

### Statement of profit or loss

	Group		Company	
	Unaudited	Unaudited	Unaudited	Unaudited
	30 Sept 2023	30 Sept 2022	30 Sept 2023	30 Sept 2022
	MUR '000	MUR '000	MUR '000	MUR '000
<b>Revenue</b>	<b>393,989</b>	<b>136,610</b>	<b>7,648</b>	<b>-</b>
<b>Profit/(loss) from operations</b>	<b>30,123</b>	<b>15,171</b>	<b>(7,976)</b>	<b>(15,148)</b>
Fair value gain/(losses)	-	-	-	-
Other gains and (losses)	-	-	-	-
Net finance costs	(16,114)	(13,480)	(10,270)	(7,624)
Profit/(loss) before taxation	<b>14,009</b>	<b>1,691</b>	<b>(18,246)</b>	<b>(22,772)</b>
Taxation	-	(6,321)	-	-
<b>Profit/(loss) for the period</b>	<b>14,009</b>	<b>(4,630)</b>	<b>(18,246)</b>	<b>(22,772)</b>
<b>Statement of other comprehensive income</b>				
Profit/(loss) for the period	14,009	(4,630)	(18,246)	(22,772)
Other comprehensive income/(loss) for the period	-	-	-	-
<b>Total comprehensive income/(loss) for the period</b>	<b>14,009</b>	<b>(4,630)</b>	<b>(18,246)</b>	<b>(22,772)</b>
<b>Profit/(loss) attributable to :</b>				
Owners of the parent	13,987	(4,372)	(18,246)	(22,772)
Non-controlling interests	22	(258)	-	-
	<b>14,009</b>	<b>(4,630)</b>	<b>(18,246)</b>	<b>(22,772)</b>
<b>Total comprehensive income/(loss) attributable to :</b>				
Owners of the parent	13,987	(4,372)	(18,246)	(22,772)
Non-controlling interests	22	(258)	-	-
	<b>14,009</b>	<b>(4,630)</b>	<b>(18,246)</b>	<b>(22,772)</b>
Number of shares: 1,154,942,099 shares				
<b>Earnings per share (MUR)</b>	<b>0.012</b>	<b>(0.004)</b>	<b>(0.016)</b>	<b>(0.020)</b>
<b>Net assets per share (MUR)</b>	<b>1.995</b>	<b>1.983</b>	<b>1.825</b>	<b>1.841</b>

### Segmental Information

	Group	
	Unaudited	Unaudited
	30 Sept 2023	30 Sept 2022
	MUR '000	MUR '000
<b>Revenue</b>		
Property	294,806	49,967
Hospitality & Leisure	95,913	75,429
Services	34,438	15,208
Consolidation Adjustments	(31,168)	(3,994)
	<b>393,989</b>	<b>136,609</b>
<b>Profit/(Loss) from Operations</b>		
Property	15,441	7,248
Hospitality & Leisure	7,691	2,164
Services	13,114	(674)
Consolidation Adjustments	(6,123)	6,433
	<b>30,123</b>	<b>15,171</b>

### Statement of financial position

	Group		Company	
	Unaudited	Audited	Unaudited	Audited
	30 Sept 2023	30 June 2023	30 Sept 2023	30 June 2023
	MUR '000	MUR '000	MUR '000	MUR '000
<b>Assets</b>				
Property, plant and equipment	1,190,473	1,175,842	210,395	192,036
Investment properties	1,687,866	1,701,076	277,375	290,585
Intangible assets	725	834	700	771
Investments	-	-	1,992,353	1,978,151
Deferred tax assets	11,078	11,078	-	-
Right of use assets	9,397	8,135	5,671	5,867
Other assets	-	-	-	-
Current assets	907,447	778,175	365,071	388,360
<b>Total Assets</b>	<b>3,806,986</b>	<b>3,675,140</b>	<b>2,851,565</b>	<b>2,855,770</b>
<b>Equity and Liabilities</b>				
Equity attributable to owners of the company	2,304,062	2,290,053	2,107,957	2,126,203
Non-controlling interests	18,098	32,301	-	-
<b>Total Equity</b>	<b>2,322,160</b>	<b>2,322,354</b>	<b>2,107,957</b>	<b>2,126,203</b>
Non-current liabilities	592,132	603,285	333,101	334,173
Current liabilities	892,693	749,501	410,507	395,394
<b>Total Equity and Liabilities</b>	<b>3,806,986</b>	<b>3,675,140</b>	<b>2,851,565</b>	<b>2,855,770</b>
<b>Statement of cash flows</b>				
	Group		Company	
	30 Sept 2023	30 Sept 2022	30 Sept 2023	30 Sept 2022
	MUR '000	MUR '000	MUR '000	MUR '000
Net cash generated from / (used in) operating activities	158,563	(34,072)	(13,047)	(33,112)
Net cash generated from / (used in) investing activities	(6,406)	33,955	(1,839)	-
Net cash generated from / (used in) financing activities	(11,380)	(10,752)	(1,055)	(71)
<b>Net increase in cash and cash equivalents</b>	<b>140,777</b>	<b>(10,869)</b>	<b>(15,941)</b>	<b>(33,183)</b>
Net foreign exchange difference	1,876	-	-	-
Cash and cash equivalents at 1 July 2023	(128,763)	(183,959)	(231,056)	(187,274)
<b>Cash and cash equivalents at 30 Sept 2023</b>	<b>13,891</b>	<b>(194,828)</b>	<b>(246,997)</b>	<b>(220,457)</b>

### Statement of Changes in Equity

	Group		
	Owners of the parent	Non-controlling interests	Total equity
	MUR '000	MUR '000	MUR '000
<b>Unaudited</b>			
At 1 July 2022	2,171,615	23,592	2,195,207
Total comprehensive income	(4,372)	(258)	(4,630)
Other movements	(1,698)	1,698	-
<b>At 30 Sept 2022</b>	<b>2,165,545</b>	<b>25,032</b>	<b>2,190,577</b>
<b>Unaudited</b>			
At 1 July 2023	2,290,053	32,301	2,322,354
Total comprehensive income	13,987	22	14,009
Other movements	22	(14,225)	(14,203)
<b>At 30 Sept 2023</b>	<b>2,304,062</b>	<b>18,098</b>	<b>2,322,160</b>

### Notes to the Abridged

The Group delivered a noteworthy financial performance in the first quarter ended September 2023, posting a profit before tax of Rs. 14.0 million. This marks an improvement compared to the loss of Rs. 4.6 million reported for the same period in 2022. This performance was primarily attributed to substantial revenue growth in our property segment, which surged to Rs. 295 million compared to Rs. 50 million in 2022, and in our hospitality and leisure segment, where revenue reached Rs. 95.9 million up from Rs. 75.4 million in the previous year.

Another positive outcome of this quarter was the start of construction of Palmea sea view villas and Ennea Golf Villas projects that are expected to generate a turnover of Rs 1.1 billion over the current and the next financial years. Furthermore, the Group increased its stake in Haute Rive Azuri Hotel from 90.2% to 95.7% by acquiring the shares owned by The Bee Equity Partners.

As of September 30, 2023, the Group's total assets amounted to Rs. 3.81 billion while net assets stood at Rs. 2.30 billion (June 2023: Rs. 3.68 billion and Rs. 2.29 billion respectively).

#### Outlook

Looking ahead, our primary focus in the coming months will be the delivery of Halona units by June 2024, the ongoing construction of Palmea and Ennea Golf Villas which will contribute on a % completion to the current and next financial years; and the sale of our new offerings, Amara golf villas and Ariza townhouses with the objective of starting construction by the end of the financial year.

Moreover, we are well positioned to leverage on the forthcoming peak tourist season to further improve the Hospitality & Leisure segment's financial performance.

#### By Order of the Board

IBL Management Ltd  
Company Secretary  
November 9, 2023

Copies of the abridged audited financial statements (which can also be viewed on the website [www.bluelife.mu](http://www.bluelife.mu)) and the statement of direct and indirect interests of officers of the Company are available free of charge, upon request made to the Company Secretary, 4th Floor, IBL House, Caudan, Port Louis, Mauritius. The above abridged audited financial statements are issued pursuant to Listing Rule 12.14 and Securities Act 2005. The Board of Directors of Bluelife Limited accepts full responsibility for the accuracy of the information contained in these abridged audited financial statements.