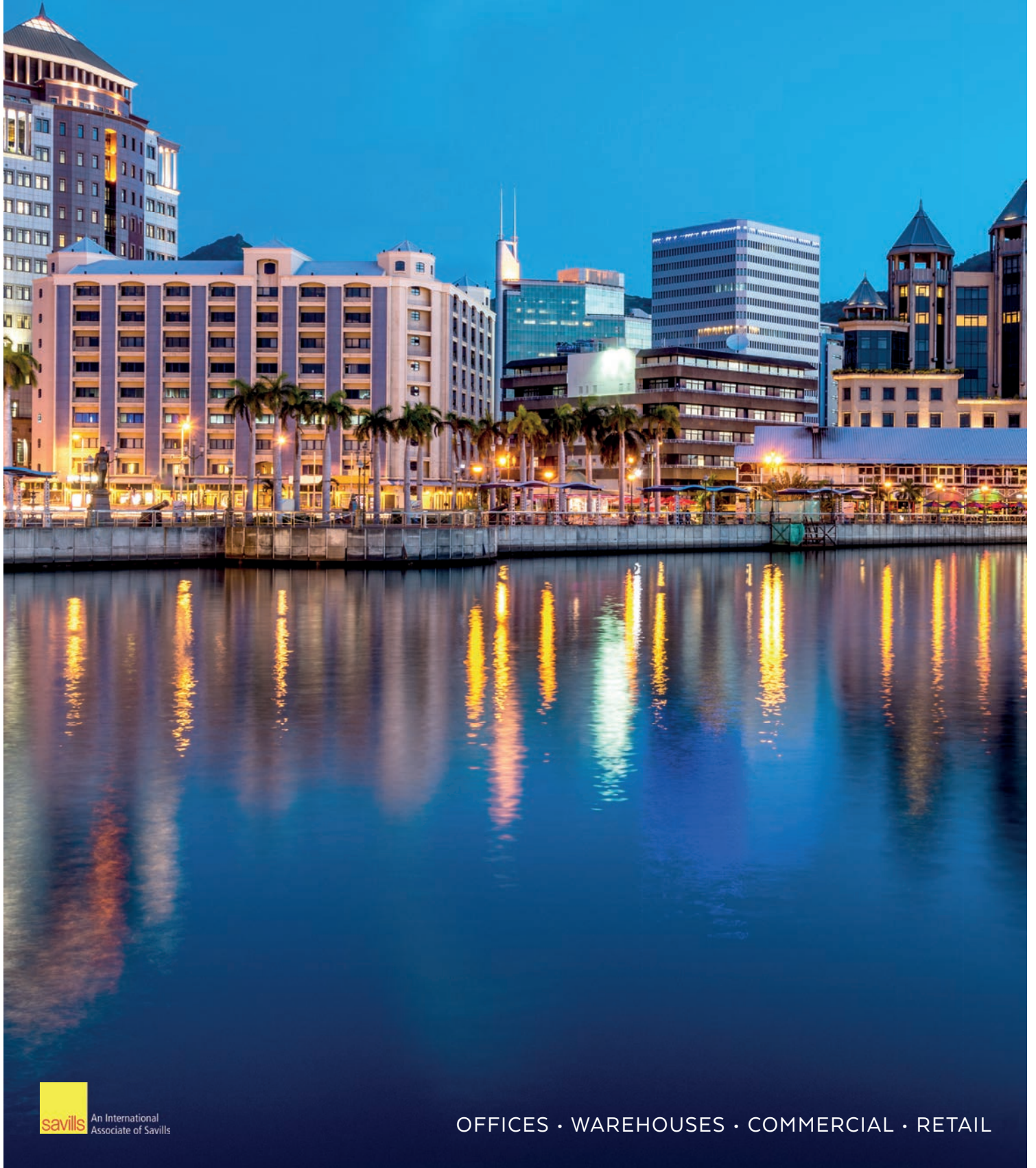


PAM GOLDING
COMMERCIAL

COMMERCIAL PROPERTY

- WE MAKE IT OUR BUSINESS TO UNDERSTAND YOUR BUSINESS -



PAM GOLDING COMMERCIAL MAURITIUS



Pam Golding Properties is Africa's leading real estate group and offers a full spectrum of property related services with a network of over **300 offices across the continent.**

Pam Golding Commercial, based in Johannesburg, was established in response to the growing demand for quality commercial and retail space in Africa, provided via a reputable real-estate agency that consistently delivers a high-level of service across Africa's commercial real estate markets.



Our affiliation with Savills PLC, one of the world's largest real estate agencies, gives us access to global real estate markets. Also, it enables, Pam Golding Properties to tap into inbound and outbound business for Africa, whilst offering the expertise, relationships, specialised skills and best practice from one of the world's leading real estate companies.

Pam Golding Properties (Mauritius) has been active on the island since it opened its first office in 2001. It has expanded over the years to become the island's largest real-estate marketing company, allowing it to fully service all of the island's real-estate needs, including; residential sales and rentals to Mauritian citizens and foreigners as well as commercial sales and rentals. Pam Golding Commercial (Mauritius) covers all of the prime business centres, including; Ebène, Port-Louis, Grand Bay and Tamarin.

COMMERCIAL PROPERTY SERVICES



The team at Pam Golding Commercial provide expert property advice to all landlords, tenants, buyers and sellers of commercial real estate.

Our team is on hand to assist you with all of your commercial property needs, including finding a suitable premises for your new or expanding business and managing your existing portfolio.

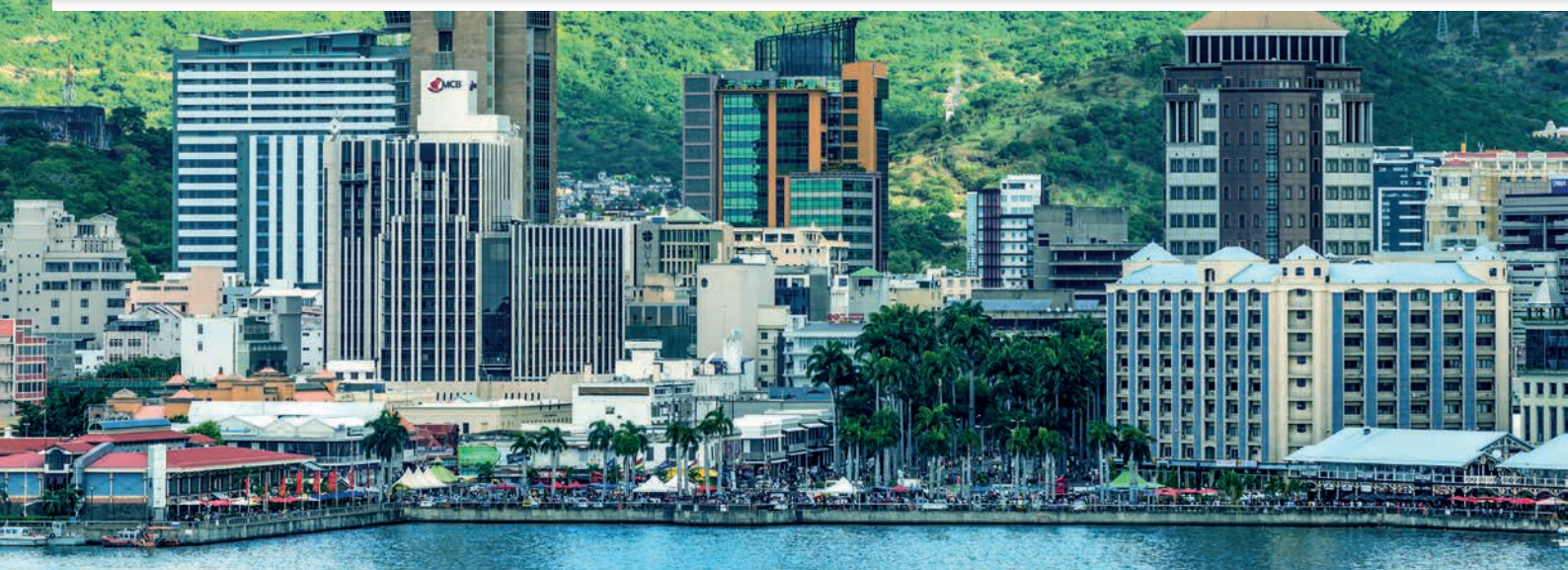
AS YOUR EXPERT IN COMMERCIAL PROPERTY, WE OFFER YOU THE FOLLOWING SERVICES:

BUYER/ TENANT

- Expert advice on market related pricing
- Assisting you in finding suitable property
- Protecting your interests as a buyer or tenant
- Connecting you with specialists in workspace consultancy, space planning, furniture providers and legal representation
- Finding and advising you on exceptional commercial investment opportunities

SELLER/ LANDLORD

- Presenting your property to both the local and international market
- Utilising the Pam Golding network to source potential clients
- Showcasing your property electronically and in the media through proactive marketing
- Giving expert advice on market related pricing



Q: Does Pam Golding Commercial specialise in any particular type of commercial real estate properties?

A: Pam Golding Commercial represents all types of commercial real estate properties in Mauritius. This includes offices, retail, industrial buildings, warehouses & commercial land.

Q: When starting the search process for commercial property, what information do I need to provide to the commercial real estate broker?

A: The best way to get started is to provide the following important information:

- Geographic parameters
- Anticipated number of employees and future company expansion plans
- Locality to other infrastructure such as public transport or proximity to legal sector, etc
- Ideal property and building size
- Class building preference
- Type of transaction: buy or lease or investment?
- Special Requirements – visibility, fitted out, furnished etc.
- Building amenities

Q: What is the difference between useable area (internal useable area) and lettable area (internal gross area)?

A: Lettable area includes a proportionate percentage of common areas, such as entrance foyers, stairwells, lifts and toilets. The usable area is regarded as the balance of space left for the exclusive use of the tenant.

Q: What are the benefits of using a commercial real estate broker to assist me with my property search?

A: Operating in a foreign jurisdiction can be daunting, therefore it's important to engage with reputable service providers. We have an intimate knowledge of market conditions and can therefore protect your interests when negotiating a sale or lease to ensure fair market-related value.

A commercial real estate broker can save you time and money as proactive real estate agents have knowledge of property opportunities currently available for sale or to rent.

Q: What distinguishes Grade P, Grade A, Grade B and Grade C office space?

A: There are three general classifications for commercial office properties, based on criteria such as age, location, maintenance and length of lease.

Grade P: Premium grade space: Top quality, modern space that is generally a pace-setter in establishing rentals that includes the latest generation of building services, sufficient parking, a prestige lobby finish, good views, or a good environment.

Grade A: Generally, not older than fifteen years or has had major renovations; high quality modern finishes; air conditioning; adequate on-site parking; market rental near the top of the range in the metropolitan area in which the building is located. Other considerations include a good quality lobby finish; quality access to/from an attractive street environment; good safety and security.

Grade B: Generally older buildings, but accommodation and finishes are close to modern standards as a result of refurbishments and renovations from time to time; air conditioning; on-site parking, unless special circumstances pertain.

Grade C: Buildings with older style finishes, services and building systems. It may or may not be air-conditioned; it may or may not have on-site parking.

Q: Why make use of Pam Golding Commercial services?

A: Pam Golding Properties has an outstanding track record of success in the property market and has shown to be Africa's broadest and widest real estate platform. With Pam Golding's proactive approach, we are ready to take commercial products to the Mauritius market. We invest the time to understand your business and apply this insight to help us propose and deliver the exact commercial solutions specifically tailored to your needs.

WHY DO BUSINESS IN MAURITIUS?

Mauritius, wedged between global dominant powers connecting Asia, Africa and Australia, and known as the star of the Indian Ocean due to its geographical position and strong business sentiment; Not only is Mauritius commended as a leading investment destination, but it is also internationally recognized for its continuous improvement in its doing business regime.

A large number of wealthy individuals have migrated their wealth and moved to Mauritius over the past decade, especially from France and Southern Africa due to the competitive platform for doing business.

- Mauritius is the wealthiest country in Africa on a wealth per capita basis.
- The World Economic Forum recently stated in the Global Competitive Report 2017/2018 that Mauritius achieved the leading positions in the Sub-Saharan Africa region, for the fourth consecutive year.
- Low level of government regulation in the business sectors. Investment-friendly regulatory regime making it the most business-friendly country in Africa.
- The Mauritius Freeport legislation provides for a comprehensive package of incentives for companies looking for a cost-effective logistics platform including Duty-Free and VAT free for goods and equipment imported into Freeport zones, 0% corporate tax, 100% foreign ownership and reduced port handling charges.
- Secure ownership rights. This is the most critical component of successful wealth creation globally. Ownership rights are very strong in Mauritius encouraging locals and foreigners to invest in property and business in the country.
- Strong economic growth of between 3% and 5.9% since 2006.
- Bilingual (English/French) and skilled workforce.
- Company and personal incomes tax rates are only 15% with no inheritance or capitals tax.
- Double taxation agreements with 36 countries;
- No Capital Gains and no Inheritance Tax on properties purchased.
- International telecommunication network based on advanced globally interconnected infrastructure linked by sub-marine fibre-optic cable systems like SAFE, LION and EASSy, as well as by satellite.



PURCHASING COMMERCIAL PROPERTY FOR BUSINESS PURPOSES AS A FOREIGNER

In December 2016, the Non-Citizens (Property Restriction) Act has been amended to allow any non-citizen, with or without a registration certificate as investor, to purchase an immovable property for business purposes with the prior authorisation from BOI.





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