

ANAHITA
MAURITIUS



Presentation of Anahita Mauritius – June 2012

Contents



PART I – About Mauritius

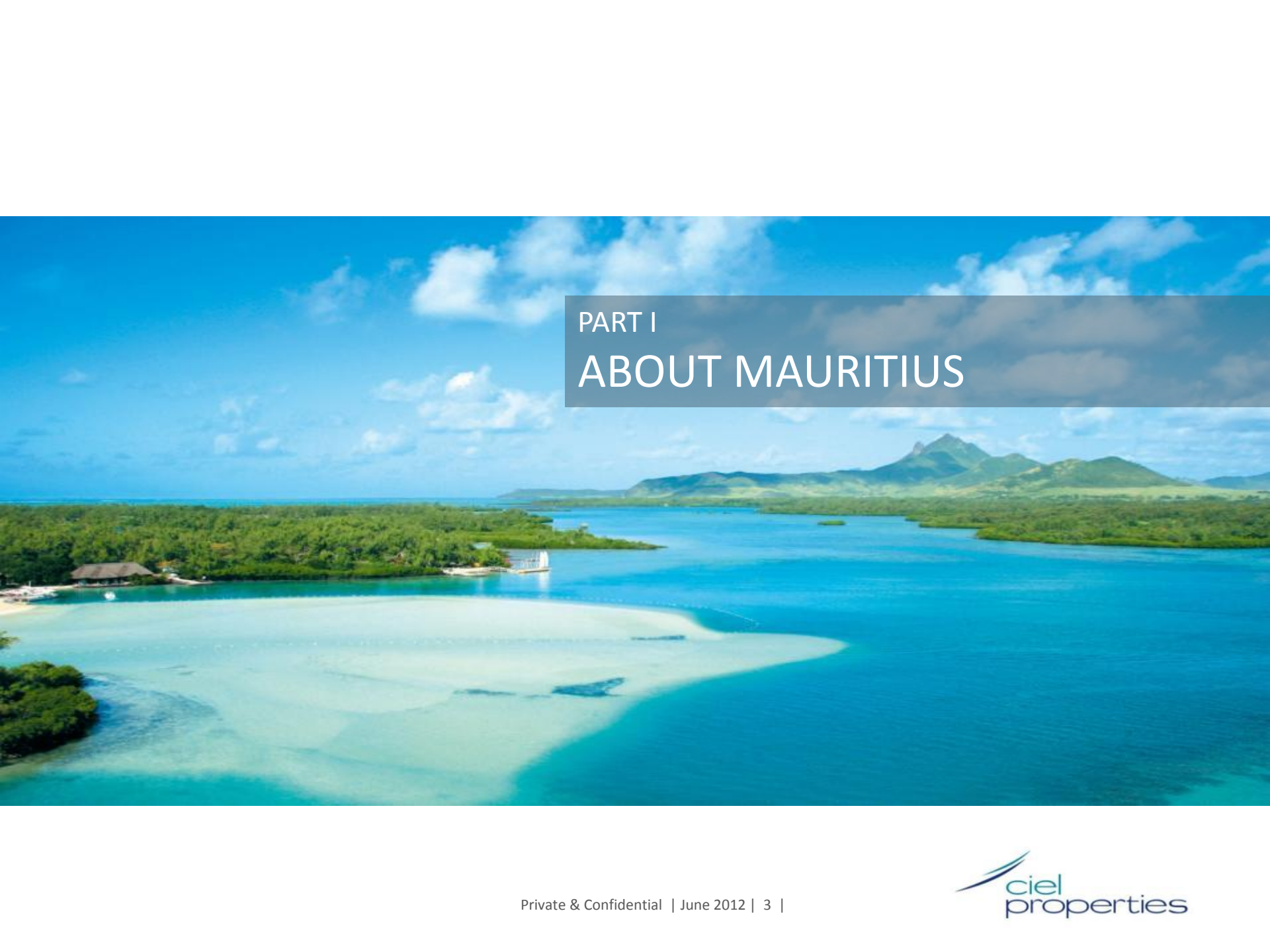
PART II – Ciel Group Overview

PART III – Ciel Properties Overview

PART IV – Anahita Mauritius - Project Overview

PART V – Anahita's next development phase:
Les Jardins de Beau Champ





PART I ABOUT MAURITIUS

About Mauritius

Mauritius – Facts and Figures

Population	1.25 million
Area	1,865 square kms
Currency	Mauritian Rupee
GDP 2011	+/- US\$ 11bn
GDP Growth 2011	4.1 %



Mauritius – Strategically located

About Mauritius

- Pleasant environment and climate
- Doing business in Mauritius:
 - 1st in Africa in the *World Bank Doing Business* rankings
 - Strategic location: bridge between Africa and Asia
 - Politically and socially stable democracy
 - Active, dynamic and stable economy
- Highly attractive and business friendly tax regime
- Foreign property ownership through Integrated Resort Scheme (residency)
- Sound and reliable legal framework
- Literacy: totally bilingual in English and French
- International schools
- Reliable health system

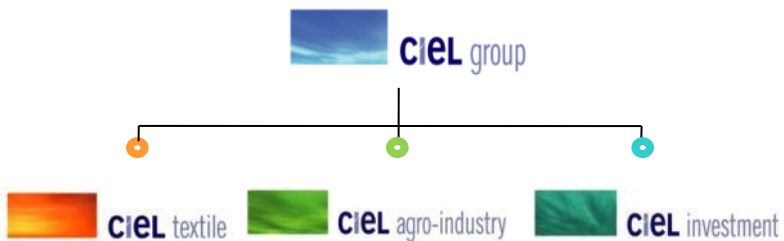


PART II CIEL GROUP OVERVIEW



A unique sum of
knowledge,
experience,
resources,
and partnerships

Structure



Our Global Presence



The Ciel Group is a leading global industrial and investment company founded in 1912, which today employs over 22,000 people and achieved turnover of Euro 292M (2011) from across the Indian Ocean, Sub-Sahara African, European and Asian regions



PART III CIEL PROPERTIES OVERVIEW



Vision Statement

We are committed as a team to passionately translate our client's real estate needs into dynamic, innovative and knowledgeable solutions for the benefit of all our stakeholders.

Structure



Services

- Asset Management
- Development Management
- Sales and Marketing
- Project/Construction Management
- Procurement

Incorporated in 2004, Ciel Properties is the real estate arm of the Ciel Group responsible for the development and management of the Group's numerous property assets, including land, mixed-use, industrial and commercial properties. Ciel Properties is the developer of Anahita Mauritius.

An aerial photograph of a tropical resort. In the foreground, a clear blue bay with several small boats. A white sandy beach with lounge chairs and a thatched-roof building is on the right. A row of modern villas with dark roofs is nestled between the beach and a dense forest. To the right of the villas is a large, well-maintained golf course with green fairways and sand traps. The background shows more lush greenery and distant hills.

PART IV

ANAHITA MAURITIUS - PROJECT OVERVIEW

Site location



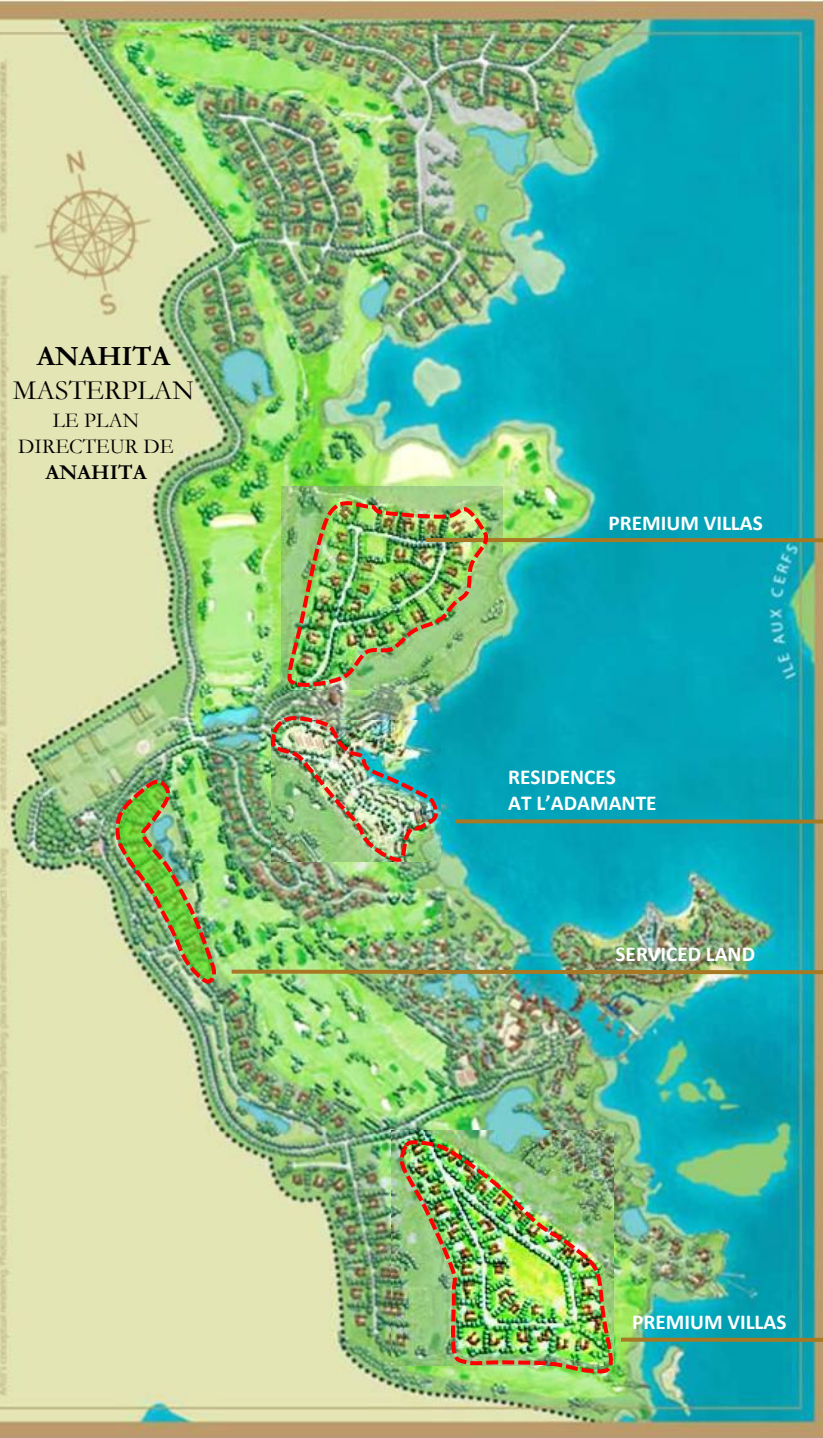
Anahita Mauritius - Master Plan



- Site area: 213 Ha
- Attributes: 6km of freehold shoreline
- Concept:
 - Integrated Resort Scheme
 - Freehold ownership
- Project start date: 2005
- Several completed phases to date

Anahita Real Estate (completed)

- 325 properties upon completion
- 110 residences sold and delivered to date
- 9 serviced land released
- Substantial infrastructure works complete to date



LUNA
ANAHITA • WORLD CLASS SANCTUARY

Total	28
Released	28
Sold	27
Delivered	28



L'ADAMANTE
ANAHITA • WORLD CLASS SANCTUARY

Total	70
Released	70
Sold	70
Delivered	70



THE FAIRWAYS
LAKESIDE
ANAHITA • WORLD CLASS SANCTUARY

Total	18
Released	9
Reserved	7
Delivered	5

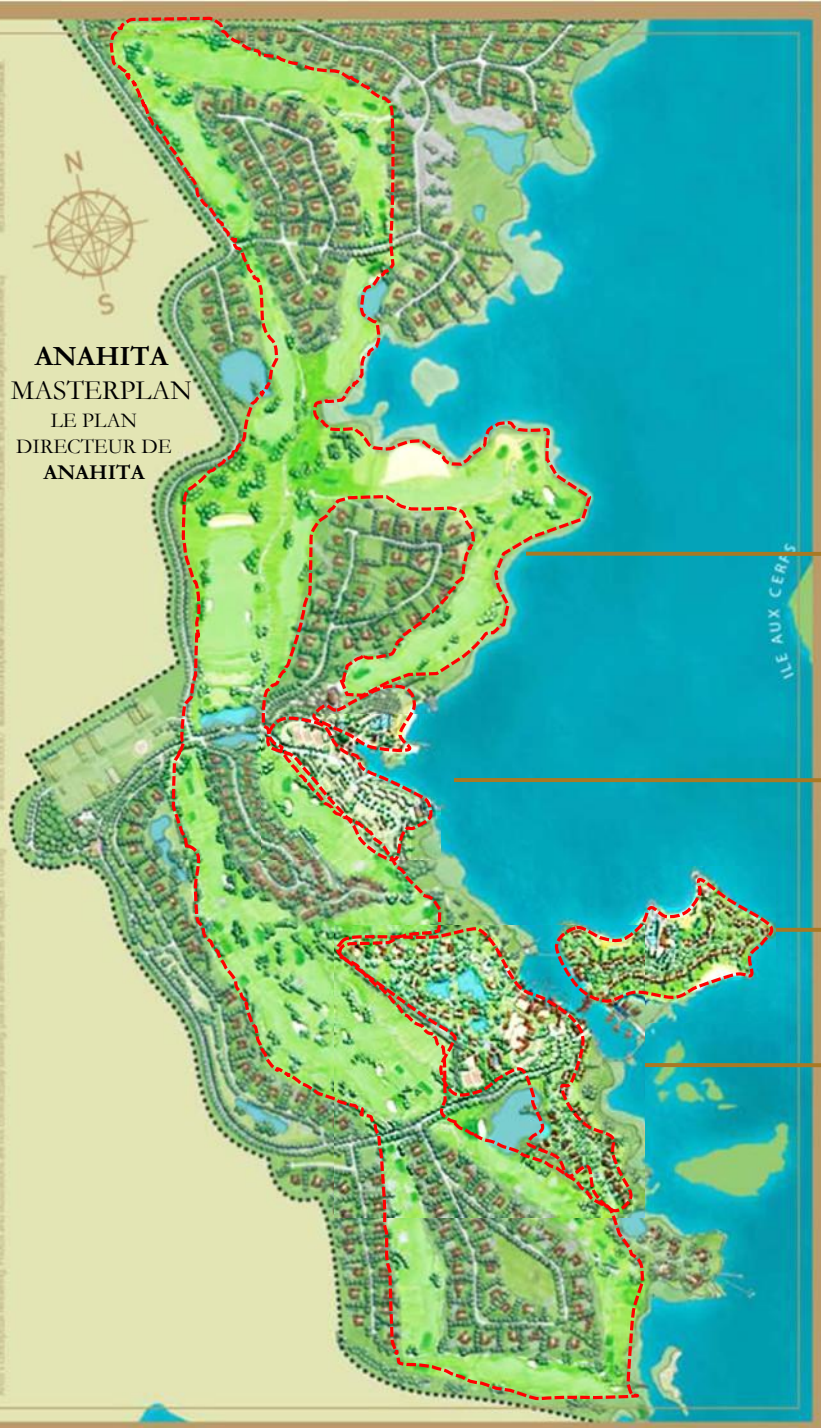


SOLAIA
ANAHITA • WORLD CLASS SANCTUARY

Total	34
Released	12
Sold	12
Delivered	11

Anahita Mauritius – Project Components

- Anahita is the most exclusive IRS on the island
- Several well established international partners have contributed to its success




FOUR SEASONS
GOLF CLUB
Mauritius at Anahita

ANAHITA

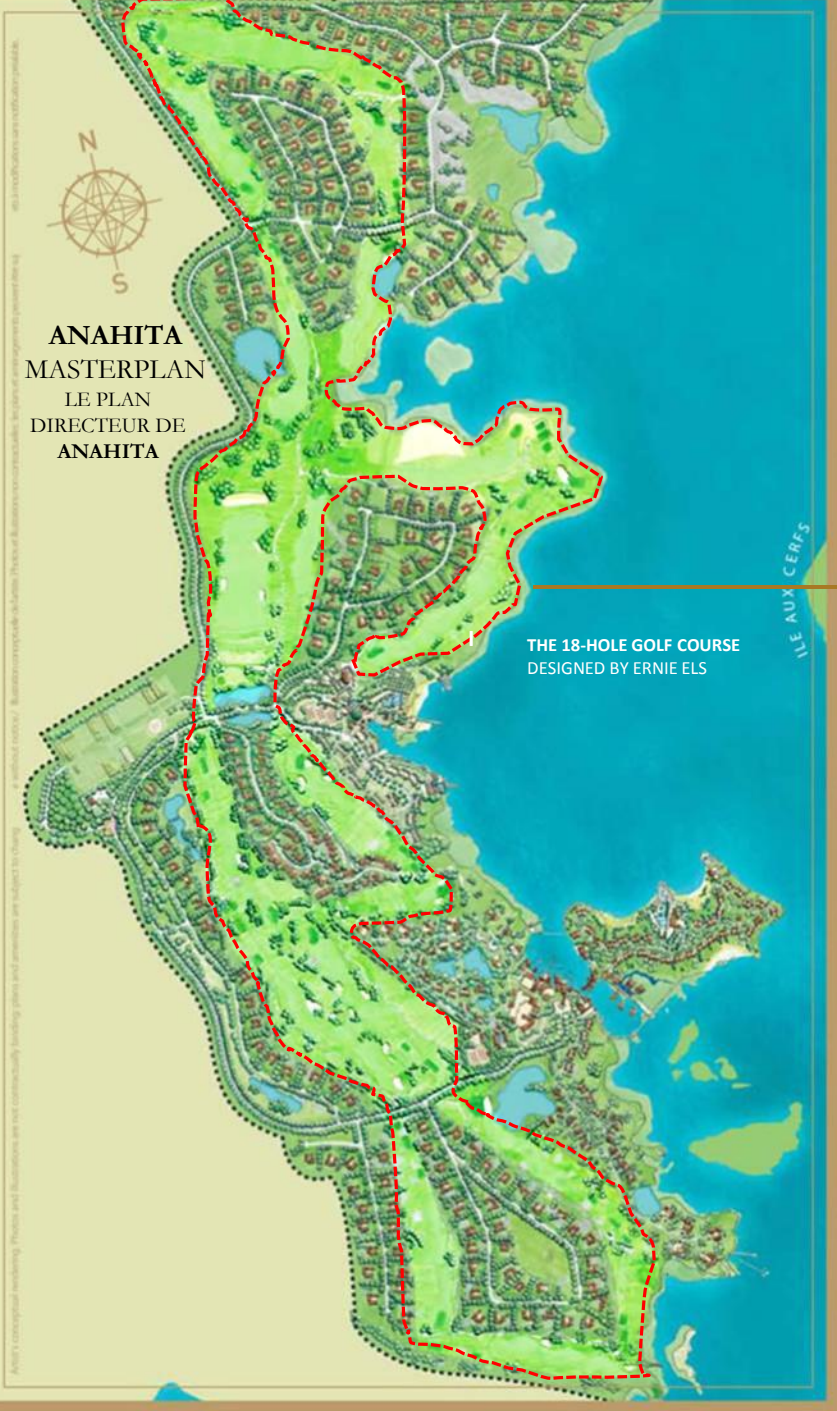
THE RESORT
MAURITIUS


FOUR SEASONS RESORT
Mauritius at Anahita


FOUR SEASONS
PRIVATE RESIDENCES
Mauritius at Anahita
A DEVELOPMENT OF ANAHITA IRS FORTY LTD


ANAHITA
MAURITIUS





Anahita Golf Limited
18 Hole Ernie Els USGA Golf Course
Driving Range
Clubhouse

Status
Operations commenced: Mar'08

Events
Afrasia Golf Masters

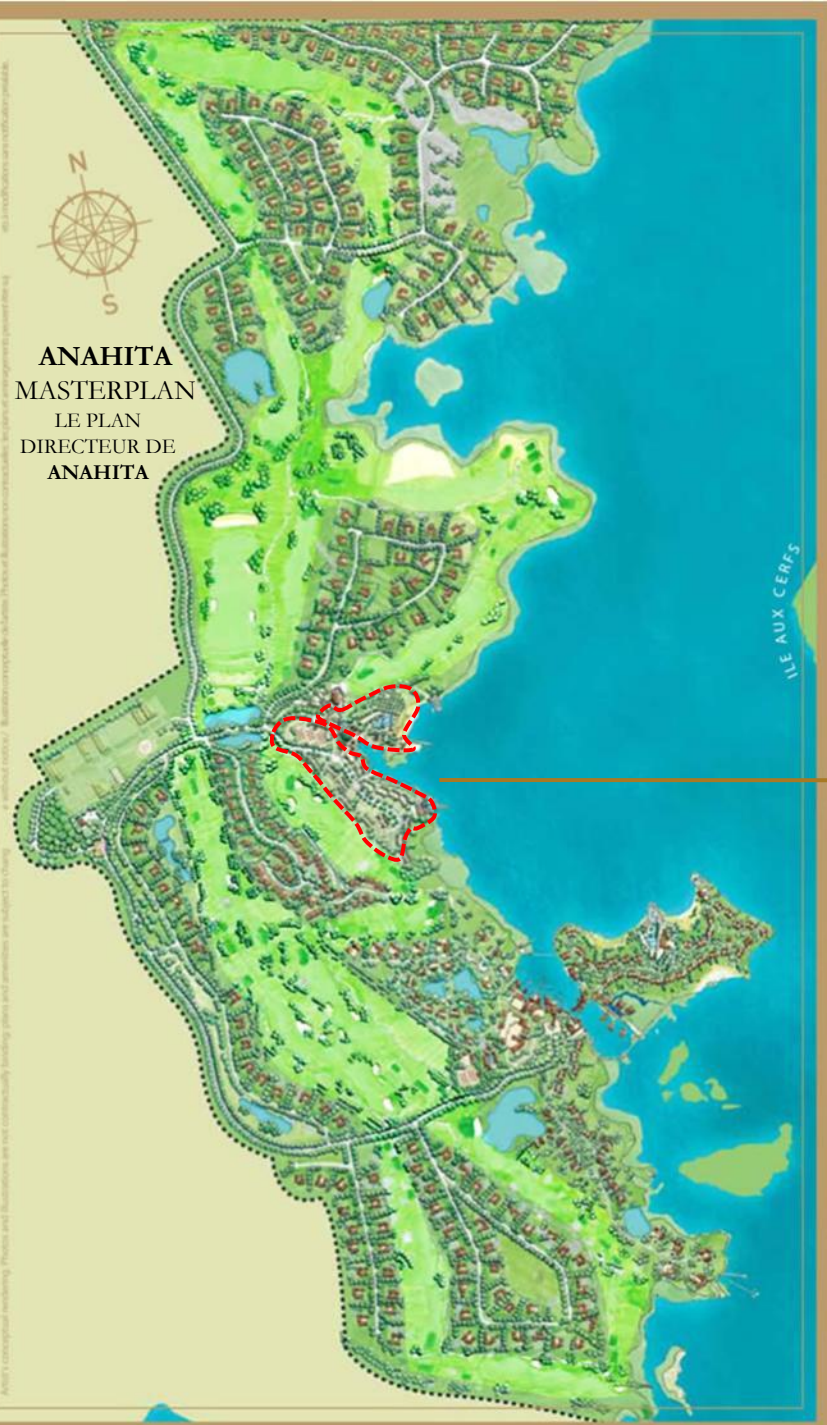
Sponsorships
Hennie Otto
Nicolas Colsaerts



All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from the publisher.



ANAHITA
MASTERPLAN
LE PLAN
DIRECTEUR DE
ANAHITA



ANAHITA



THE RESORT

MAURITIUS

ANAHITA



THE RESORT

MAURITIUS

A new generation of luxury resort

“Pure Relaxation, Pure Class”
– Trip Advisor

Anahita Residences and Villas Limited

Operational management company

Operates ‘Anahita The Resort’

Offers property management services

Anahita The Resort

42 L’Adamante Residences

10 Luneau Villas

Beach Club & Boat House

Fitness Centre

2 Tennis Courts

Kids Club

Restaurants

Golf

Spa





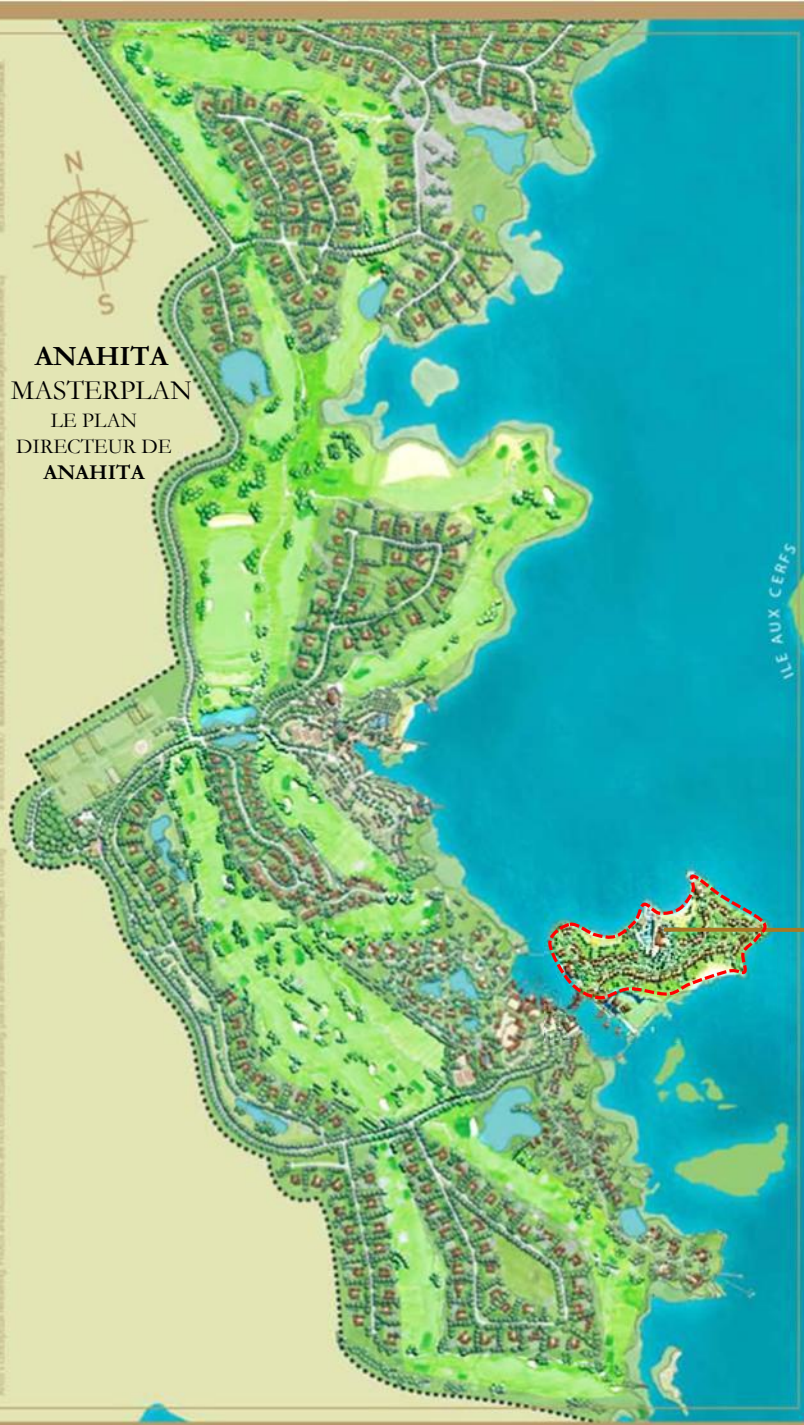
FOUR SEASONS RESORT
Mauritius at Anahita

Four Seasons Hotel

Actual conceptual rendering. Photos and illustrations are not contractually binding plans and amenities are subject to change. All illustrations are not to scale. All illustrations are not to scale. All illustrations are not to scale.



ANAHITA
MASTERPLAN
LE PLAN
DIRECTEUR DE
ANAHITA



FOUR SEASONS RESORT
Mauritius at Anahita

Description

90 Suites, 1 Presidential Suite,
32 Private Residence villas in rental
pool

3 Restaurants

Spa (12 Treatment Rooms)

Fitness and Health Centre

2 Tennis Courts

Kids Club and Young Adults Centre

Cultural Centre

Conference Centre

Status

Operations commenced: Oct '08

All guest suites fully operational

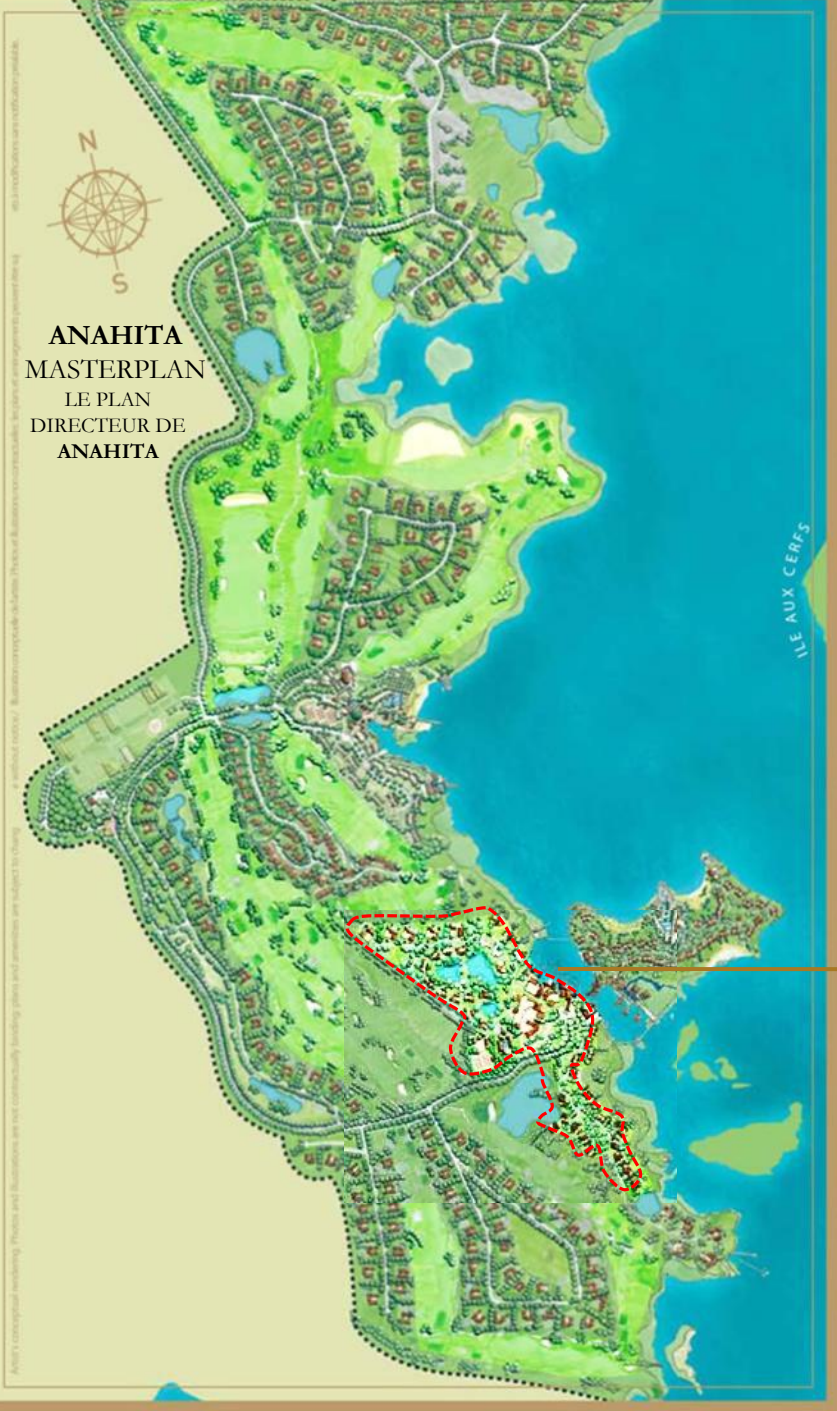




FOUR SEASONS
PRIVATE RESIDENCES
Mauritius at Anahita

A DEVELOPMENT OF ANAHITA IRS FORTY LTD

Four Seasons Private Residences



Description

45 Private Residences
(35 Villas & 10 Luxury Villas)

Villas:

20 x 2-Bedroom Villas
15 x 3-Bedroom Villas

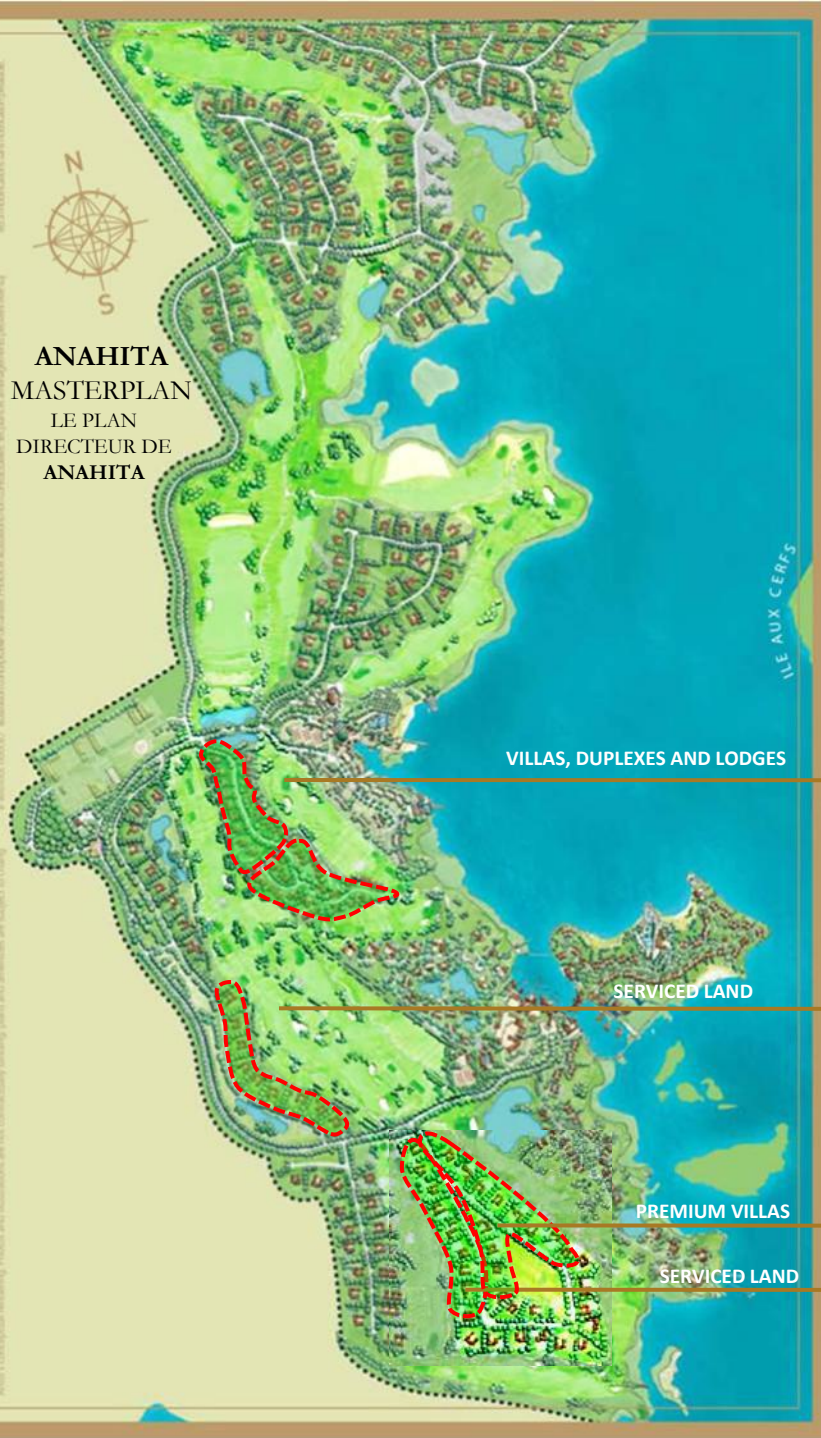
Luxury Villas:

10 x 4 to 6-Bedroom Villas



Anahita Current Phases (2012-14)

ANAHITA MASTERPLAN LE PLAN DIRECTEUR DE ANAHITA



11 Villas, 12 Duplexes, 40 Lodges



9 Plots (serviced land)



13 Premium Villas
9 Plots (serviced land)

Anahita Future Phases



Parcel I	No. Plots	Area Sqm
Total	15	36,923

Parcel H	No. Plots	Area Sqm
Total	47	137,489

Parcel G	No. Plots	Area Sqm
Total	33	67,143

Parcel F	No. Plots	Area Sqm
Total	7	14,052

Parcel B	No. Plots	Area Sqm
Total	17	35,011

Anahita - Sales Value to Date

Phases	Type	No. Sold	Currency	Sales Value, million	Av. Unit Price million
L'Adamante	Apartments	70	US\$	56.5	0.8
			ZAR	474.3	6.8
Lunea	Villas	27	US\$	60.2	2.2
			ZAR	506.0	18.7
Solaia	Villas	12	US\$	41.5	3.5
			ZAR	348.9	29.1
Four Seasons Private Residences	Villas	45	US\$	106.2	2.4
			ZAR	892.2	19.8
The Fairways	Land	5	US\$	2.3	0.5
			ZAR	19.2	3.8
Total		159	US\$	266.7	
			ZAR	2,240.5	

- Resale market: average capital gains of 12% for L'Adamante (9 re-sales), 27% for Lunea (6 re-sales), and 23% for Four Seasons (3 re-sales)



PART V

JARDINS DE BEAU CHAMP

Product offer



- Residential oasis within Anahita
- Located at the heart of Anahita, 5min walking distance from La Place Belgath
- 11 standalone villas on 1,000m² (av.) plots:
 - No. bedrooms: 3 and 4 (option)
 - Gross area guideline: 200 and 245(option) m²
- 12 duplexes on 1,500m² (av.) plots:
 - No. bedrooms: 2+den and 3
 - Gross area guideline: 150 and 175m²
- 40 lodges on a single plot: higher density
 - No. bedrooms: 2+den and 3
 - Gross area guideline: 150 and 175m²

Design intent

- Modern style with a tropical touch



- Anahita standard for quality of finishes



Sales strategy and targeted pricing

- Villas, duplexes and lodges sold off plan
- Standard offer with opportunity to add-on options:
 - Additional bedroom for villas on suitable plots
 - Bigger swimming pool – Villas & duplexes
 - Floor & ceiling finish & timber specifications options
 - Furniture packages

Target average selling prices Per unit	Villas 3-Bedroom	Duplex 2+Den	Duplex 3-Bedroom	Lodges 2+Den	Lodges 3-Bedroom
Guideline gross area, Sqm	200	150	175	150	175
Selling prices, MUR million	33.0	23.8	26.9	19.3	21.7
Selling prices, US\$ million	1.1	0.8	0.9	0.66	0.75
Selling prices, ZAR million	9.6	6.9	7.8	5.6	6.3

Note: The above selling prices include Registration Duty, but exclude FF&E

Next steps and way forward

- Design development: June 2012 – February 2013
- Sales & marketing:
 - Establish broker relationships in our core markets
 - Launch a teaser campaign in December 2012
 - Targeted launch date: February 2013
 - ✓ Event for launch in South Africa
 - Partnership: your support and collaboration for the launch and sales





THANK YOU FOR YOUR ATTENTION