



Mauritius



Mauritius is centrally located in the Indian Ocean at the crossroads of Asia, Africa and Europe.

This Republic island state is a welcoming, multicultural country with a global outlook.

The country's attractiveness as a preferred destination for investment rests mainly on the quality of life offered, political and social stability, as well as a dynamic and growing economy across a variety of sectors including tourism, finance, trade, property and communication.

Why Mauritius?



MAURITIUS AT A GLANCE

-  **POPULATION**
1.3 million inhabitants
-  **WORKFORCE**
Flexible, bilingual (English/french) and qualified
-  **EMPLOYMENT RATE**
92%
-  **RATE OF REAL GDP GROWTH**
3.8%
-  **EXCLUSIVE ECONOMIC ZONE**
2.3 million sq. km
-  **GDP PER CAPITA (PPP based)**
\$ 20,500 (average to superior income)
-  **ADULT LITERACY RATES**
90%
-  **OVERALL ECONOMY**

Services	Industry	Agriculture
75%	21%	4%
-  **IDEAL TIME ZONE**
GMT+4
-  **BANKING AND TELECOMMUNICATIONS SYSTEM**
Reliable

Mauritius, a leading investment destination



International benchmarks



Mo Ibrahim 2016

Index of African Governance

1st in Africa



Global Information Technology

Report 2016

1st in Africa
49th in the World



Doing Business 2017

World Bank

1st in Africa
49th in the World



Global Competitiveness

Index 2016-2017

1st in Africa
45th in the World



Best Countries for Business

Forbes Survey 2017

1st in Africa
39th in the World



Social Progress

Index 2016

1st in Africa
40th in the World



Democracy Index 2015

Economist Intelligence Unit

1st in Africa
18th in the World



Economic Freedom of the World 2016

Fraser Institute

1st in Africa
5th in the World

THE BENEFITS OF RESIDING IN MAURITIUS

- ① A favourable tax regime:
 - Low individual and corporate taxation (a flat rate of 15%)
 - No inheritance or capital gains tax
 - Double Taxation Avoidance Agreements with 43 countries including UK and SA
- ② A non-citizen having held a residence permit for a continuous period of 2 years and having made an investment over USD 5 million in Mauritius is eligible to apply for registration/naturalization as a citizen of Mauritius
- ③ Members registered under the Mauritian Diaspora Scheme are exempted from:
 - Income tax for 10 years
 - Custom duties of up to MUR 2 million on the purchase of a car
 - Customs duties on repatriation of their personal or household belongings

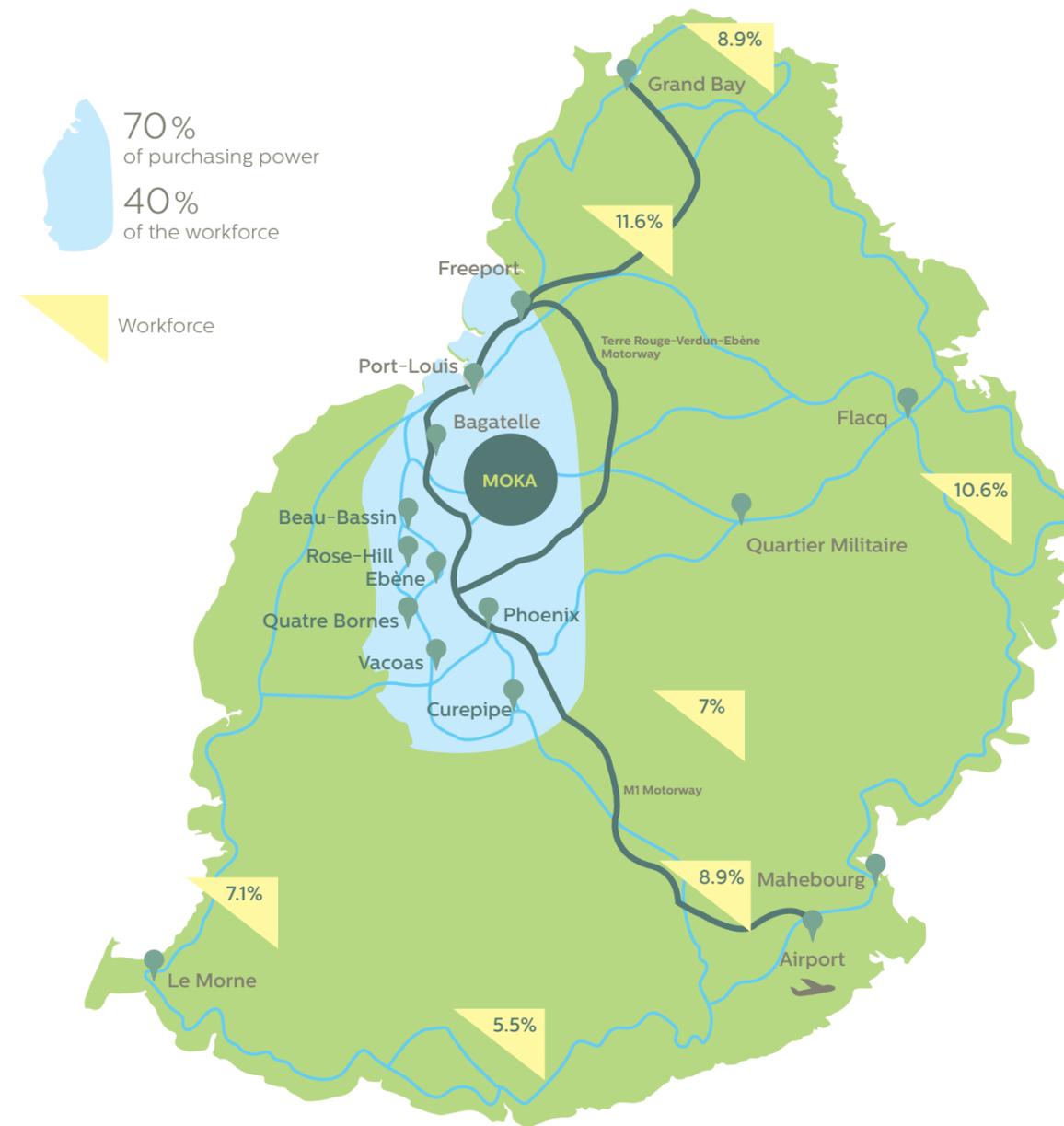
THE BENEFITS OF THE SMART CITY SCHEME

- ① Contribution towards a more responsible future development of Mauritius
- ② An improved quality of life with access to modern and well-diversified infrastructure
- ③ Residence permit in Mauritius for property acquisitions worth USD 500,000 or more
- ④ Property on freehold ownership
- ⑤ No restriction on rental or resale of residential units
- ⑥ Secondary developers will enjoy:
 - An 8-year tax holiday for real estate development companies
 - The opportunity to market their projects with foreigners

At the heart of the island lies the city of Moka

A strategic location

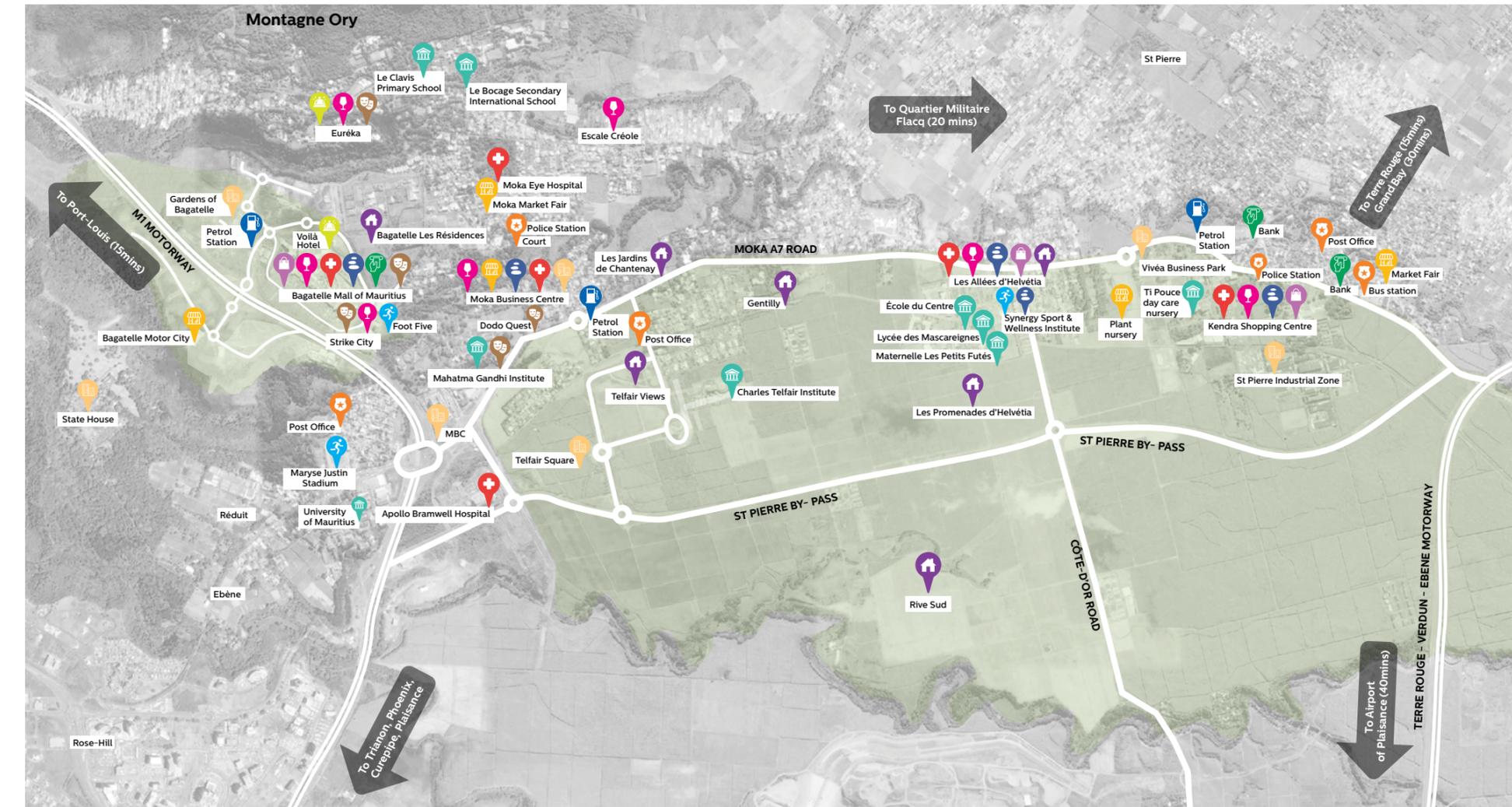
- Central and accessible
- Surrounded by the two motorways of the island
- Close to major urban areas
- Good return on investment



The region developed from an agricultural zone



into one of the fastest growing places in Mauritius



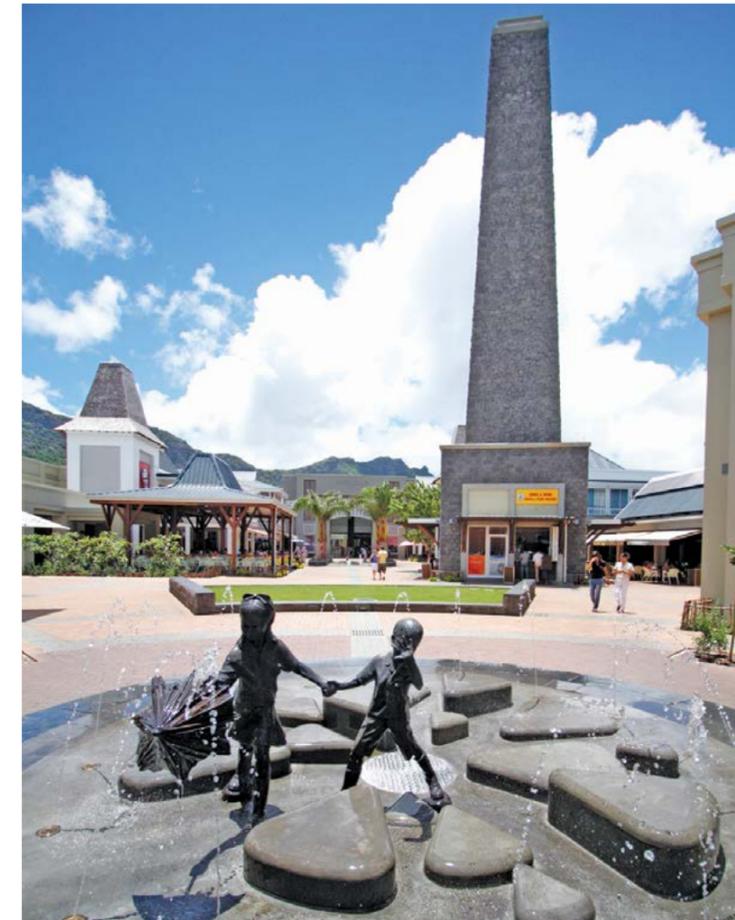
Existing activities

- Education
- Health
- Shopping centres
- Residential
- Retail
- Petrol stations
- Hotels, lodging
- Public services
- Banks, ATM
- Offices
- Culture, leisure
- Sport
- Wellness
- Restaurants, bars
- DEVELOPMENT ZONE

Moka, a vision in action since many years



Moka now offers modern, multicultural and integrated living facilities



Bagatelle Mall of Mauritius



Synergy Sport & Wellness Institute



Les Allées d'Helvetia integrated village

Contemporary residential developments



Bagatelle Les Résidences



Les Allées d'Helvetia



Gentilly

World-class healthcare facilities and internationally recognised English & French education for all ages



Charles Telfair Institute



Lycée des Mascareignes



Apollo Bramwell Hospital

Leading-edge business amenities & office space with the latest technology



Voilà Hotel at Bagatelle



ENL House at Vivéa Business Park



Gardens of Bagatelle

Inspired entertainment & everyday leisure with the island's largest shopping mall



Bagatelle Mall of Mauritius



Strike City at Bagatelle Home & Leisure



Les Allées d'Helvetia Commercial Centre



Bagatelle Mall of Mauritius

Qualitative sports infrastructure



Synergy Sport & Wellness Institute



Moka Trail



Through the new **Smart City** Scheme **Moka** now offers development and investment opportunities

MOKA smart city

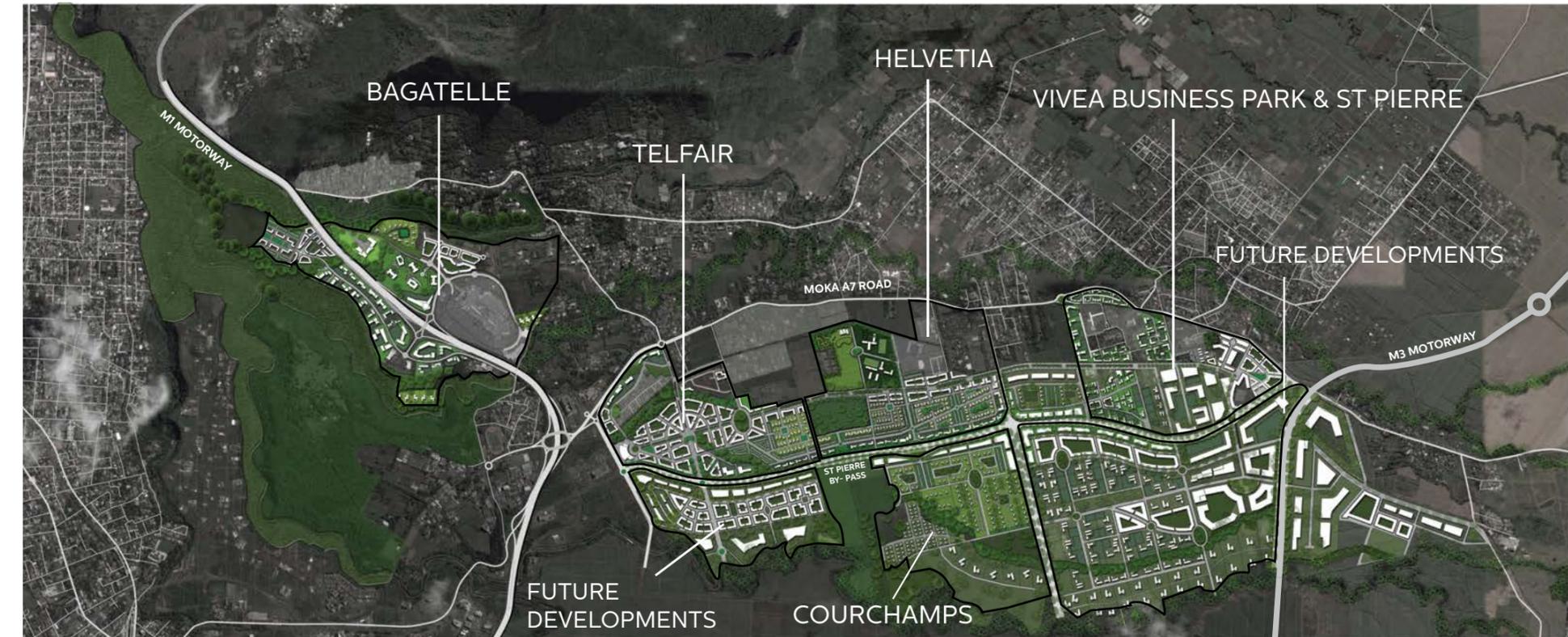
The Smart City Scheme

The Smart City Scheme has been launched by the Government of Mauritius for the setting up of new, intelligent urban ecosystems across Mauritius in the form of mixed-use developments integrating office, business, residential and leisure components.

Smarting our city

The Moka region is transitioning into a more sustainable and liveable city through the progressive rolling out of a concept of 'citysmarting' over the past decade. Stemming from a well-thought-out master plan, this flexible improvement process is continually adapted in line with the critical mass attained and technological advances. The core elements of the plan for a smarter Moka are: making optimum use of resources; offering an improved quality of life; fostering engagement with key stakeholders including the community and public authorities; and creating real economic opportunities.

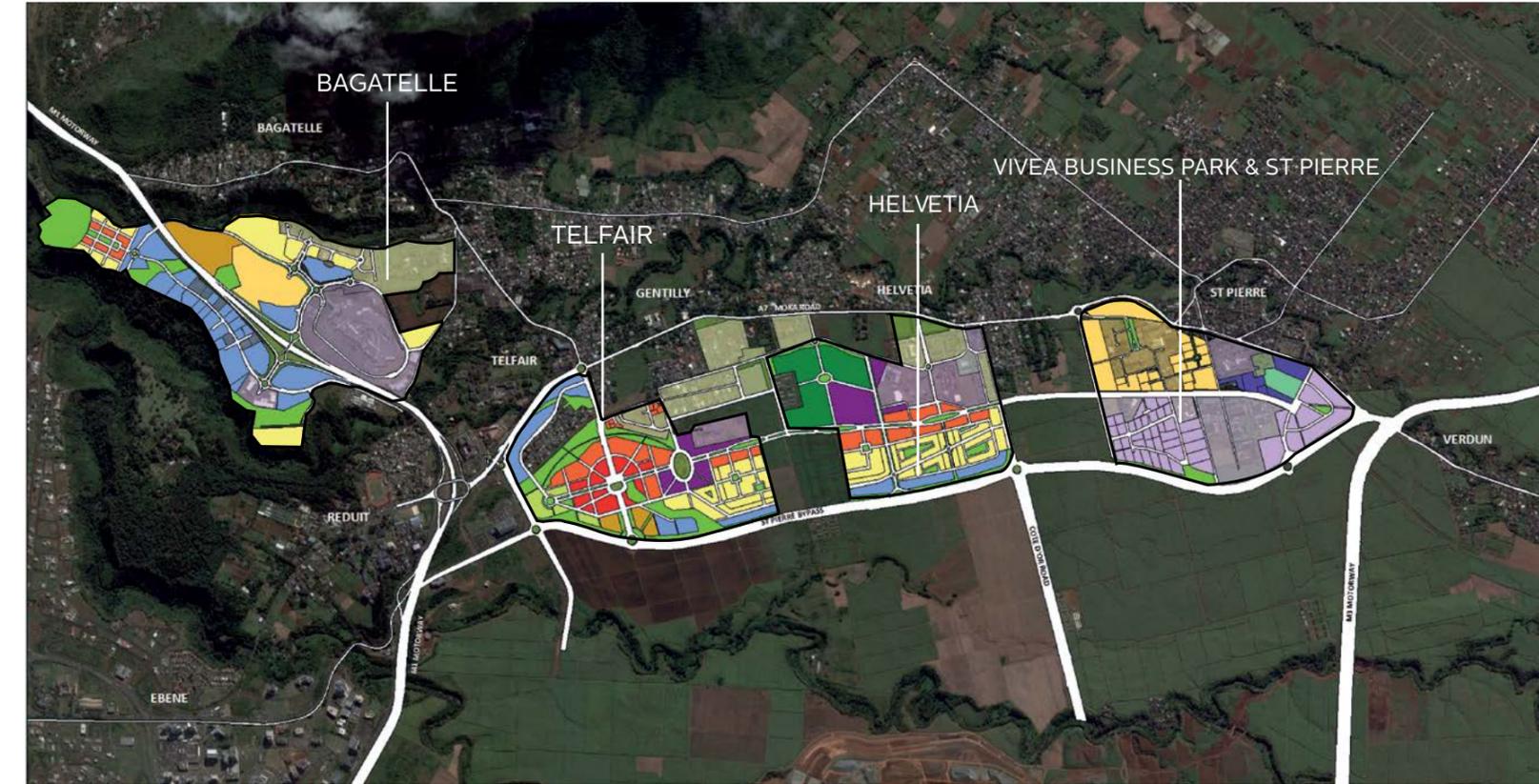
Moka overall master plan



Phase 1 master plan



Phase 1 land-use master plan



Future developments

- High density mixed-use
- Medium density mixed-use
- Residential
- Offices
- Commercial / Offices
- Light industrial
- Retail
- Education facilities
- Medical facilities
- Civic
- Bus terminal
- Open space / Parks
- Country club

Existing developments

- Residential
- Offices
- Commercial / Offices
- Light industrial
- Retail
- Education facilities
- Open space / Parks
- Sports facilities

The future city
of Moka shall offer a holistic
and eco-friendly lifestyle

A Central Business District promoting innovation



An expanded knowledge hub



New contemporary residential projects



A bigger, more modern bus terminal



A country club



A state-of-the-art conference centre and theatre



Developed urban infrastructure



Sustainable energy sources and green building practices



Waste sorting and recycling platforms



Improved transport systems



Fibre optic connectivity



Citizen engagement programmes



Creation and conservation of green areas
for a quality environment





A **Trusted** Property Developer



A **Proactive** Group since 1821

The Group at a glance

Deeply attached to human values, to ethics in business and to Mauritius

An **influential** player in the Mauritian economy: **90 companies**, active in **10 different business sectors** and directly employing **6 800 persons**

23 000 acres of strategically located land assets

Listed on the Stock Exchange of Mauritius

Ranked third largest company in terms of assets for the fiscal year 2015-16 in Mauritius

Generates an **attractive long-term return** on investment

Turnover of Rs 13 billion and Rs 57 billion in assets as at June 2016

Committed to sustainable development with specific interests in supporting vulnerable communities



ENL Group Assets



38% | Property



25% | Land & Investments



18% | Hospitality



4% | Financial Services



6% | Agro-Industry



4% | Commerce & Industry



5% | Logistics



- Leading property developer in Mauritius
- Development started more than 8 years ago
- A global vision based on the principles of urban planning and sustainable integration
- Specialized in property management and development
- Realization of numerous projects throughout the country
- A national reference in terms of quality, level of management and experience
- Harmonious and environmentally friendly development



Our Achievements



Les allées
D'HELVETIA

An integrated village
with schools, sports and
shopping centres




VILLAS VALRICHE
MAURITIUS

Luxurious villas with golf
and beach access,
on a renowned estate
of 2,500 hectares



Bagatelle
— LES RÉSIDENCES —

High-end apartments



Bagatelle
— MALL OF MAURITIUS —

The Mauritius' largest
shopping mall



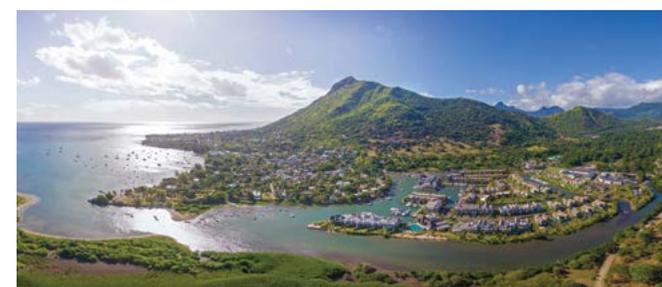
Vivéa
BUSINESS PARK

A business park with
an innovative concept
combining nature and
technology




Kendra
ST PIERRE

Convenient
shopping centre



LA BALISE MARINA
MAURITIUS

Waterfront residences
on the Mauritius' only marina
with direct access to the sea

 (+230) 404 9600

 info@moka.mu

 moka.mu

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