

# LUX ISLAND RESORTS LTD AND ITS SUBSIDIARIES.

The group audited results for the Year ended 30 June 2023 are as follows:

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

	Year ended 30th June 2023 Rs 000 (Audited)	Year ended 30th June 2022 Rs 000 (Audited)
Income	8,226,497	6,490,832
Normalised EBITDA	2,299,967	1,668,114
Other gains/(losses)	144,027	(160,115)
Gain on sale of IHS units	38,514	319,388
<b>Fire impact at LUX* Belle Mare</b>		
Compensation for material damage	729,225	-
Impairment of property, plant and equipment	(313,583)	-
	415,642	-
EBITDA	2,898,150	1,827,387
Depreciation and amortisation	(625,791)	(657,478)
Operating profit	2,272,359	1,169,909
Net finance costs	(538,968)	(454,412)
Profit before taxation	1,733,391	715,497
Income tax expense	(275,608)	(236,821)
<b>Profit attributable to the group</b>	<b>1,457,783</b>	<b>478,676</b>
<b>Other comprehensive income</b>		
Total other comprehensive income	319,341	378,917
Total recognised income	1,777,124	857,593
Basic - Earnings per share	10.63	3.49
Diluted - Earnings per share	8.86	2.96
<b>SEGMENTAL INFORMATION</b>		
<i>Segment income:</i>		
Mauritius	5,044,336	3,529,642
Maldives	2,298,959	2,108,515
Reunion	883,202	852,675
Total segment income	8,226,497	6,490,832
<i>Segment results:</i>		
Mauritius	1,613,169	804,164
Maldives	519,345	521,504
Reunion	139,845	(155,759)
<b>Results before finance costs</b>	<b>2,272,359</b>	<b>1,169,909</b>

## GROUP ABRIDGED STATEMENT OF FINANCIAL POSITION

	30th June 2023 Rs 000	30th June 2022 Rs 000
<b>ASSETS</b>		
<i>Non current assets</i>		
Property, plant & equipment	12,197,017	10,643,819
Rights of use assets	3,551,489	3,443,036
Intangible assets	481,654	471,077
Investment property	91,145	86,317
Other receivable	48,187	43,124
Deferred tax assets	-	13,429
	16,369,492	14,700,802
Current assets	2,860,616	2,473,935
<b>TOTAL ASSETS</b>	<b>19,230,108</b>	<b>17,174,737</b>
<b>EQUITY AND LIABILITIES</b>		
Total equity	8,063,486	6,621,971
Non-current liabilities (excluding lease liabilities)	4,945,722	5,298,005
Finance lease liabilities in respect of right of use assets	3,022,420	2,952,562
Current liabilities (excluding lease liabilities)	3,198,480	2,302,199
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>19,230,108</b>	<b>17,174,737</b>
Net Assets per Share	Rs. 58.81	48.29

## GROUP ABRIDGED STATEMENT OF CASH FLOWS

	30th June 2023 Rs 000	30th June 2022 Rs 000
Net cash flows generated from operating activities	1,768,469	2,024,371
Net cash flows used in investing activities	(1,188,930)	(616,310)
Net cash flows used in financing activities	(684,513)	(101,139)
Net (decrease)/increase in cash & cash equivalents	(104,974)	1,306,922
<i>Cash and bank balance</i>		
Net foreign exchange difference	8,190	(53,710)
At beginning of year	1,080,098	(61,307)
Transfer from/(to) assets held for sale	111,807	(111,807)
At end of year	1,095,121	1,080,098

## ABRIDGED STATEMENT OF CHANGES IN EQUITY

	30th June 2023 Rs 000	30th June 2022 Rs 000
At beginning of year	6,621,971	5,086,791
Issue of convertible bonds	-	716,200
Total recognised income	1,777,124	857,593
Dividend	(274,232)	-
Interest on convertible bonds	(61,377)	(38,613)
At end of year	8,063,486	6,621,971

## Market Environment

Tourist arrivals to Mauritius for the financial year ended 30th June 2023 more than doubled on last year to reach 1,217,200, representing 87% of the pre-pandemic arrivals in 2019. Europe remains our main market with 60% of the arrivals. In the Maldives, which have fully recovered from the pandemic, arrivals for the financial year increased by 12% on last year to 1,791,690. The two main markets are India and Russia representing 26% of the arrivals for the financial year. Regarding Reunion Island, tourist arrivals for the financial year are not yet available.

## Group Results

The Group delivered excellent results for the second consecutive year following the Covid-19 pandemic.

Group income went from Rs6.49bn to Rs 8.23bn, an increase of 27%, while Normalised EBITDA (before other gains and losses) increased to Rs 2.3bn (+38%).

Individually, our three destinations did very well this past financial year. Mauritius posted an EBITDA of Rs1,521m, representing 65% of the Group's overall numbers, while the Maldives and Reunion Island registered an EBITDA of MUR 667m (29%) and MUR 150m (6%), respectively.

Following the improved performance of the hotels, an amount of Rs 144m was booked during the year as other gains, representing the reversal of impairment charges accounted in previous years. In addition, an amount of Rs 39m was recognised as gain on the sale of a villa at LUX\* Grand Baie.

An agreement has been reached regarding the compensation receivable following the fire at LUX\* Belle Mare. The compensation for loss of profit amounting to Rs 244m is final and included in Income in the abridged statement of profit or loss, mitigating the impact of closure costs incurred during the reconstruction of the hotel. Regarding Material Damages, an amount of Rs 729m has been recognised as compensation as agreed with the insurers based on the latest quality surveyor's report. The final compensation will be determined after the final costing of the refurbishment cost is validated by the loss adjusters in November / December 2023. There is, however, no indication that the final cost will differ materially from the estimate. Any variation in compensation will be reflected in the results for the financial year ending 30th June 2024.

Operating Profit, which was Rs 1.2bn a year ago, almost doubled to Rs 2.3bn. Net finance costs increased by Rs 85m to Rs 539m. This increase is mainly due to a full-year interest charge on the loan contracted to construct LUX\* Grand Baie (last year, a significant amount of interest incurred on that project was capitalised) and rising interest rates. Profit attributable to the Group increased from Rs 479m last year to Rs 1.46bn. Basic Earnings Per Share, which was Rs 3.49 a year ago, has increased to Rs 10.63 for the financial year ended 30th June 2023.

Overall, the gearing of the Group is very healthy, standing at 32% as at 30 June 2023. This can be attributed to the repayment of long-term loans for Rs 527m and improved equity resulting from improved retained earnings and revaluation gains arising on revaluation of the Group's properties.

## Project Development

The reconstruction of LUX\* Belle Mare is going well, and the hotel will welcome its first paying guests in early October 2023. The total reconstruction of the hotel is estimated at Rs 1.9bn, including Rs 225m to refurbish the undamaged part of the hotel.

Last year we reported that there was an issue with the renewal of the lease of LUX\* Saint Gilles in Reunion Island. We are pleased to report that we are working with the French Authorities with a view to finding a solution. Shareholders will be kept informed should we make significant progress on that front.

## Dividend

On the back of the very good results, the Board declared a dividend of Rs 2 per share (Rs 274m) on 29 June 2023, with respect to the financial year ended 30 June 2023. This dividend was paid on 4 August 2023 to all shareholders registered on 18 July 2023.

## Outlook

Reservations on the books are satisfactory. If the booking trend is maintained, we should post good results for the first quarter of the financial year ending 30th June 2024.

By order of the Board,

IBL Management Ltd  
Company Secretary

22 September 2023.

## Note to the above:

- The above Financial Highlights have been prepared in accordance with International Financial Reporting Standards (IFRSs).
- The Financial Highlights are issued pursuant to Listing Rule 12.20 and published according to the Securities Act 2005.
- The Financial Highlights have been prepared on the same basis of the accounting policies set out in the statutory Financial Statements of the Group for the year ended 30 June 2023.
- 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 Rules 2007) are available free of charge, upon request, from the Company Secretary, at the Company's registered office, Lux Island Resorts Ltd, Pierre Simonet Street, Floréal.
- The Board of Directors of Lux Island Resorts Ltd accepts full responsibility for the accuracy of the information contained in the Financial Highlights.