

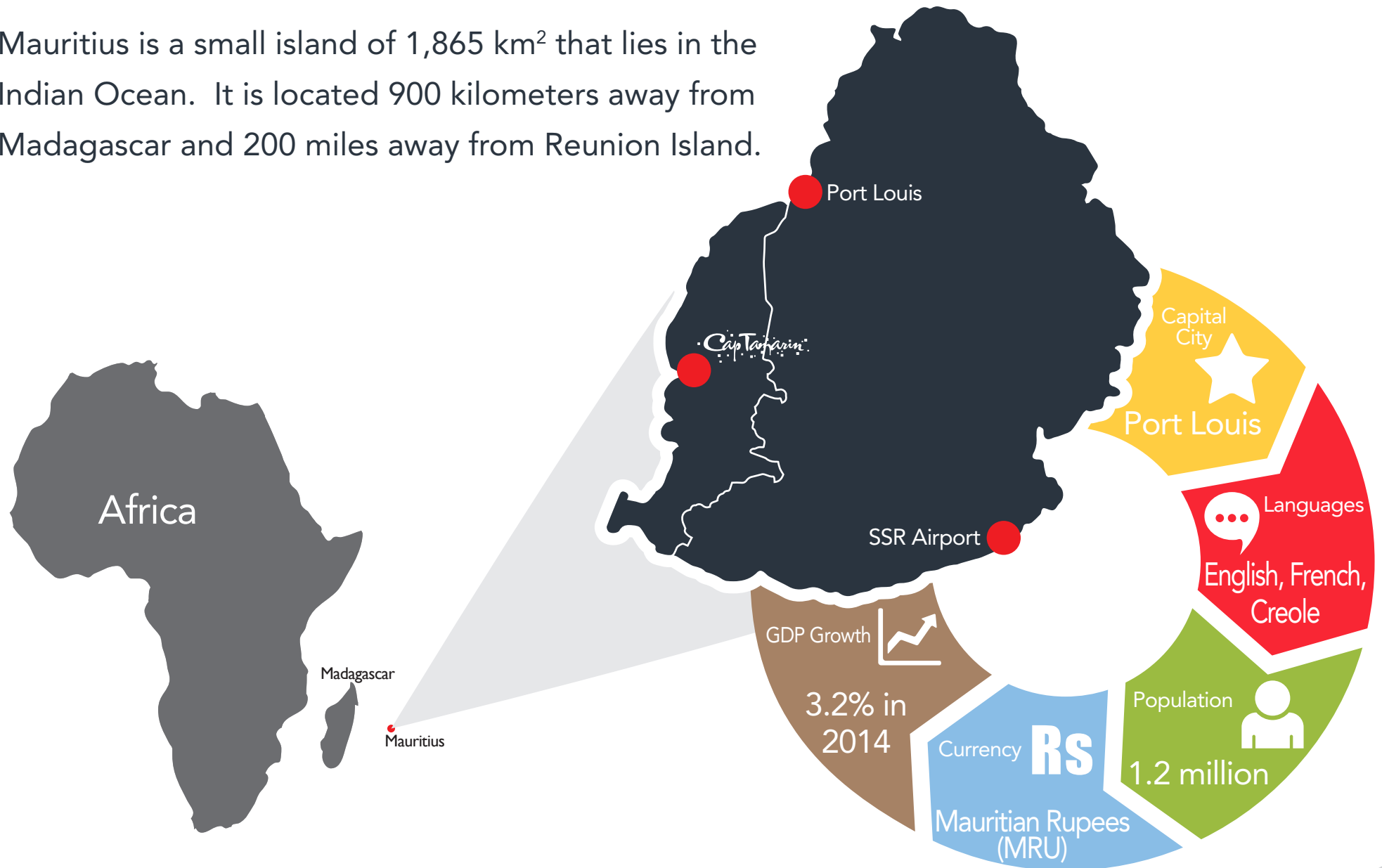
Cap Tamarin



Smart & Walkable

MAURITIUS - FACT SHEET

Mauritius is a small island of 1,865 km² that lies in the Indian Ocean. It is located 900 kilometers away from Madagascar and 200 miles away from Reunion Island.



MAURITIUS



11 REASONS TO INVEST IN MAURITIUS

1. Impressive track record, political stability and more than 3 decades of sustained economic growth.
2. Secure investment location with established rules of law.
3. Freest and most business-friendly country in Africa.
4. Peaceful, multi-ethnic population with a unique lifestyle in a blend of cultures.
5. Flexible, bilingual (English/French) and skilled workforce.
6. Investment-friendly regulatory regime.
7. Open to foreign investors and talents.
8. Ocean State with one of the largest Exclusive Economic Zones in the world.
9. Preferential market access to Africa, Europe and the USA.
10. State-of-the-art infrastructure.
11. Convenient time zone (GMT +4).

Source : Board of Investment



MAURITIUS - FISCAL REGIME

Mauritius offers a low tax jurisdiction with an investor-friendly environment to encourage both local and foreign companies to set up a business.

The Fiscal regime includes:

- Harmonised corporate and income taxes at 15%
- No capital gains tax
- No withholding tax on interest and dividends
- Exemption from customs duty on equipment
- Free repatriation of profits, dividends and capital

TAX RATE

The tax rate is as follows:

- Corporate tax: 15%
- Income tax (personal tax): 15%
- Value-Added Tax (VAT): 15%
- Corporate Social Responsibility (CSR tax): 2% on book profits
- Land Transfer tax: 5%

Source : Board of Investment



BLACK RIVER

With 13 villages and a population of about 53,000 inhabitants, the district of Black River stretches over a distance of 42km along the western coast of Mauritius.

The district is known for some of the most beautiful beach locations in the island notably at Le Morne, Tamarin, Wolmar and Flic en Flac. Black River also harbors a university campus and famous 18-hole international golf course.

Specially popular with expatriates, Black River is also popular with tourist attraction, not only for its beaches but also for the only safari park of the island and for the Black River Gorges National Park, one of the largest protected forest of Mauritius.



TAMARIN

Situated on the western coast of Mauritius, this blissful coastal village rests between mountain and sea. Tamarin is one of the sunniest region of Mauritius.

During the last years it has evolved from an old fisherman village to a moderated holiday resort.

The village has witnessed continuous developments with new commercial & leisure areas as well as a new primary school.



TRIMETYS GROUP

Incorporated in 1998, Trimetys Group has considerably expanded during the last decade. As at now, activities of the Trimetys Group revolve around four clusters:



FOOD INDUSTRY



REAL ESTATE DEVELOPMENT



TOURISM & LEISURE



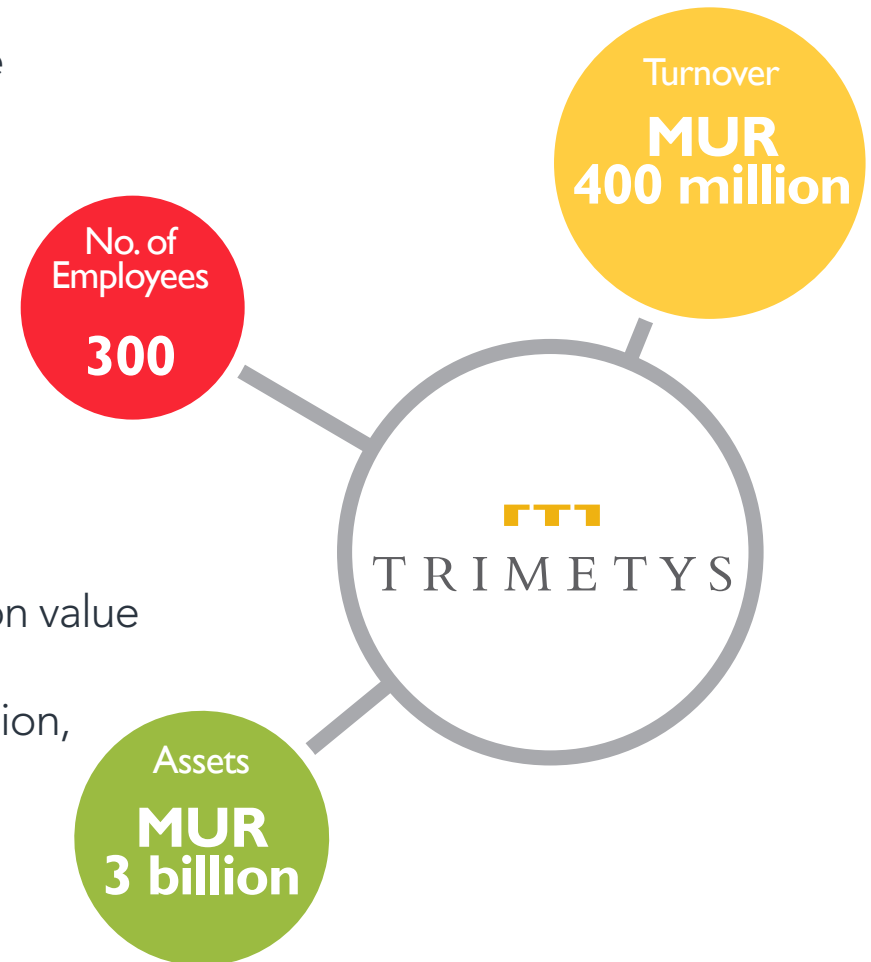
EDUCATION

Our objective is to reinforce our existing activities and deliver sustainable excellence in business performance by focusing on value addition.

We aim at expanding further with new developments in Reunion, Rodrigues and Madagascar.

OUR BRANDS:

- Le Poulet Fermier ■ Le Sakoa Boutik Hotel
- Riverland Sports Club ■ Le Tekoma Boutik Hotel ■ Be Cosy Apart'Hotel
- Cap Tamarin ■ Immobilier.mu



RECENT ACHIEVEMENTS



35 Apartments
Ready in 2016
(Tamarin)
Les Terrasses du Barachois



102 Apartments & studios
with hotel services
(Trou aux Biches)
Be Cosy Apart'hotel



Tekoma
Sustainable
Boutik Hotel
(Rodrigues)



Tobago
(Trou aux Biches)

CAP TAMARIN

Cap Tamarin is an extension of Tamarin Village. Trimetys Group has already developed a number of business entities in the region.

These include:

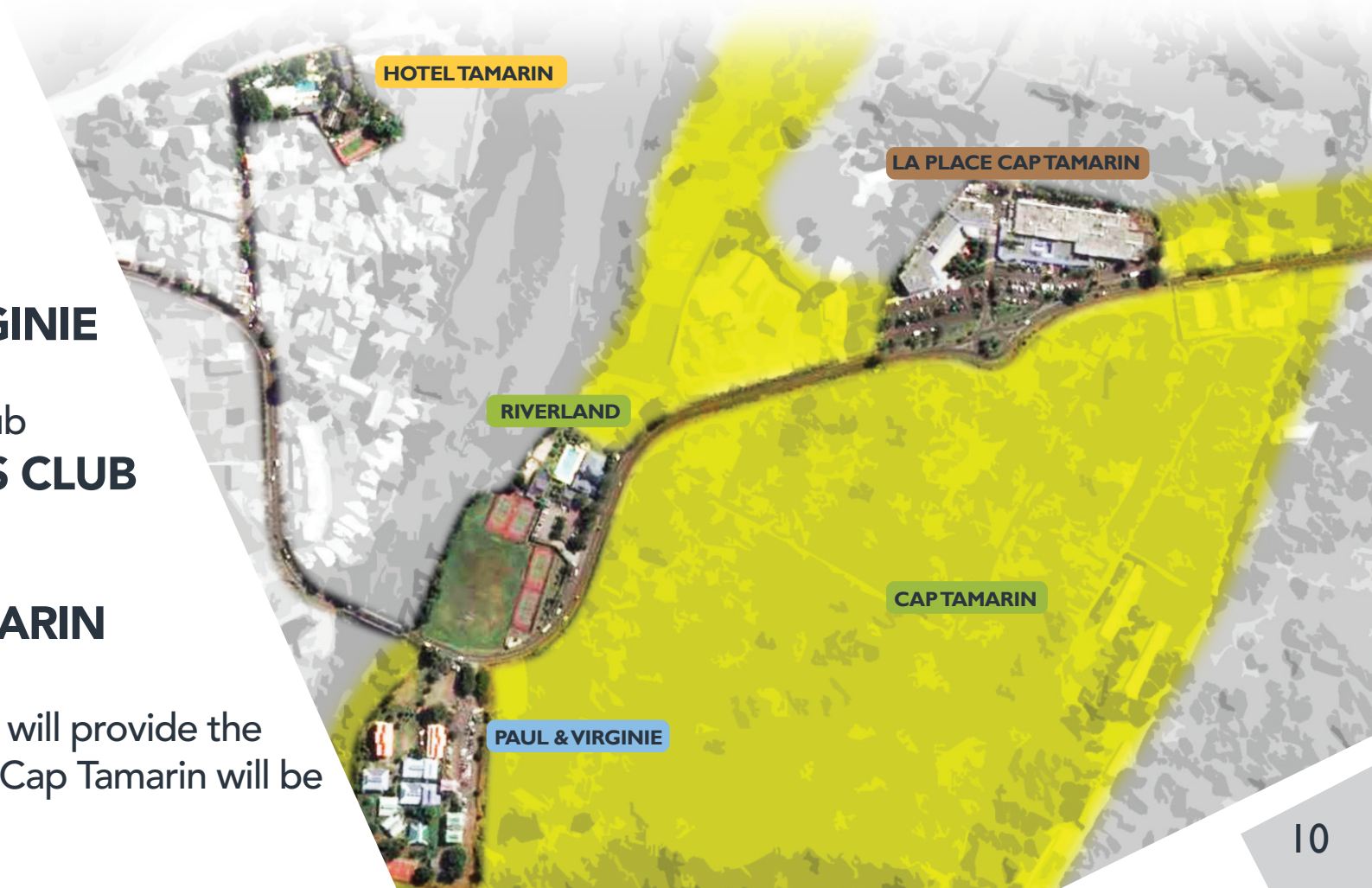
a three star hotel
HOTEL TAMARIN

a primary school
ECOLE PAUL & VIRGINIE

a state of the art sport club
RIVERLAND SPORTS CLUB

a commercial centre
LA PLACE CAP TAMARIN

These thriving businesses will provide the foundation around which Cap Tamarin will be built.



HOTEL TAMARIN

Tamarin hotel was created in the 70's. Located on the west coast, the hotel is ideally situated opposite a legendary surf spot, between the hills and the preserved bay of Tamarin.



ECOLE PAUL & VIRGINIE

Ecole Paul & Virginie (primary school)

Founded in 2003 Ecole Paul & Virginie is located in Tamarin.

This beautiful institution applies the official programs of the French Ministry of Education.

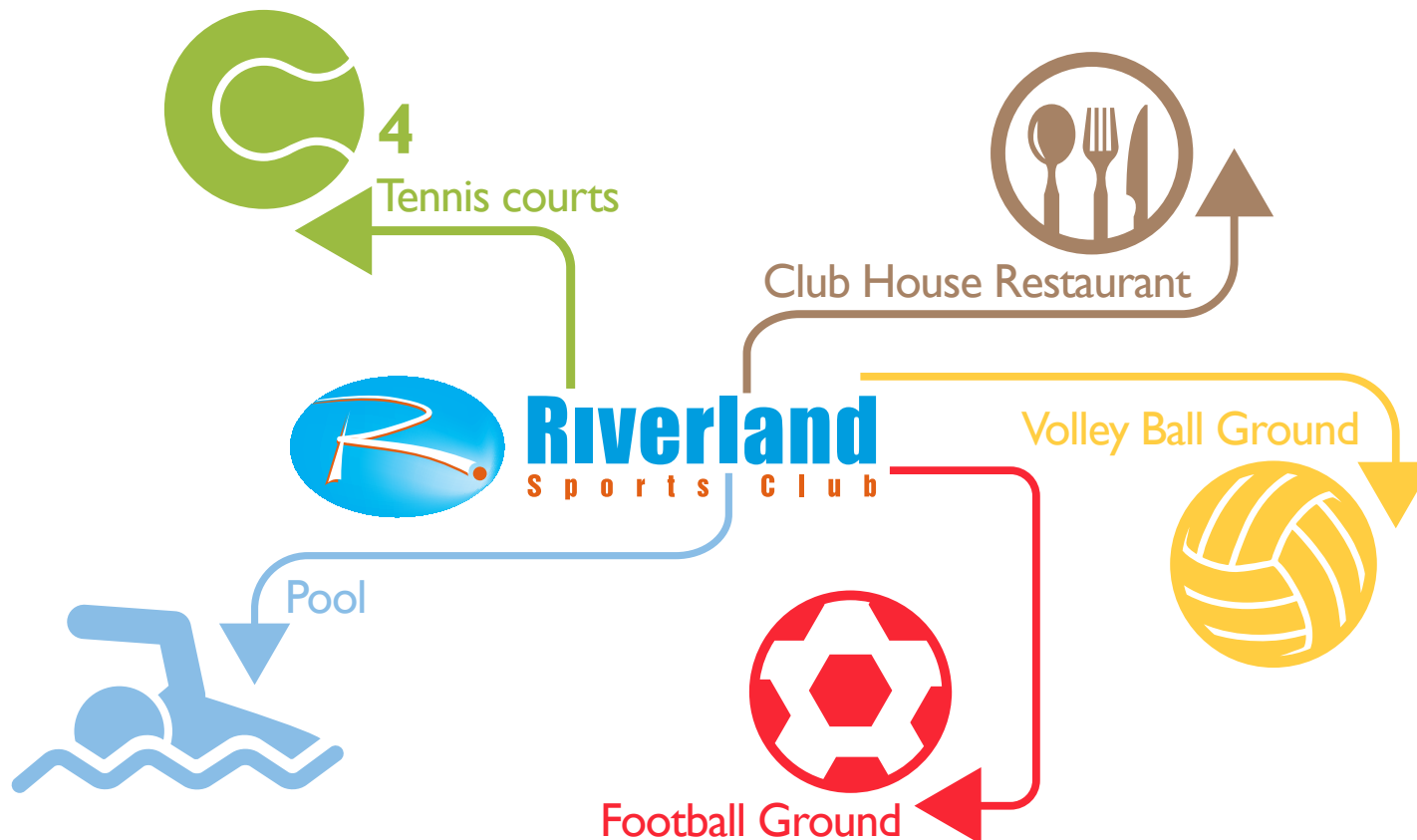
It provides education for Pre-primary and Primary children (as from 3 years old).



RIVERLAND SPORTS CLUB

Established in 2004, Riverland Sports Club (30,000 square meters) offers an exciting range of sport and leisure activities to get everyone's heart pumping.

The team composed of highly qualified instructors, provides a number of fun solutions for all health, physical and competitive needs.



LA PLACE CAP TAMARIN

Ideally situated at the entrance of Tamarin, the commercial center offers a variety of goods and services for day-to-day living.

Elegant, luminous and convivial, La Place Cap Tamarin is a focal point of Tamarin.



CAP TAMARIN - THE PHILOSOPHY

Cap Tamarin will be a human-scale settlement consciously designed to secure long-term sustainability. It looks at sustainability not only in environmental terms, but also in social, cultural and economic terms. Cap Tamarin will thus offer facilities for its inhabitants to **WORK, LIVE & PLAY**.

Project Cost + Rs. 9 Billion
Including property and building projects

4,000
Inhabitants

+2,000 Jobs

Direct
Permanent Jobs



150 Businesses



1,200
Housing Units

Floor Space

Housing Units	-	157,727 m ²		38%
Economic Activities	-	95,966 m ²		23%
Tourism & Leisure	-	83,236 m ²		20%
Education	-	29,072 m ²		7%
Road Networks	-	47,931 m ²		12%

Rs. +11 Billion generated sales revenue

CAPTAMARIN - MASTER PLAN



Photo non-contractual

CAPTAMARIN - MASTER PLAN



Photo non-contractual



+2,000 Direct
Permanent
Jobs





BUSINESSES

Retail
(Shoprite, Espace Maison, etc)



SERVICES

Finance / Assurance
Offices
Low-skilled jobs



TOURISM / LEISURE



Trimetys Hotel management
1 boutique Hotel
1 appart hotel
Bars / Restaurants
Riverland Sports Club
Nautical Club
Inbound & Outbound
Tour operators



EDUCATION & CULTURE

Ecole Paul et Virginie (primary school)
Lycée Louis Le Grand
Dance school
Festival



HEALTH CARE

Riverland Wellness Centre
Health & beauty
Nursing home
Personal Services
(Nurses etc.)



INNOVATION CLUSTER

- Green Technology
- Well being services and technology
- Conception of sports equipments



TOTAL # of jobs created





Cap Tamarin will provide the ideal terrain for research and development as well as a full-scale experimentation ground to develop quality products in the following fields:

GREEN TECHNOLOGY

■ Energy

- Energy production from renewable energy sources (photovoltaic panels, biofuels)
- Smart Grid (storage and distribution)
- Fuel Efficiency

■ Water

- Production
- Treatment
- Distribution

■ Waste Management

■ Development of alternative transportation (electric car, electric bikes)

■ Well being services and technology





Cap Tamarin will welcome start ups that specialize in the following fields:

- Housing innovations
- Technological innovations, home automation, geolocation, alarm system
- Development of apps linked to health professionals
- Innovation in the field of personal care & sports

RECREATIONAL SPORTS

- Innovation in the creation of new concepts and equipments

Pendle Board – This is the world's first part epoxy & part inflatable surfboard invented in Mauritius by Mathieu Pendle. The company has expressed interest to have its research & development department in Tamarin.





1,200
Housing Units

4,000
Inhabitants





Cap Tamarin will embrace pedestrian mobility as an alternative to older building practices that favor automobiles. Priority will be given to cyclists and pedestrians.

We have adopted a sustainable approach for all our development whilst preserving the existing landscape heritage.

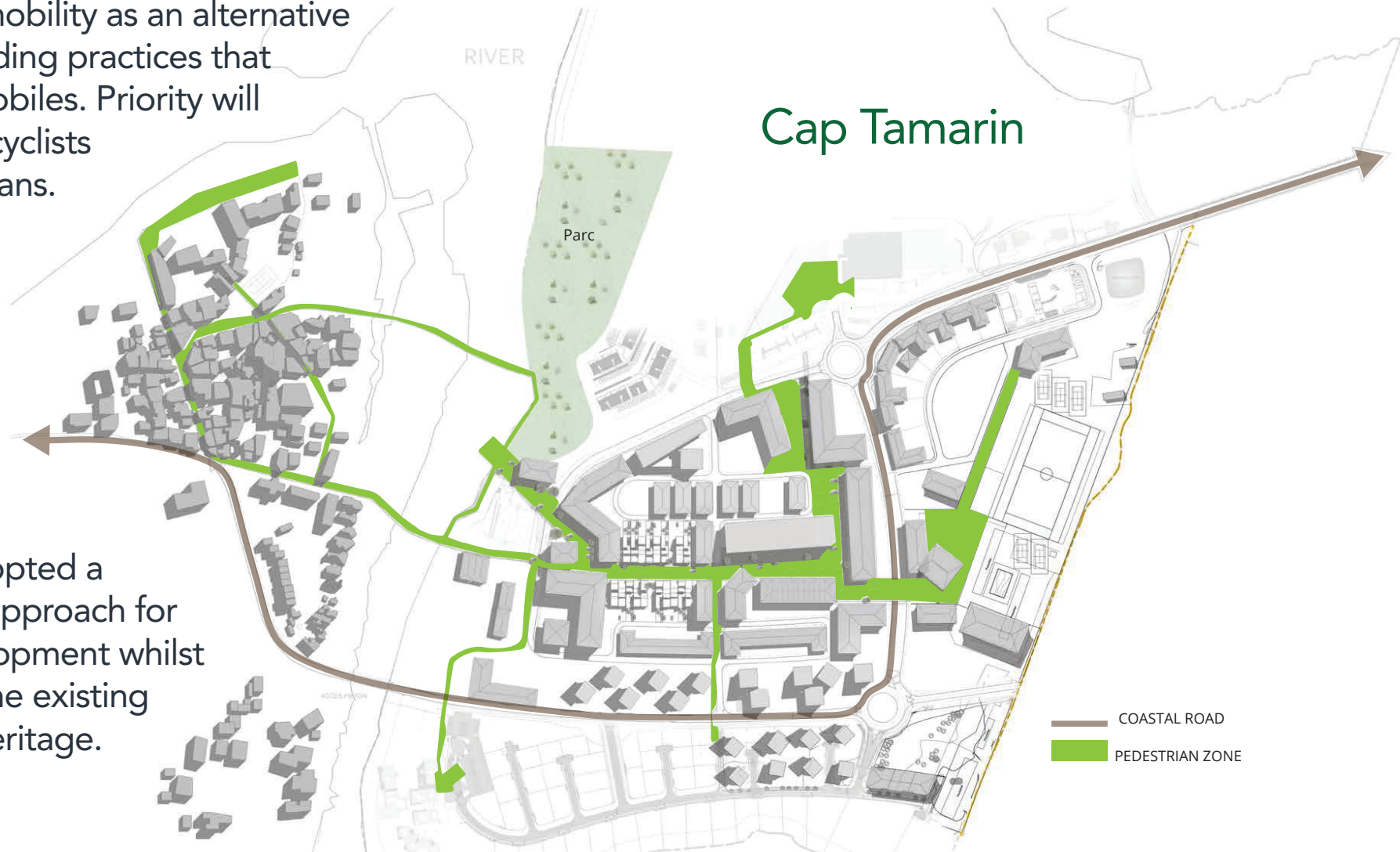




Photo non-contractual

We aim at offering different types of housing units (apartments, studios etc.) to cater for the needs of a variety of publics, from young adults to senior citizens.

This will include:

- Varied ambiances - city center, riverbank, small private residences
- Different architectural styles - modern, classical, colonial, Creole architectural style
- Affordable rents to cater for lower middle to high income individuals and first time buyers



Cap Tamarin is fully integrated to its environment. Inhabitants will have direct access to the river bank and to the beach using the floating bridge.



Photo non-contractual

Evolute Residential offer



*We aim at building a skilled nursing home in the premises of Cap Tamarin. The home will provide round-the-clock nursing care to the elderly inhabitants as well as significant assistance with the activities of daily life while helping individuals meet their physical, social and psychological needs.

Optimal Living

- Leisure options in the vicinity
- Diversity of infrastructures & businesses
- Adapted Health options

Social Diversity

- Cross generational sharing
- Participation in the Community garden





Cap Tamarin will have an integrated technology infrastructure including:

- Wi-fi and broadband access
- High tech waste management options
- Fast and easy connections to emergency services
- IP Converged services
- Smart grid technology
- Smart meters
- Use of solar energy
- Self sufficient water system

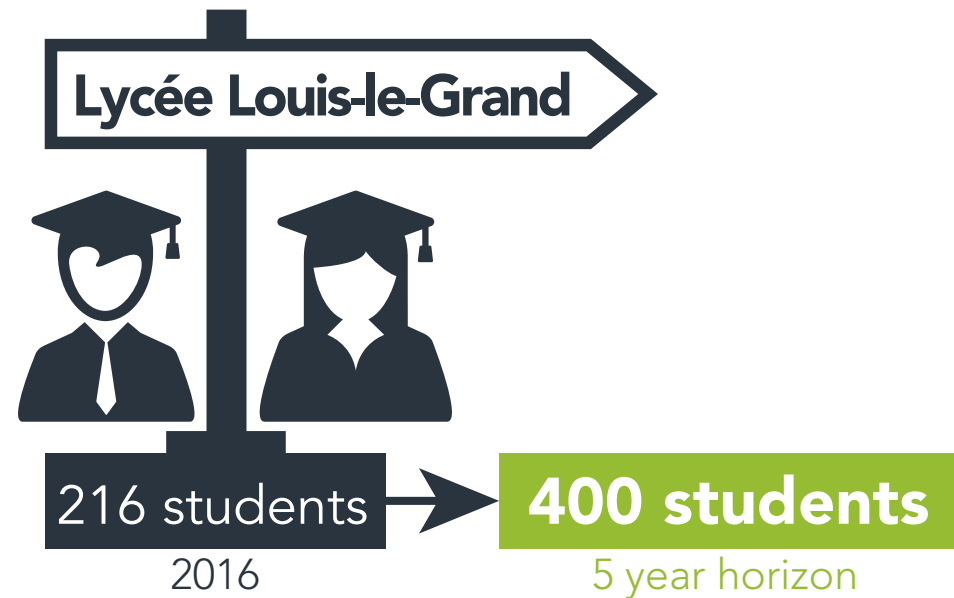




Lycée Louis-le-Grand

Through a unique partnership with the Lycée Louis-le-Grand (Paris), Cap Tamarin will be home to Lycée Louis-le-Grand Mauritius and provide access to the prestigious educational establishment for elite students of Mauritius and of neighboring countries.

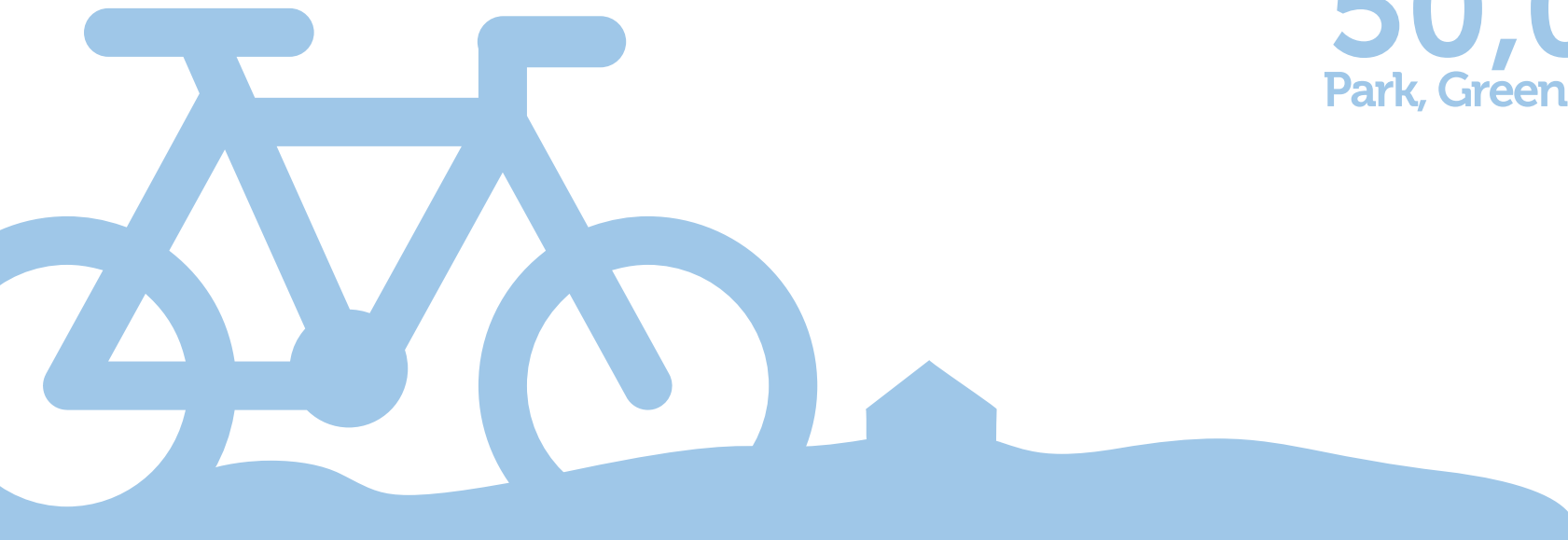
Located in Paris, the Lycée Louis-le-Grand is widely regarded as one of the most reputed in France. The elite school prepares students for entrance to the elite Grandes Écoles (such as the École Normale Supérieure, the École Polytechnique, Centrale Paris, HEC Paris or ESSEC Business School).





83,236 m²
Tourism & Leisure

Including
50,030 m²
Park, Green Belt & Cycling Path





We aim at offering variety of public and private activities to facilitate access to leisure.

Public

- Beach
- Riverbank
- Parc of Black River
- Soft Paddle
- Hiking
- Bicycle Paths

Private

- Sports Club
- Nautical Club
- Bars / Restaurants
- Travel Agency
- Apart Hotel
- Hotel





Photo non-contractual



The Bridge

Organised by Trimetys Group, the first edition of The Bridge – Tamarin Eco-Arts Festival was held in October 2015. This first of its kind Mauritian Art and Ecology festival welcomed a farandole of artistic performances driven by “ecological well-being” and eating well.

The participants had the opportunity to be guided by the rhythm of traditional and contemporary music, admire modern artworks, immerse themselves in the numerous sessions and situations and get excited while learning with ease about the ways to live ecologically.



INVESTMENT OPPORTUNITIES

Cap Tamarin provides a unique investment opportunity for:

- Land investors: partners in the smart city company
- Investors or co promoters on specific plots: clinical / nursing homes, housing, offices etc.





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