



“

More than just offices, **we create and provide workplaces and enable inspiring work experiences** in the heart of Mauritius for our tenants, investors and partners with a sustainable approach.

# THE OFFICE MARKET IN MAURITIUS



Grade A offices in Mauritius are located in the following **main business nodes: Moka, Port Louis, Ebène**



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



Workplaces and amenities with **international standards** & services are in great demand



An average pace of **40,000 sqm** of office space per year on the market



With already **10% market share** to date, Officea has even more big and aspiring projects coming



## Did You Know?

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





# THE POD

3	901 - BDO Solutions Ltd
2	801 to 804 - Assessment Operators Ltd 805 to 808 - M&P A-1 809 to 812 - BDO Solutions Ltd
1	001 - EMC Foundation 002 to 003 - Strategic Investment Ltd 004 - EMC Solutions / O&A Services 005 - EMC Solutions Ltd 006 to 008 - M&P New Ltd 009 - AgO (Hourly) 010 - EMC for System & Constructions (MS&C) Ltd
0	001 to 003 - Office Meetings



# ABOUT OFFICEA



# OFICEA, THE LEADER OF THE OFFICE MARKET IN MOKA

We are specialised in the development of Grade A office spaces in Moka Smart City. We have developed a unique portfolio over the last decade, capitalising on our prime land in Moka Smart City's business parks.

**Oficea is part of ENL, one of the largest listed business groups in Mauritius.**





# OUR OFFICE **PORTFOLIO** IN MOKA



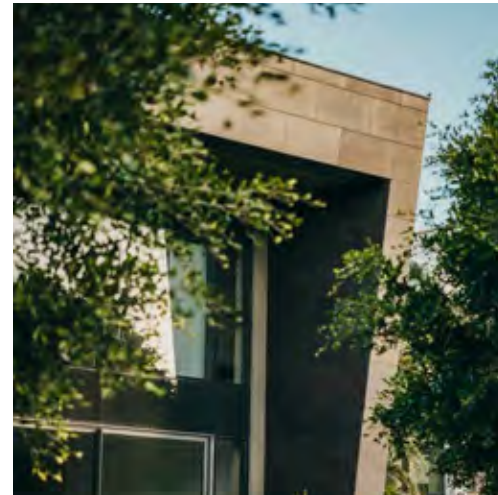
**Rs 5.5 billion**  
of assets



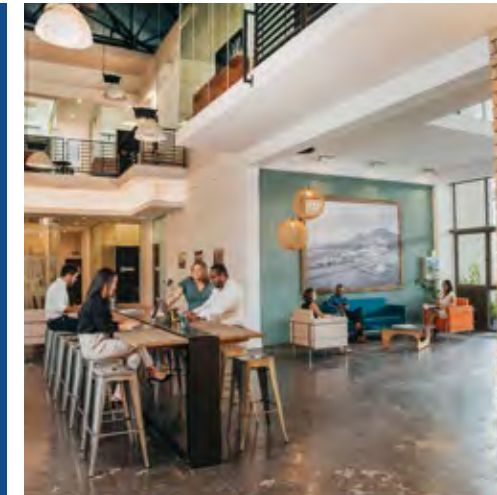
**+65**  
**companies**  
in our existing buildings



**Grade A**  
high quality offices



**+3,000**  
tenants in our  
existing buildings



**96% average**  
**occupancy**  
over the year



**55,000 sqm**  
of office spaces



**Prime location**  
in 3 business parks: Vivéa  
Business Park, Telfair &  
Bagatelle



**3 months**  
is the lead time for us  
to let an office







## Office rental

Our flexible office spaces are available for rent in prime locations, surrounded by lush green environments to enhance your work experience.



## Client & facilities management

Our dedicated operations team ensures smooth functioning of common spaces and maintenance of the building's exteriors, with unparalleled customer service and facilities management.



## Fit-out services

Our expert team provides comprehensive support to make your office setup and fitting out a seamless process, maximising your productivity and comfort without any hassle.



## Meeting rooms

Our meeting rooms are equipped with top-of-the-line amenities to facilitate seamless communication and collaboration among your team.



## Workspitality services

Enjoy the convenience of our workspitality services, designed to offer a range of hotel-like amenities to make your workday more comfortable and enjoyable.

# OUR FIELDS OF EXPERTISE





# TENANT ADVANTAGES





# SPECIAL DISCOUNTS FOR OUR TENANTS



Read more about  
tenant advantages



We believe that tenants are our **most valuable asset** and treat our relationships with you accordingly.

Our special rates allow our tenants to save on the normal price with discounts on:



Officea  
**meetings  
rooms**



The rental of **La  
Piazza**, a 750 sqm  
space for your  
events



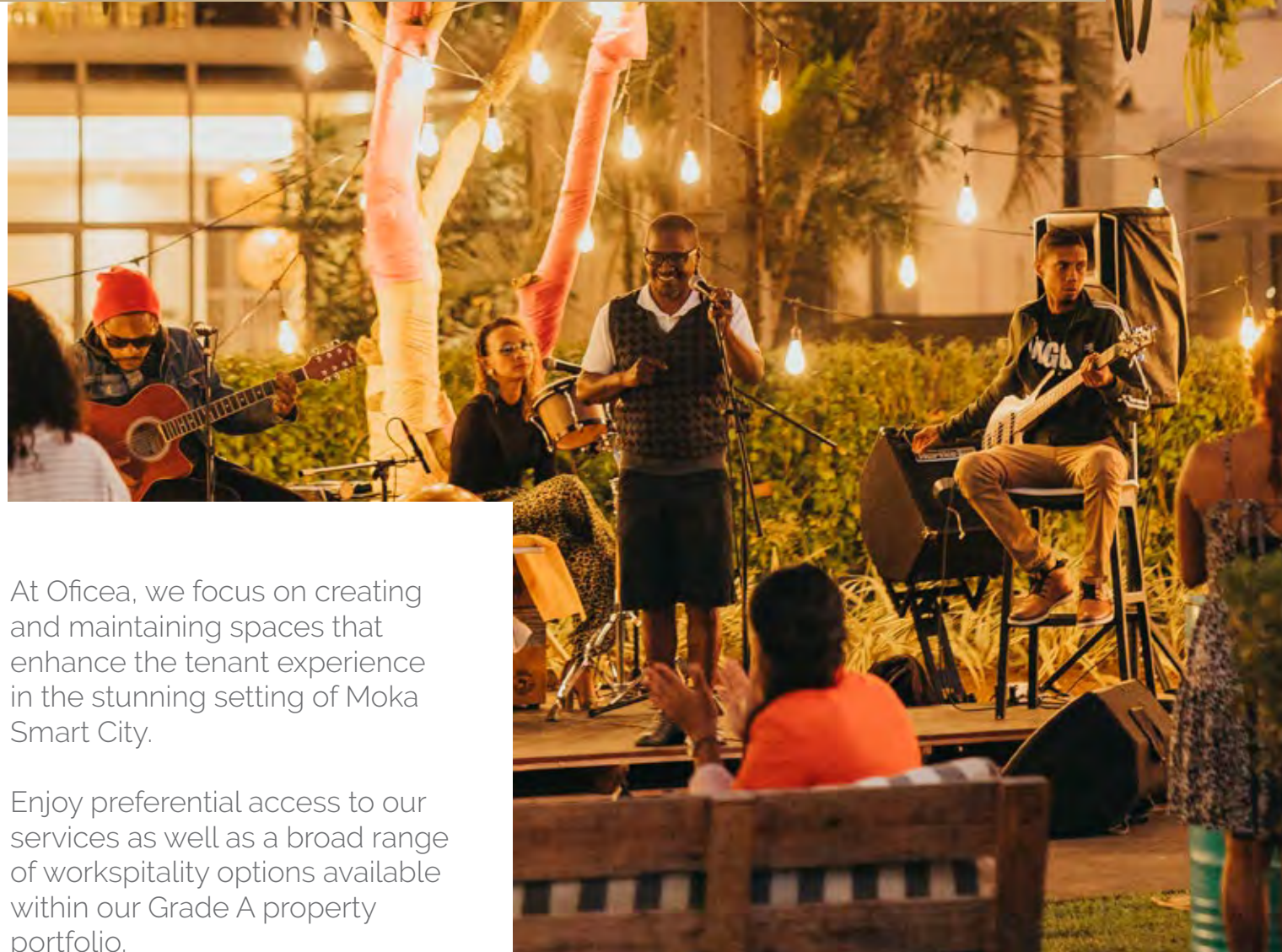
The **joining fee**  
and monthly  
payments to the  
sports centre



Moka Rangers  
**running club**  
registration and  
monthly fees



# EXCITING WORKSPITALITY SOLUTIONS FOR OUR TENANTS



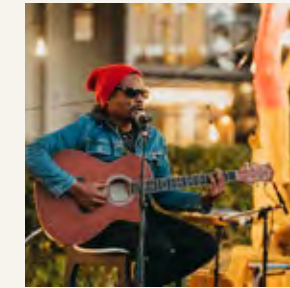
At Oficea, we focus on creating and maintaining spaces that enhance the tenant experience in the stunning setting of Moka Smart City.

Enjoy preferential access to our services as well as a broad range of workspitality options available within our Grade A property portfolio.

Our workspitality team takes care of developing a unique range of hotel-inspired services such as:



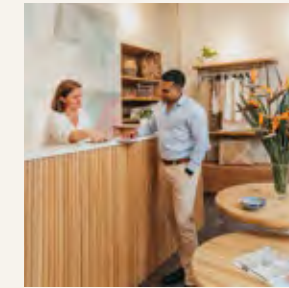
Free leisure activities:  
pétanque, carrom & table football



Regular events:  
concerts, afterworks, tenant breakfasts, artists' exhibition, food markets, christmas markets and more



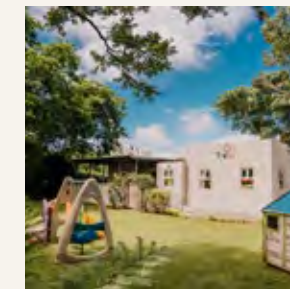
Diverse F&B offering



Concierge services



Gym and cloakroom



Nursery



Recycle bins in every building



24/7 free activities offered by Moka






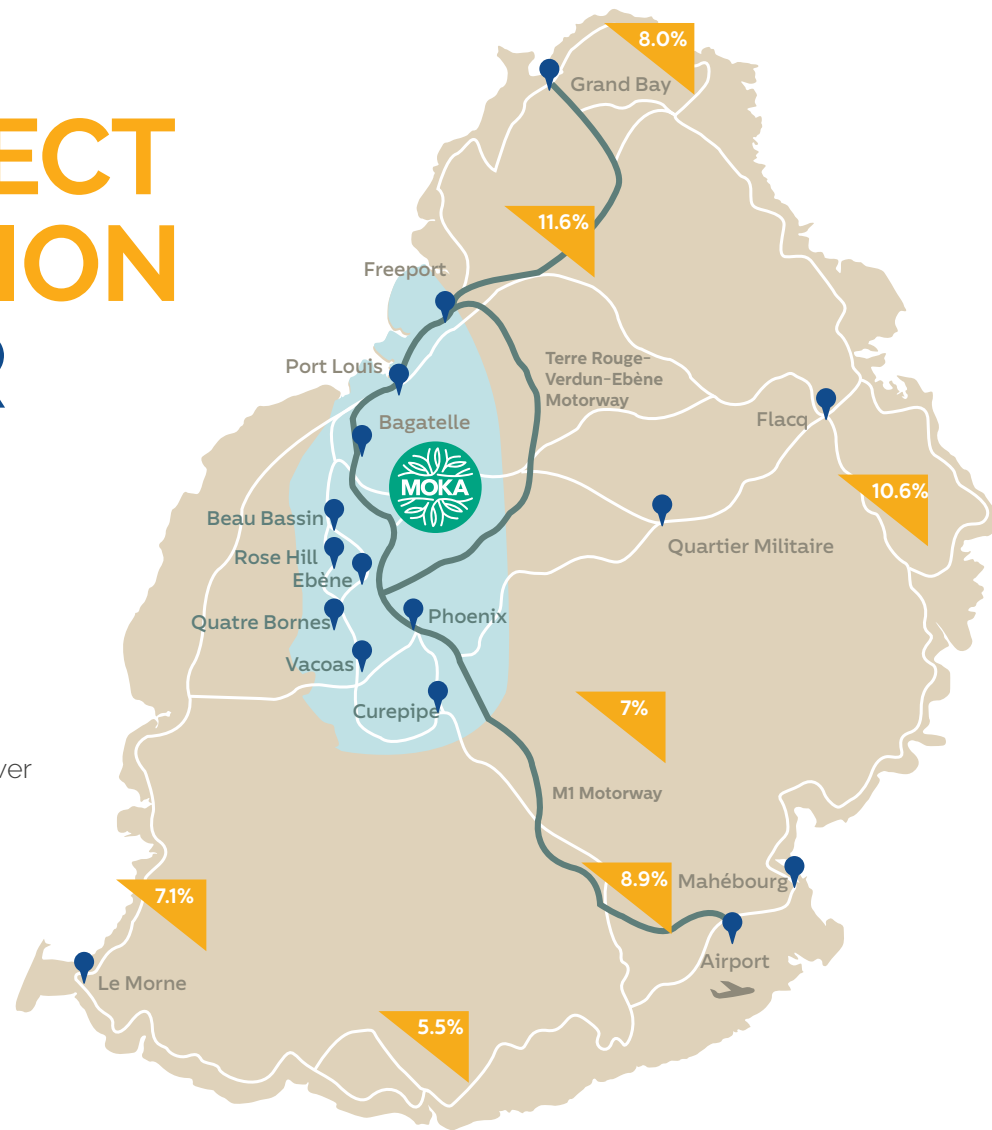
MOKA SMART CITY, A  
**STRATEGIC  
LOCATION**



# MOKA, THE PERFECT DESTINATION FOR YOUR BUSINESS

 70% of the purchasing power  
40% of the workforce

 Workforce



Central and accessible



Surrounded by the two main motorways of the island and metro stations coming in 2024



Close to main urban areas



A good return on investment





# METRO EXPRESS IN MOKA IN 2024



An improved accessibility thanks to this ecological, punctual and secure means of transport for the inhabitants and people working in Moka:



**3 stations** in Vivéa Business Park, Telfair, Helvétia



Works starting in **2023**



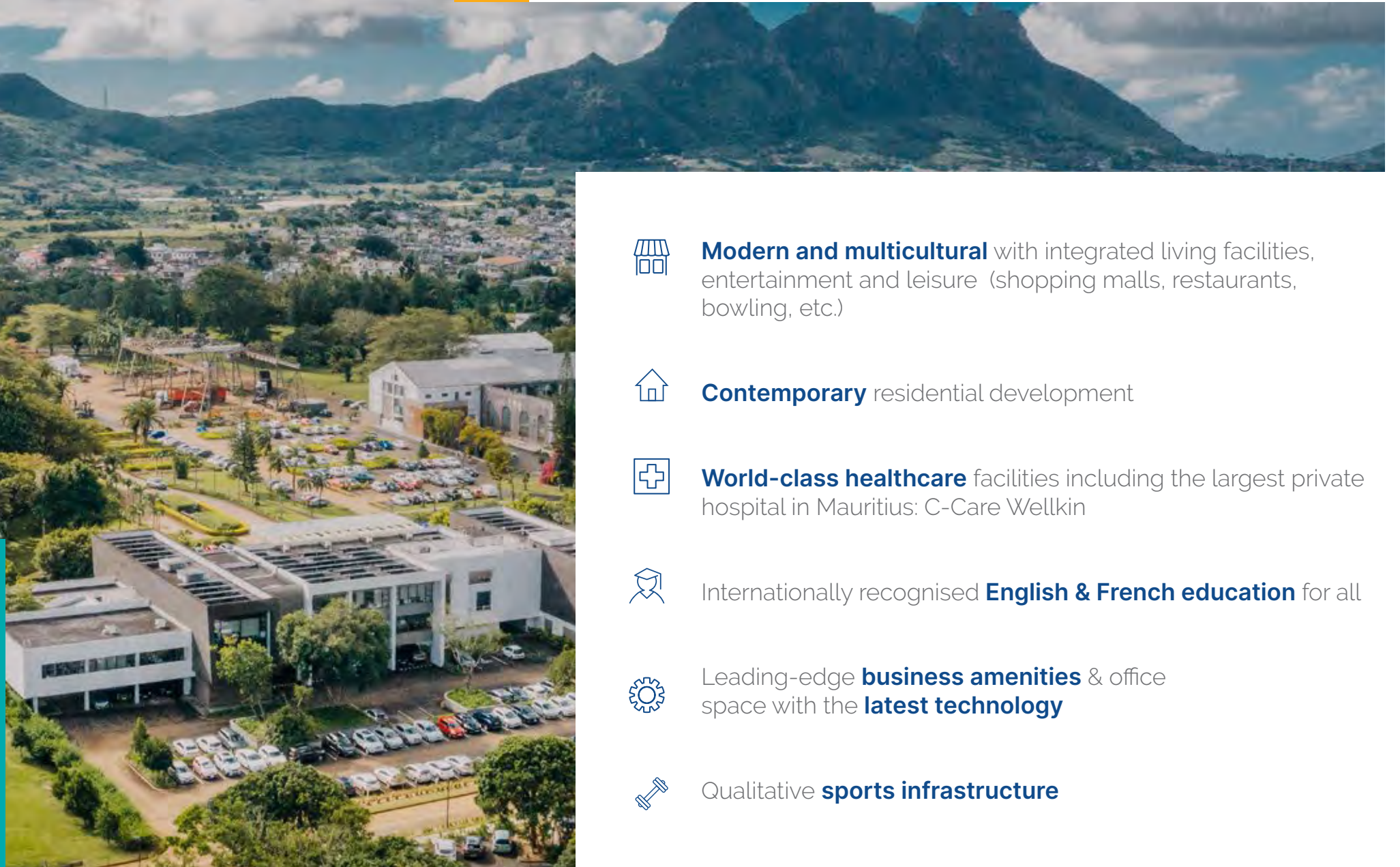
Completion in **2024**





### Did You Know?

Moka Smart City already has many international brands implemented in its midst including Toyota, Jaguar, Bosch, PwC, BDO, Peugeot, Decathlon, Elca, Mc Donald's, Steamrollers, the US Embassy to name a few.



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



**Contemporary** residential development



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



Internationally recognised **English & French education** for all



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



Qualitative **sports infrastructure**

# THE MOST ADVANCED SMART CITY IN MAURITIUS





OUR OFFICES FOR  
**RENT** IN MOKA'S  
BUSINESS PARKS





# MOKA SMART CITY MASTERPLAN



# VIVÉA BUSINESS PARK

## WHERE NATURE & BUSINESS MEET

Vivéa Business Park is built on the site of a former sugar factory and has been converted into splendid office buildings in the middle of Moka. Officea provides offices for rent in this unique work environment.

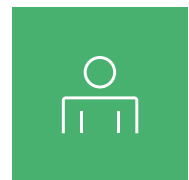
### Our office portfolio in Vivéa Business Park:



**26,400**  
sqm of offices



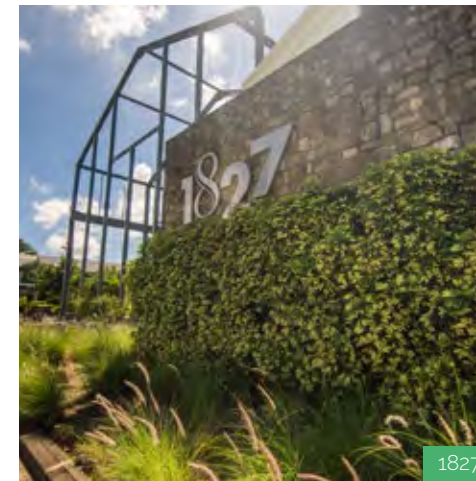
**+1350**  
parking for  
our tenants



More than  
**50** tenants



Les Fascines phase 2  
coming soon (LEED certified)



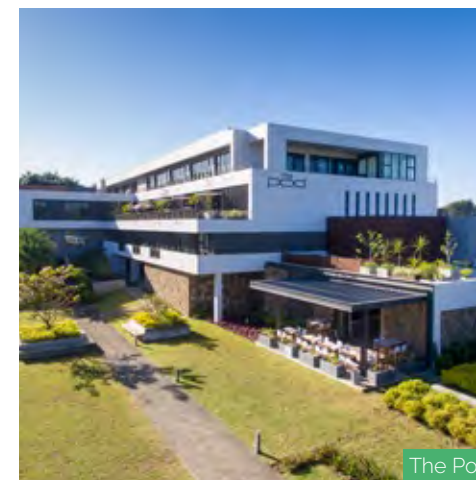
1827



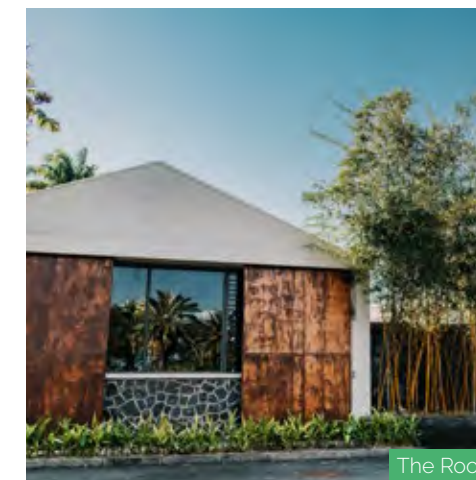
ENL House



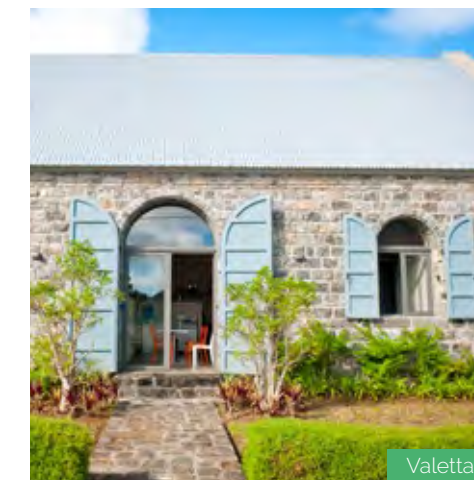
The Factory



The Pod



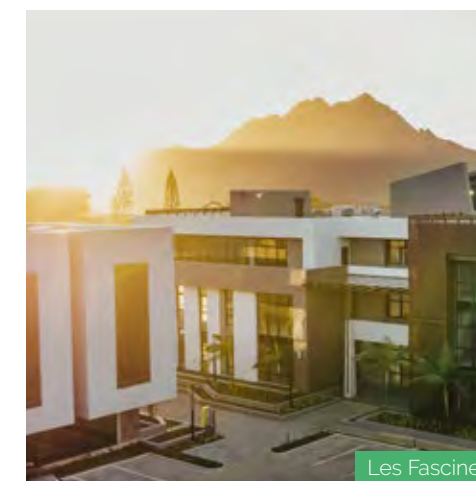
The Roots



Valetta



The Lab



Les Fascines



La Distillerie

### The companies around:

BDO Solutions, Elca, Lucrin, Decathlon,  
McDonalds, Digital 4 Business, etc.





### 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.

## EVERYDAY FACILITIES WITHIN WALKING DISTANCE



Metro express  
in 2024



Public  
transport



Nursery



Meeting rooms  
for rent



A variety of  
F&B options



La Piazza, a gathering & event  
space of 3,300 m<sup>2</sup> with 750 m<sup>2</sup>  
covered space



Coworking  
space



Beautifully preserved  
and landscapes  
green spaces



Conciergerie



# TELFAIR

## TELFAIR, A **THRIVING AND VIBRANT** CITY CENTRE IN MAURITIUS

The city centre of Moka is a modern, sustainable and connected urban area designed to meet international standards. Telfair is lively day and night, offering an integrated live, work, and play environment.

Our office portfolio in Telfair:



**21,000** sqm  
of office spaces



**+800** parking  
for our tenants &  
retailers



**LEED**  
certified buildings



**Prime spot**  
on La Promenade



Construction of  
**4 buildings**  
scheduled for completion  
end of 2023



**LEED certification**  
for Neighborhood Development



The Dot



The Workplace



The Network



The Hybrid



The Trademark



PWC Head Office



# TELFAIR, A **CITY CENTRE** DESTINATION WITH MUCH TO OFFER

Telfair's main highlights are:



A variety of shops and F&B options on La Promenade, a large pedestrian avenue



Improved accessibility with a metro express station in 2024



Ebène in less than 5 minutes drive



Events & animation 24/7 - with daily free activities



Sport centre & future park nearby



## **The companies around:**

PWC, Bowmans, Comforth, Silvercloud, Strategia, Shell, Mc Donald's, etc.



# BAGATELLE OFFICE PARK



## The companies around:

Rogers Aviation, Arup, Peugeot, Hyundai & Volvo, Decathlon, Jaguar, US Embassy, Toyota, and more

The Gardens

## IDEAL ACCESSIBILITY FOR BUSINESSES

Bagatelle Office Park enjoys an excellent location along the M1 motorway, near Port Louis and Ebène. The Gardens, our office building in Bagatelle Office Park is one of the top-notch buildings in our office portfolio, offering a magnificent setting surrounded by nature with breathtaking views of both the sea and the Moka mountain range.



**3,750**  
sqm of office spaces



**Plenty** of parking spaces (3.5 parking per 100 sqm of office space)



**6**  
companies



**Stunning views** on the Moka mountain range & the sea



**Walking distance** to Bagatelle Mall & 42 Market Street



**+125**  
shops and restaurants



# MEET OUR SALES TEAM

Our sales team is here to keep you updated on our projects.

Reach out to us.

## A comprehensive approach to serving our clients

We work with our tenants every step of the way, from the start of the leasing process to the final stages of tenant onboarding and follow-up. Our dedicated team is available to assist with every aspect, from ensuring a streamlined administrative process, to coordinating fit-out works, and ensuring a seamless transition into their new premises. **We strive to be a reliable partner throughout the entire business life cycle.**



meet

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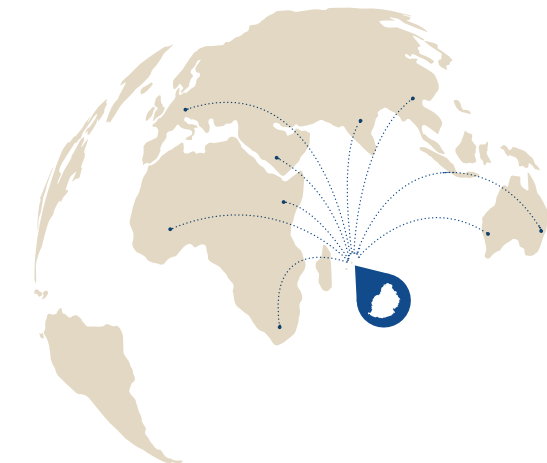


# MAURITIUS AT A GLANCE



## Did You Know?

The economy of Mauritius is a mixed developing economy based on services (74%), industry (22%), agriculture (4%).



**1.3 million**  
Population

**French, English & Mauritian Creole**  
Languages

**GMT+4**  
Ideal time zone

**2,040 km<sup>2</sup>**  
Total surface area

**20°C - 28°C**  
Average temperature

**GMT+4**  
Time zone

**2.3 million km<sup>2</sup>**  
Exclusive economic zone

**7.8 % (2021)**  
Real GDP growth rate

**Extensive flight connectivity**  
served by 20 major airlines

**92% (2022)**  
Employment rate

**1<sup>st</sup> in Africa**  
Human Development Index (United Nations Development Programme - 2021)

**100%**  
fibre coverage

**USD 9,920 (2021)**  
Revenue National Brut par habitant GNI Per Capita



# Contact us for more information

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# OFI CEA

Redefining workplaces

**enl** *Property*