



Redefining workplaces

**The place
to be.**

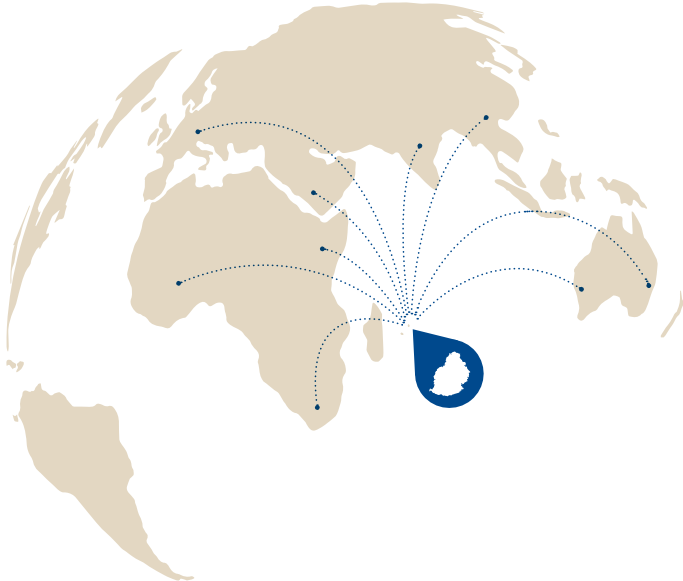
**Move your business
to Moka Smart City.**



THIS IS MAURITIUS



The modern Mauritius shines primarily through the services sector (75%), industrial sector (21%) and agriculture (4%)



1.3 million
Population

French, English & Mauritian Creole
Languages

2,040 km²
Total surface area

20°C - 28°C
Average temperature

Mauritian Rupee
Stable currency

GMT+4
Time zone

2.3 million km²
Exclusive economic zone

Extensive flight connectivity
Served by more than 20 major airlines

92%
Employment rate

4%
Stable GDP growth rate

\$21,600
GDP per capita (PPP-based)

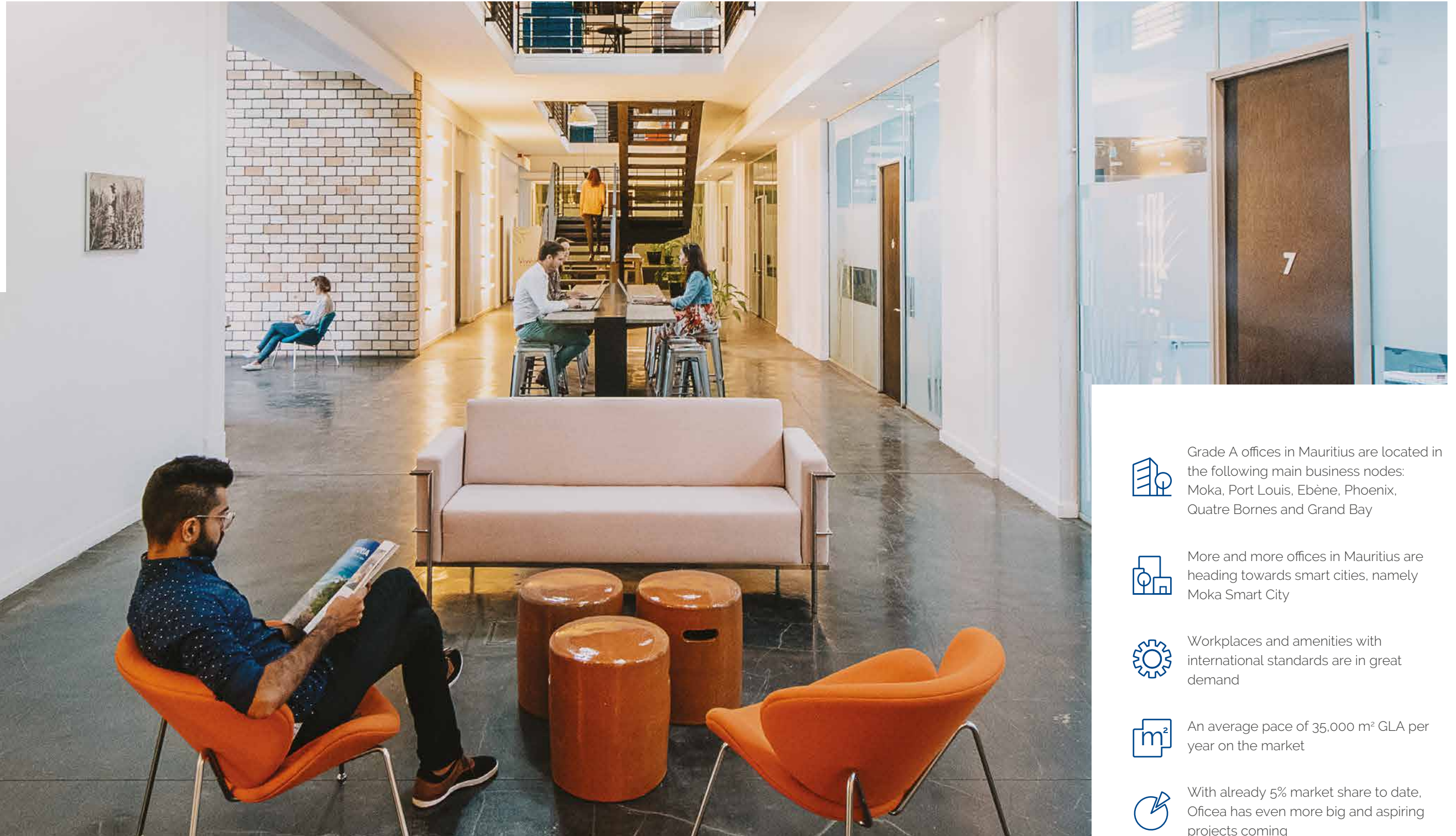
0.9%
Low inflation rate

3.5%
Repo rate

BAA1
Moody's Investors Service

THE OFFICE MARKET

IN MAURITIUS



Officea is the leading owner and manager of grade A offices in Moka Smart City, a fast growing place of choice to live, work, play and care.

**DID YOU
KNOW?**



Grade A offices in Mauritius are located in the following main business nodes: Moka, Port Louis, Ebène, Phoenix, Quatre Bornes and Grand Bay



More and more offices in Mauritius are heading towards smart cities, namely Moka Smart City



Workplaces and amenities with international standards are in great demand



An average pace of 35,000 m² GLA per year on the market



With already 5% market share to date, Officea has even more big and aspiring projects coming

About **Oficea**





WE ARE
OFFICEA

OUR VISION

Be the leader in specialised integrated offices, while delivering consistent qualitative experiences and sustainable solutions to our stakeholders.

Officea is part of the ENL Group, which is one of the leading Mauritian business groups listed on the Stock Exchange of Mauritius.

We have developed a unique portfolio of more than **33,000 m² grade A offices** in the last decade, capitalising on our prime land in Moka Smart City business precincts:

- Vivéa Business Park
- Telfair
- Bagatelle Office Park

We enable inspiring work experiences in the heart of Mauritius for our tenants, investors and partners, with a sustainable approach.

OUR MISSION

Be the trendsetter in the offering of offices in Mauritius by smartly creating, developing and managing offices for an evolving market.

WE MAKE IT WORK

Oficea provides property and fund management services, and prides itself on timely, consistent and comprehensive communication with its shareholders.



PROPERTY MANAGEMENT

- Leasing & tenant coordination
- Portfolio operations
- Accounting & administration
- Debtor management
- Marketing coordination/strategy



ASSET MANAGEMENT

- Acquisitions/Disposal/Refurbishment
- Customer relationship management
- Operational procedures
- Key controls implementation
- Financial management
- Portfolio valuation



FUND MANAGEMENT

- Fund Services
- Strategic Management
- Investor Relations

OFICEA AT A GLANCE

We are smart, specialised and sustainable.
Here is our portfolio based on our decade-long experience.




Rs. 4 billion
assets under
management in 2023



**High occupancy
rate**



Grade A
office buildings



3,000 employees
in our buildings



Company in operation
since 2010



33,000 m²
(GLA)



**3 business
precincts**



**2 LEED green
certified
buildings**



Choosing **Moka**

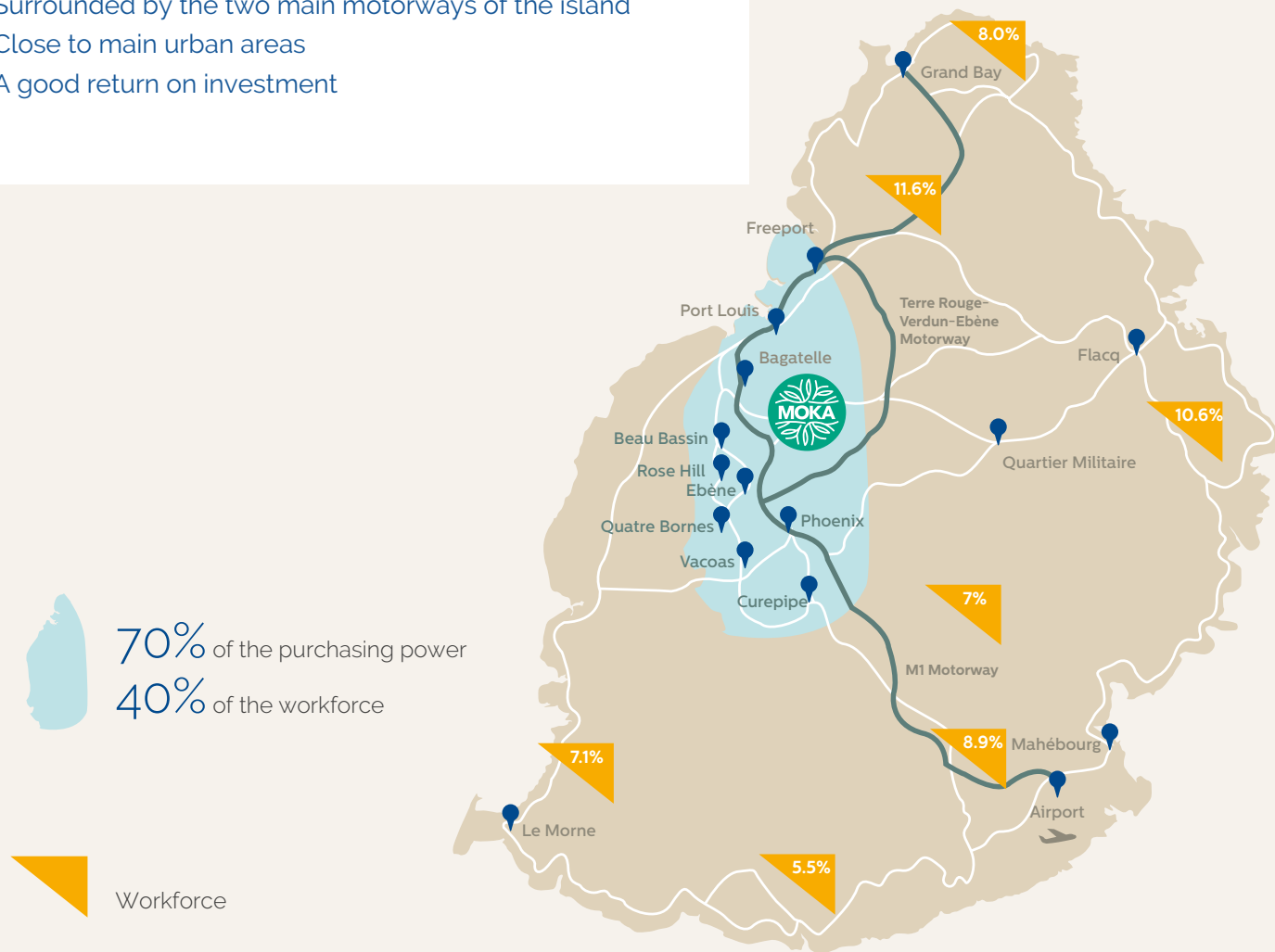


MOKA

SMART CITY

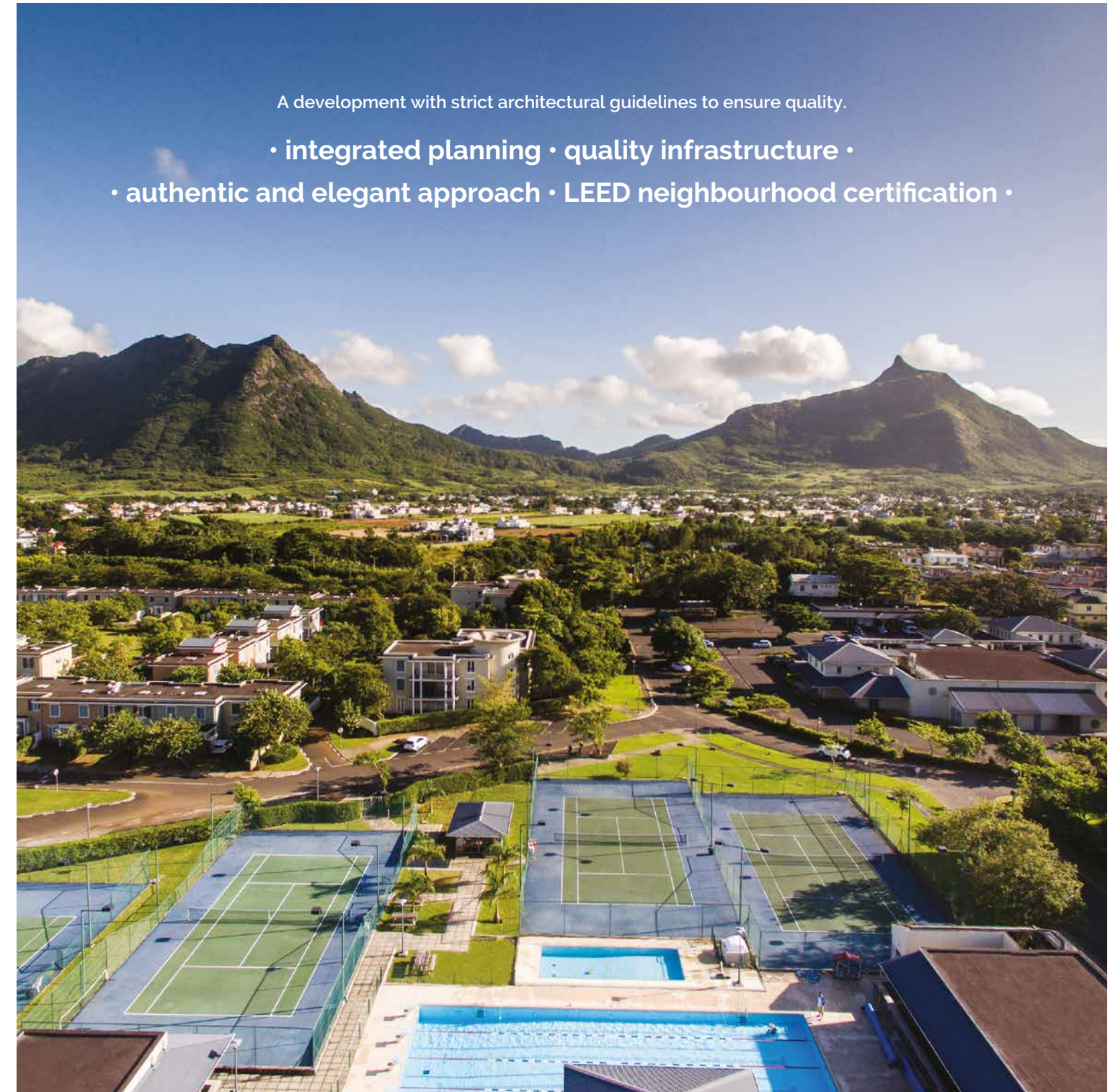
A STRATEGIC LOCATION

- Central and accessible
- Surrounded by the two main motorways of the island
- Close to main urban areas
- A good return on investment



A development with strict architectural guidelines to ensure quality.

- integrated planning • quality infrastructure •
- authentic and elegant approach • LEED neighbourhood certification •





THE SMART CITY
WHERE YOU CAN
**LIVE, WORK,
PLAY & CARE.**

! DID YOU
KNOW

Moka Smart City already has more than 50 international brands implemented in its midst including Toyota, Jaguar, Bosch, PwC, BDO, Peugeot, Mc Donald's, the US Embassy, South African Airways, Air France, and Emirates Airlines to name a few.



Modern and multicultural with integrated living facilities, entertainment and leisure (shopping malls, restaurants, bowling, indoor football, etc.)



Contemporary residential development



World-class healthcare facilities including the largest private hospital in Mauritius: Wellkin



Internationally recognised English & French education for all



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



Qualitative sports infrastructure



One central Business district and two international business parks

MOKA MAKES BUSINESS SENSE

1. An excellent ROI since the last 10 years with an average of:

 **6.5%**

rental yield on residences

 **7%**

capital gain on residences
(per year)

 **302%**

capital gain on residential land

2. Facilities for optimum work conditions



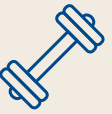
generous parking spaces



fibre-optic connectivity



shops & restaurants



sports centre



nurseries and schools

3. Dynamic and pleasant work environment

A privileged business destination under high demand and already chosen by numerous businesses



Officea's Business **precincts**



Bagatelle

Telfair

Helvétia

Les Allées
d'Helvétia

Vivéa

St Pierre

St Pierre
Bus Station

L'Avenir

Bagatelle Mall

Réduit

Wellkin
Hospital

Ebène

Road A7

Courchamps

St Pierre
Bypass

M1 Motorway
to Port Louis

Cote d'Or Road
to Curepipe

M3 Motorway
to the North

Côte d'Or
Stadium

VIVÉA BUSINESS PARK



Officea manages 10 of the 13 buildings in Vivéa Business park.

DID YOU KNOW ?



+35 000 m²
GLA



+2.500
employees



500
parkings



Walking distance
from shopping centres



DID YOU
KNOW ?

The Piazza has the first ever translucent solar panel roofs of the island, which not only let the lights in, but also supply electricity to surrounding offices.

Where nature and technology meet

The Moka sugar factory, this spacious infrastructure in the centre of the island, has been converted into splendid office buildings in the verdant setting of Vivéa Business Park. Right in the middle of Moka, Officea provides offices for rent in this unique work environment.



Beautifully preserved and landscaped green spaces



Human-sized building with an architecture which integrates noble materials into modern design



Carefully thought-out living space ideal for fulfilling professional interactions in a prestigious location



Secured precinct with generous parking spaces



Piazza of 3,300 m², 750 m² covered space



Cafeteria, open to the public and employees



Meeting rooms for rent



Nursery

TELFAIR



6
buildings



+26,000
m²_{GLA}





5 mns
drive from Ebène




The future city centre of Moka

Telfair is the balanced, modern and sustainable city centre built around the iconic Telfair chimney. You can't miss it from the St Pierre Bypass and the Moka A7 roads. Existing and future initiatives include:


 Interconnection between urban areas


 Metro express station in Telfair

 Offices and retail spaces for rent


 A walkable precinct


 Residential offer

 A sustainable precinct (LEED Neighbourhood & LEED certified buildings)

 Shopping galleries

 Medical centres

 IoT-connected bins for waste management and redistribution of treated non-drinkable water

 Water fountains in public spaces

Telfair, the intersection of all possibilities



There are currently two LEED green certified buildings in Telfair, one welcoming the renowned audit and finance firm, PwC and the other, The Dot, with a few remaining floors available for rent

**DID YOU
KNOW ?**

NEW PROJECT

coming in
2023



Telfair La Promenade

Imagine a city where you can go out of your hotel room, shop in the streets or shuttle to Bagatelle, stop by a trendy coffee shop, go to your meeting with your business partner, have a sport session and jog back via the park on La Promenade facing the sunset before choosing between a wide variety of lively dinner offering and/or cultural moments.

- In construction
- End of construction: December 2023

BAGATELLE OFFICE PARK



There are 17 acres
of garden within the
business precinct

DID YOU
KNOW ?



4,000 m²
GLA



350
parkings











**Walking
distance**
from Bagatelle Mall



Unrivalled accessibility

Surrounded by an impressive mountain range and overlooking the sea, Bagatelle Office Park offers the privilege to work in an exclusive environment, within walking distance from Voilà Bagatelle Hotel and Bagatelle Mall of Mauritius with a large number of restaurants and shops. Bagatelle Office Park is ideally located in the heart of the island, with double exits through the motorway M1 and via the old Moka Road.

With one building already operational, Bagatelle Office Park will proudly offer:

-  6 stand-alone buildings
-  A beautiful 17-acre garden and 1 interior private garden
-  New office spaces in conformity with the precinct's building guidelines
-  Low-rise building
-  A distinctive Mauritian identity
-  Energy efficient natural lighting and ventilation, and energy efficient air conditioning system
-  Back-up generator
-  Basement, on-grade parkings and parkade
-  Flexibility on office sizes: 150 to 2,000 m²
-  State-of-the-art connectivity through fibre-optic technology
-  Lifts and staircases
-  Easy access for the physically challenged
-  Public transport towards all regions of the island
-  The latest security system with use of control gate and access cards

MEET OUR SALES TEAM



meet
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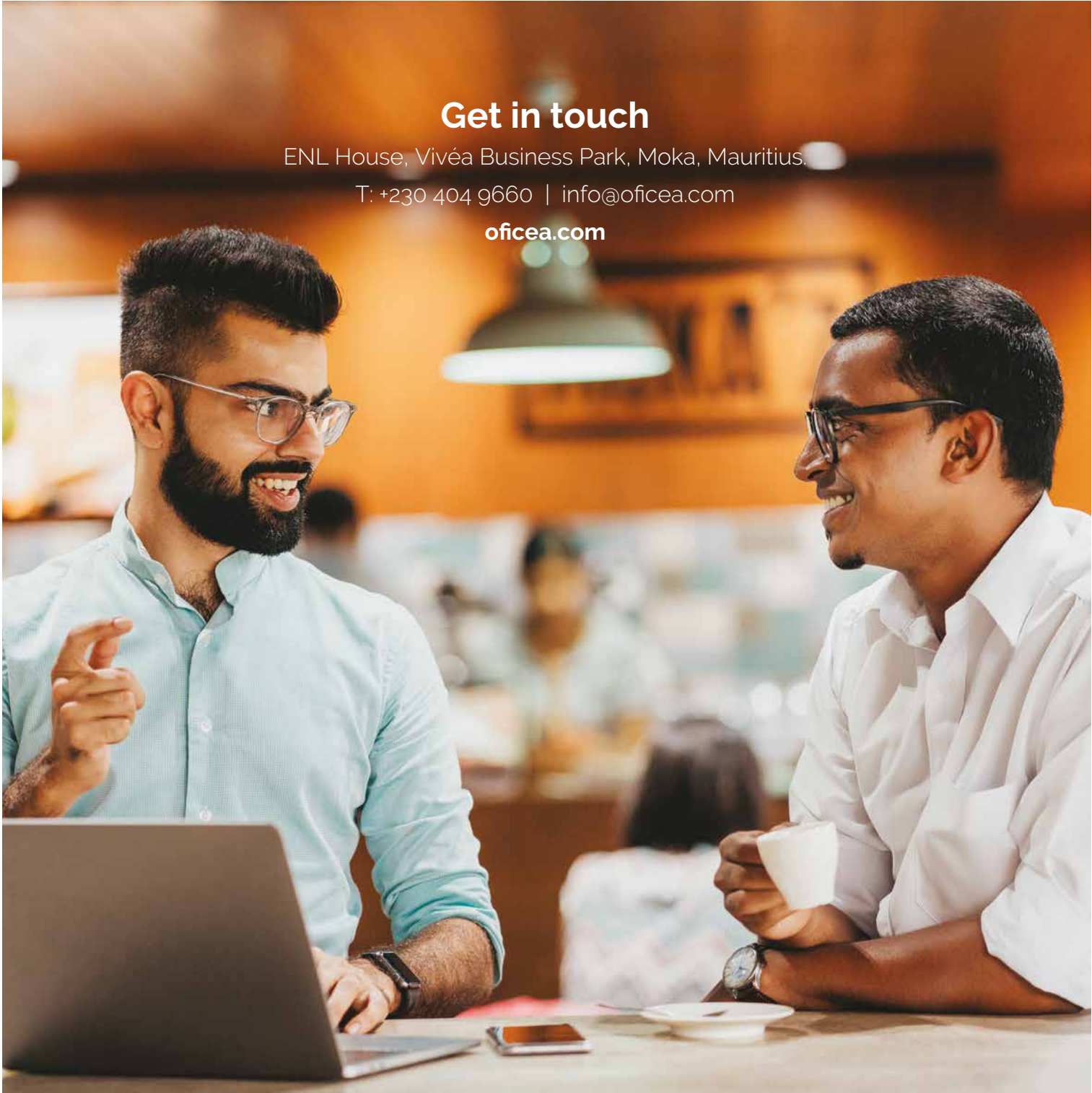
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redefining workplaces

Make the right call.

Call us.

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