



BLANTYRE HOTELS PLC | SUMMARY UNAUDITED CONSOLIDATED AND SEPARATE FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

a) SUMMARY CONSOLIDATED AND SEPARATE STATEMENTS OF FINANCIAL POSITION

	Consolidated	Separate	Separate	Separate
	Unaudited 6 months ended 30 June 2025	Unaudited 6 months ended 30 June 2025	Audited 30 June 2024	Audited 12 months to 31 December 2024
	K'000	K'000	K'000	K'000
ASSETS				
Non-current assets				
Property and equipment	59,999,625	13,539,643	12,450,501	12,598,167
Intangible assets	2,632	2,632	5,519	4,812
Investment		30,765,079	7,087,123	22,861,952
Total non-current assets	60,002,257	44,307,354	19,543,143	35,464,931
Current assets				
Inventories	629,254	629,254	396,387	235,367
Trade and other receivables	2,617,210	1,470,136	1,047,304	1,834,629
Tax recoverable	609,575	609,575	139,055	161,012
Cash and cash equivalents	46,409,603	44,573,523	579,648	47,810,338
Total current assets	50,265,642	47,282,488	2,162,394	50,041,346
Total assets	110,267,899	91,589,842	21,705,537	85,506,277
EQUITY AND LIABILITIES				
Equity				
Share capital	287,952	287,952	41,988	287,952
Share premium	58,882,143	58,882,143	1,340,153	58,882,143
Revaluation reserve	7,986,453	7,986,453	7,972,653	7,986,453
Funds awaiting capitalisation	67,681	-	-	-
Retained earnings / (Accumulated Loss)	3,325,505	1,139,277	(1,733,768)	(2,280,364)
Non-controlling interest	13,565,701			0
Total equity	84,115,435	68,295,825	7,621,026	64,876,184
Liabilities				
Non-current liabilities				
Retentions	2,492,945			
Deferred tax	3,132,367	3,132,367	2,953,764	2,413,780
Loan and Borrowings	18,912,928	18,912,928	6,046,927	16,346,692
Total non-current liabilities	24,538,240	22,045,295	9,000,691	18,760,472
Current liabilities				
Trade and other payables	1,566,305	1,248,722	1,104,864	1,552,881
Loan and Borrowings	-	-	3,978,956	-
Amount due to related parties	47,919			316,740
Total current liabilities	1,614,224	1,248,722	5,083,820	1,869,621
Total liabilities	26,152,464	23,294,017	14,084,511	20,630,093
Total equity and liabilities	110,267,899	91,589,842	21,705,537	85,506,277

b) SUMMARY CONSOLIDATED AND SEPARATE STATEMENTS OF COMPREHENSIVE INCOME

	Consolidated	Separate	Separate	Separate
	Unaudited 6 months to 30 June 2025	Unaudited 6 months to 30 June 2025	Audited 6 months ended 30 June 2024	Audited 12 months to 31 December 2024
	K'000	K'000	K'000	K'000
Revenue	4,120,053	4,120,053	3,555,162	7,802,814
Cost of sales	(1,774,516)	(1,774,516)	(1,116,379)	(2,486,969)
Gross profit	2,345,537	2,345,537	2,438,783	5,315,845
Other income	25,433	14,842	13,545	56,051
Selling and administration expenses	(2,394,853)	(2,239,957)	(1,891,627)	(4,276,353)
Impairment loss		-	-	(66,816)
Earnings Before Interest, Depreciation and Amortization (EBITDA)	(23,883)	120,422	560,701	1,028,727
Depreciation and amortisation	(122,457)	(122,457)	(153,573)	(268,720)
(Loss) /profit from operating activities	(146,340)	(2,035)	407,128	760,007
Finance Income	5,716,720	5,716,720	-	-
Finance cost	(845,034)	(845,034)	(883,639)	(2,319,270)
Share of (loss) / profit in associate	-	-	(38,857)	(28,883)
Profit / (loss) before taxation	4,725,346	4,869,651	(515,368)	(1,588,146)
Income tax (charge) / credit	(1,399,841)	(1,450,010)	(265,532)	218,037
Profit / (Loss) for the period	3,325,505	3,419,641	(780,900)	(1,370,109)
Other comprehensive income (net of tax)			1,516,575	1,572,988
Total Comprehensive income for the period	3,325,505	3,419,641	735,675	202,879
Attributable to shareholders of the company: 53.3%	1,772,494	-	-	-
Attributable to non-controlling interest: 46.7%	1,553,011	-	-	-
Total	3,325,505	-	-	-

c) SUMMARY CONSOLIDATED AND SEPARATE STATEMENTS OF CHANGES IN EQUITY

	Consolidated	Separate	Separate	Separate
	Unaudited 6 months to 30 June 2025	Unaudited 6 months to 30 June 2025	Audited 6 months ended 30 June 2024	Audited 12 months to 31 December 2024
	K'000	K'000	K'000	K'000
At the beginning of the period	64,876,184	64,876,184	6,885,351	6,885,351
Profit / (loss) for the period	3,325,505	3,419,641	(780,900)	(1,370,109)
Revaluation surplus			1,516,575	2,128,297
Deferred tax on revalued property	-	-	-	(555,309)
Accumulated loss from previous period eliminated on consolidation	2,280,364	-	-	-
Shares issued from rights issue	-	-	-	60,900,729
Rights issue costs	-	-	-	(3,112,775)
Funds awaiting capitalisation	67,681	-	-	-
Non-controlling interest	13,565,701	-	-	-
At the end of the period	84,115,435	68,295,825	7,621,026	64,876,184

d) SUMMARY CONSOLIDATED AND SEPARATE STATEMENTS OF CASHFLOWS

	Consolidated	Separate	Separate	Separate
	Unaudited 6 months to 30 June 2025	Unaudited 6 months to 30 June 2025	Audited 6 months ended 30 June 2024	Audited 12 months to 31 December 2024
	K'000	K'000	K'000	K'000
Profit / (loss) before tax	4,725,346	4,869,651	(515,368)	(1,588,146)
Adjustments for:	-	-	-	-
-Depreciation	120,277	120,277	151,625	264,668
-Amortisation charge	2,180	2,180	1,948	4,051
-Impairment loss	-	-	-	66,816
-Finance income	(5,727,311)	(5,716,720)	(28,477)	(289,944)
-Share of loss in associate	76,915	76,915	38,857	28,883
-Profit on disposal of fixed assets	-	-	-	(20,396)
-Finance costs	845,034	845,034	908,842	2,446,164
Operating profit / (loss) before working capital changes	(34,474)	120,422	557,427	912,096
-Movement in inventories	(393,887)	(393,887)	2,651	163,671
-Movement in trade and other receivables	2,711,968	299,489	(433,921)	(1,269,557)
-Movement in related party receivables	65,004	65,004	-	(36,068)
-Movement in trade and other payables	136,994	(304,159)	107,153	781,744
-Movement in related party payables	(451,260)	(316,740)	(920)	280,672
Cash generated from / (used in) operating activities	2,034,345	(529,871)	232,390	832,558
Tax paid	(1,179,985)	(1,179,985)	(26,288)	(48,245)
Interest paid	-	-	(446,167)	(1,218,542)
Net cash flows (used in) / generated from operating activities	854,360	(1,709,856)	(240,065)	(434,229)
Investing activities				
Purchase of property and equipment	(11,876,930)	(1,061,753)	(111,992)	(372,701)
Purchase of intangible assets	-	-	-	(1,396)
Disposal proceeds	-	-	-	20,397
Finance income received	5,727,311	5,716,720	18,887	169,858
Investment in associate / Funds awaiting capitalisation	(428)	(7,903,557)	(3,283,740)	(19,048,595)
Net cash (used in) / generated from investing activities	(6,150,047)	(3,248,590)	(3,376,845)	(19,232,437)
Financing activities				
Loans received	1,721,631	1,721,631	3,467,667	20,108,827
Loan repayments	-	-	-	(2,909,056)
Share capital raising costs	(204,924)	-	-	(2,481,157)
Proceeds from capital call	1,800,000	-	-	52,136,121
Net cash (used in) / generated from financing activities	3,316,707	1,721,631	3,467,667	66,854,735
Net increase / (decrease) in cash and cash equivalents	(1,978,980)	(3,236,815)	(149,243)	47,188,069
Cash and cash equivalents at the beginning of the year	48,388,583	47,810,338	612,253	612,253
Effect of changes in exchange rates	-	-	9,591	10,016
Cash and cash equivalents at the end of the period	46,409,603	44,573,523	472,601	47,810,338

Publication Commentary

Introduction

The Board is pleased to present the consolidated and separate unaudited interim results for Blantyre Hotels Plc (BHL) for the six months ended 30 June 2025. The results include the consolidation of the Company's subsidiary, Oasis Hospitality Limited, following further equity injection during the period.

Overview of results

Revenue for the six months was K4.1 billion which was 16% higher than prior year. Cost of sales increased by 59% from K1.1 billion to K1.8 billion in the period mainly due to rapid increase in prices of food and beverage items plus an increase in loyalty program expenses. Selling and administration expenses increased by 27% with notable increases in staff costs, promotional expenses as well as hotel management fees.

A consolidated negative EBITDA of K23.9 million was registered while the separate Company's EBITDA was a positive K120 million (2024: K561 million). This was mainly due to low occupancy levels experienced during the period impacted by the prevailing economic environment. The Group incurred finance charges of K845 million (2024: K884 million) and earned finance income of K5.7 billion on the proceeds of the rights-issue offering earmarked for the Lilongwe Hotel Project. This resulted in a profit after tax of K3.4 billion (2024: loss of K781 million) for the Company and a consolidated profit of K3.3 billion for the Group, which was slightly lower mainly due to administration expenses incurred by the subsidiary, Oasis Hospitality Limited, which has not yet commenced trading.

Prospects

The business environment remains challenging given the prevailing economic conditions which are characterized by high inflation, foreign currency and fuel shortages and the uncertainty brought by the general elections, all of which have a direct impact on the hotel's occupancy due to reduced travel. However, the Board remains optimistic and expects growth as market conditions improve over time.

The Lilongwe Hotel Project

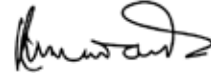
Considerable progress has been registered on the construction of Protea Hotel Lilongwe Ryalls. Despite raising the required capital through the rights issue, a project of this magnitude faces numerous challenges, particularly the shortage of foreign currency. This notwithstanding, the Board is optimistic that the project completion target of the first half of 2026 will be achieved.

Dividends

The Board resolved not to pay an interim dividend due to the current performance of the company.

Approval of the financial statements

The unaudited summarised financial statements for the half year to 30 June 2025 were approved by the board on 26 September 2025.


V. Kumwenda
Chairperson


E A Malion
Director



PROTEA HOTEL LILONGWE RYALLS OPENING 2026

