at the forefront of inclusive sustainable development
120+ product and service brands

Committed to **proximity, innovation and excellence**

In business for nearly **two centuries**

7,100+ employees

Leading player in:

- agro-industry
- logistics
- property
- financial services
- hospitality
- trade and industry

Significant and strategically located land holdings

Pioneering **integrated property development** in Mauritius through the creation of places that combine aesthetics, respect for the environment, stringent planning and uncompromising asset management.

Among the country’s **5 largest market capitalisations** with assets worth about Rs. 68 billion

**Leaving a quality legacy for future generations**
Mauritius, an economic platform between Europe, India and Africa
Mauritius, a prime investment destination
1.3 million Population
93% Adult literacy rate
93.1% Employment rate
3.8% (2018) Real GDP growth rate
2.3 million km² Exclusive economic zone
USD 10,500 GDP per capita

Legal framework
Based on the Napoleonic civil code and British Common Law

Flexible, bilingual (French and English) & skilled Workforce

Reliable – ADSL, fibre, 3G & 4G network
Banking & telecommunications system

GMT +4 Ideal time zone

Direct flights to major destinations

74.1% Services
21.8% Industries
4% Agriculture

Distribution of economic activity

Mauritius at a glance
Moka, the heart of the island
Moka, a strategic location

- Central and accessible
- A well-developed and efficient road network
- Proximity to major urban centres
- A solid return on investment

70% of the purchasing power
40% of the workforce
Moka, a wealth of heritage and history

... engaged in an integrated and sustainable development

- Optimal use of resources
- Improved quality of life
- Citizen engagement
- Creation of real economic opportunities
- Integrated master planning
- Mixed-use development
- Quality infrastructure
- Authenticity & elegance
- Eco-friendly environment
- Mobility & connectivity

The ambition for Moka is to set the example for Mauritius and the region.
Moka currently has

- 26,000 inhabitants*
- 2,000 employees at Bagatelle, Telfair and Vivéa (business parks)
- 3 shopping malls (including the largest of the island)
- 1,500 business activities*
- 13 medical and paramedical centres
- 25 associations
- 26 private and public French and English educational institutions
- 35% of the area with public and green spaces
- 1 multisports club
- 4 access roads including 2 motorways
- 1 bus terminal

* Moka / St Pierre villages
Source: Statistics Mauritius
Food Lover's Market, Bagatelle Mall

Electric bicycles – an ecological mobility plan

Les Allées d'Helvétia

Ideal environment for children's development

Kendra, St Pierre

Shopping in Bagatelle Mall

Nature's Basket – organic supermarket
Moka, the most advanced Smart City of the island
The Smart City Scheme, a major boost for Moka
A new investment avenue

- Smart City Scheme: a new legal framework since 2015 based on the «Live - Work - Play» concept.
- Moka Smart City: certified since 2017

The Smart City Scheme has opened the door to new opportunities

- Accessibility to foreign buyers
- Significant tax benefits
- Setting-up facilities for businesses

Citysmarting to:

- Create real economic opportunities
- Improve quality of life
- Make optimal use of resources
- Engage Citizens
Moka Smart City
in numbers

- **500 hectares**
  Total area of the Smart City (ultimately)

- **5 km**
  La Promenade

- **8 hectares**
  Urban park area

- **35%**
  Green and common areas

- **15,000**
  New residents (ultimately)
Balanced and well planned land use
To meet the challenge of urbanisation:

- **Compliance with regulations** and **monitoring of developments** by local and international experts.

- **Close collaboration** with local authorities.

- **LEED for Neighbourhood Development**

- **Good urban governance** of the city with the technical and architectural guidelines.

**Controlled urban development to improve the quality of life**
The right place to do Business
The attributes of a vibrant city

Central and accessible

An environment that supports employee well-being

Efficient connectivity: all precincts have fibre optic cabling

Promotion of entrepreneurship and development

A sought-after destination where many businesses have already established a presence
Getting down to business at Vivéa, Telfair & Bagatelle
Education hub
At the heart of education

- 3 tertiary institutes (including 2 private)
- 7 secondary schools (including 3 private)
- 6 primary schools (including 2 private)
- 8 nurseries and pre-primary schools
- 2 vocational training centres
Moka, a city for leisure
Vibrant day and night

Sports
Art and culture
Events
Moka Plant Festival

Cine Star, Bagatelle

The 2019 Indian Ocean Island Games torch relay

Open-air cinema at the Telfair amphitheatre

Mural painting in St. Pierre

Eureka Waterfall

Moka Art Festival

Strike City, Bagatelle Home & Leisure
Moka, a city for **sports**
A robust sports scene

The Synergy Sport & Wellness Institute in Helvétia and FootFive at Bagatelle.

Annual national events like: Moka Trail, Puma Night Run Moka and Moka Tennis Open.

Moka Rangers Sports Club: 10 disciplines and 525 athletes. New major sporting facilities are in the pipeline.
A citizens’ collective on the move
This citizens’ initiative implemented in 2018 is the ideal way to bring long-time and new residents together.

The aim is to incorporate citizens’ needs and expectations into shaping the community life of tomorrow in a city they have chosen to call home for themselves and their children.

This collective is a driving force, a catalyst and a guardian for the city through co-organising activities around multiple themes, including:

- Hygiene and health
- Team spirit and sport
- Ecology and environment
- Economy and entrepreneurship
- Art, culture and heritage
- Education
Street awareness campaign

Embellishment of MGSS Moka jointly with students

Upcycling workshop for children in Telfair

Musical performance with instruments made from recycled objects at St. Pierre market
Moka, a sustainable city
Green initiatives

- 35% of the area earmarked for green and public spaces
- 10 voluntary waste drop-off points and « connected » sorting bins
- +7,200 solar panels installed for a total capacity of 2.3 MW
- Water and energy saving training for local residents
- Installation of water fountains to reduce the use of plastic bottles
- 1 wastewater treatment plant and a redistribution of non-drinkable treated wastewater to reduce drinking water consumption
Reasons for investing
Why Mauritius?
Here are 10 good reasons

1. Quality of life
2. Quality of infrastructure
3. International financial centre
4. Business climate
5. Political, social and economic stability
6. Quality of services (health, education, banking, etc.)
7. Quality of human capital
8. Attractive tax system
9. Reliable legal system and framework
10. Geographic location

An excellent ROI in 10 recent years:

- An average of 9.5% rental yield on offices
- An average of 6.5% rental yield on residences
- An average of 7% capital gain on residences (per year)
- An average of 302% capital gain on land (for the past 10 years)
THANK YOU