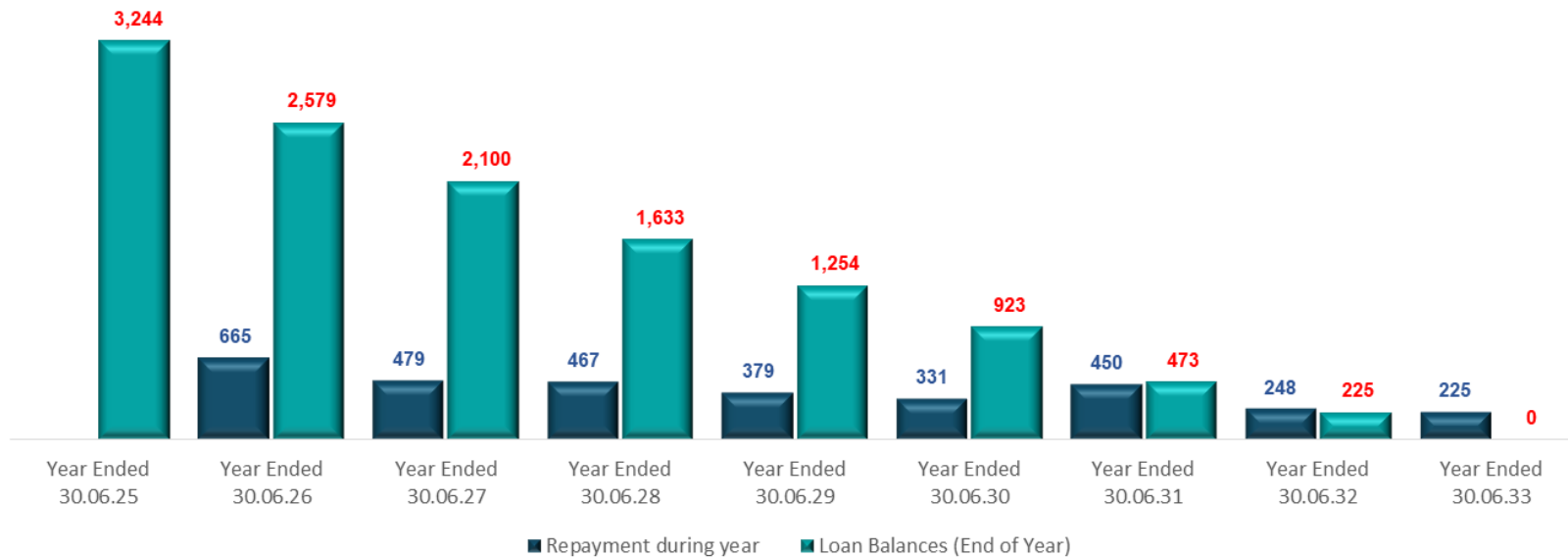
EVOLUTION OF DEBT AND EQUITY



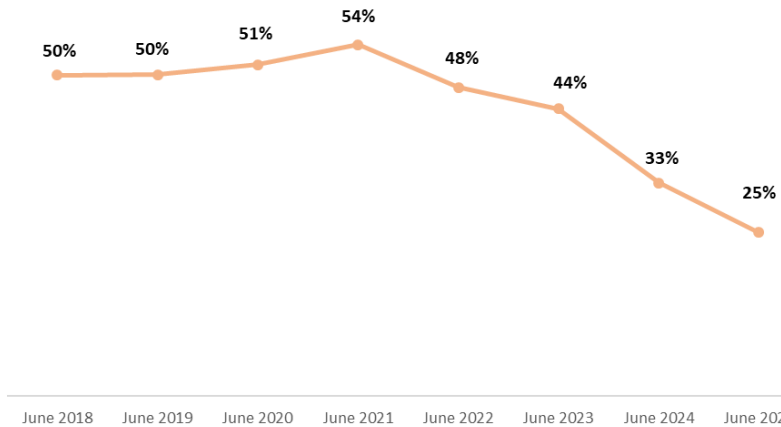
GEARING



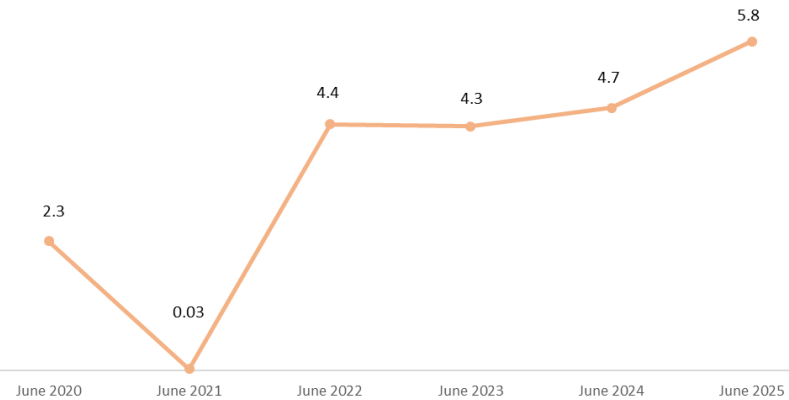
LOAN BALANCE AND REPAYMENT PLAN - EXISTING LOANS (RS M)



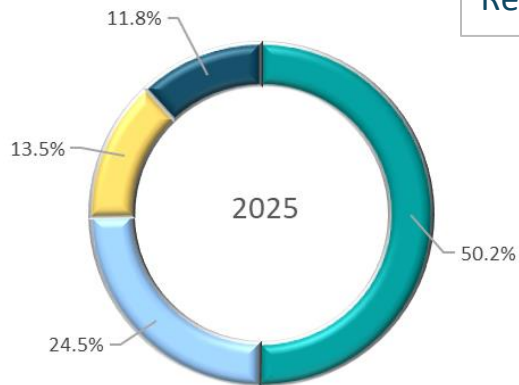
Loan to Value (Borrowings to PPE)



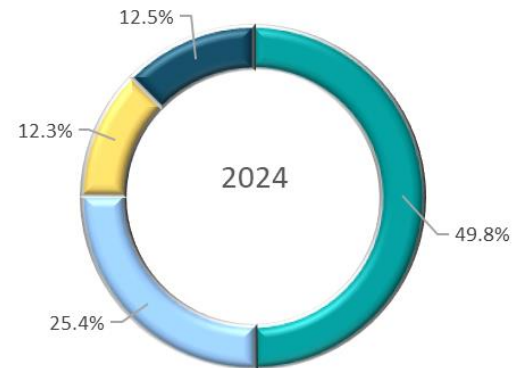
Interest Cover



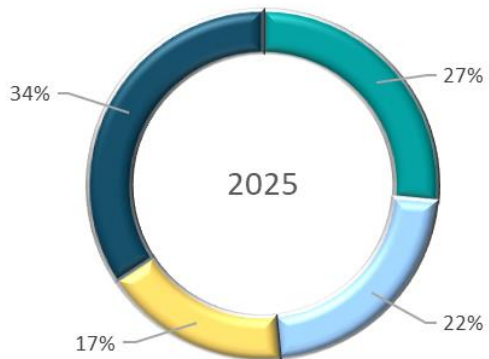
Revenue by Currency



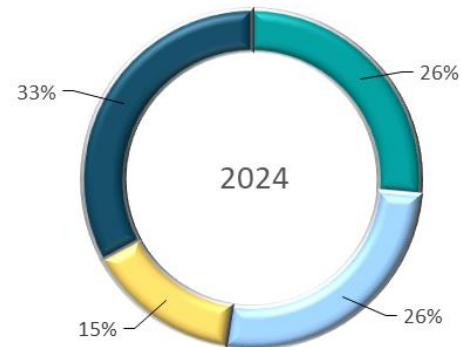
EUR
USD
GBP
MUR



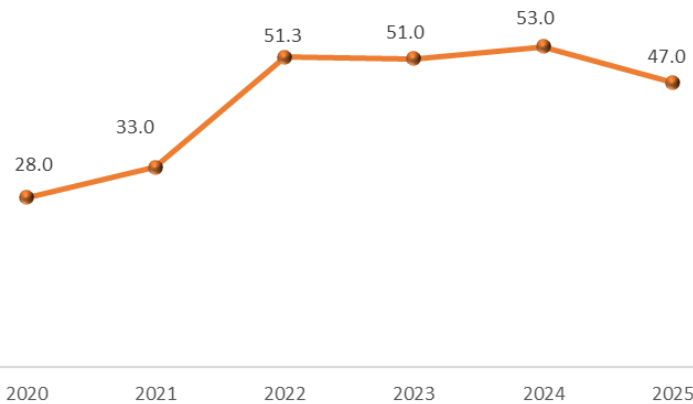
Loan by Currency



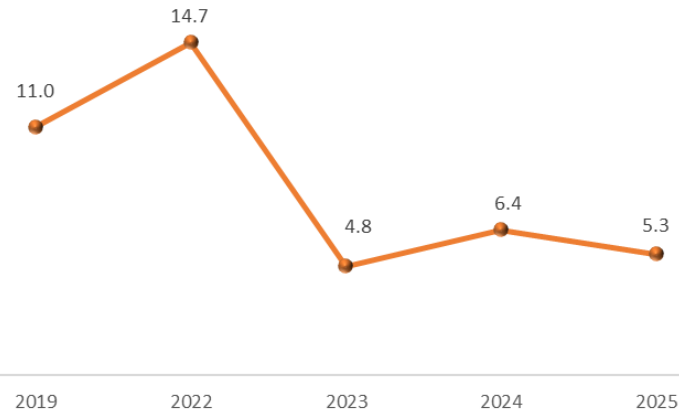
EUR
USD
GBP
MUR



EVOLUTION OF SHARE PRICE (MUR)



PRICE EARNINGS RATIO



Q & A

LUX ISLAND RESORTS LTD