

Set up your business
next to the airport in Mauritius



BUSINESS GATEWAY
MON TRÉSOR • MAURITIUS

OFFICES • TRADE PORT & LOGISTICS • COMMERCIAL PLOTS



Welcome to Mon Trésor Business Gateway

Take your business to new heights

Located in the southern part of Mauritius, Mon Trésor is a smart, sustainable coastal town. It comprises both residential and commercial property developments. Mon Trésor Business Gateway, its commercial precinct, is less than 500 m from the airport cargo village. Designed for airport-related business, it spreads over 550,000 m² and comprises an Office Park, a Trade Port and Freeport Park, a Commercial Park and a Shopping Centre, all with unequalled accessibility to major highways and neighbouring amenities. The parks are equipped with a telecommunications cable providing excellent high-speed internet and lie within walking distance from the close-by business-oriented hotel, Holiday Inn. A flagship international film production studio will also be created where operators will benefit from the Mauritius Film Rebate Scheme.

Smart City Incentives

	GENERALLY APPLICABLE RATE	SMART CITY SCHEME INCENTIVES
Income Tax	15%	Tax holiday for the first eight years of operation – starting from the date of issuance of the Smart City Scheme (SCS) Certificate (obtained in 2016).
Value Added Tax (VAT)	15%	Full recovery of VAT in terms of capital goods (building structure), plant, machinery and equipment for residential and commercial developments.
Residency Permit	USD 500,000	Any person and any entity, including foreign companies and trusts, can acquire residential units in a Smart City. Any non-citizen acquiring a residential unit above USD 500,000 under the scheme is eligible to a residence permit for himself and his family. No restriction on rental or resale of residential units. Possibility for a retired person to acquire life rights under Smart City Scheme.



The Office Park

The secure Office Park is a Green Star rated building offering highly visible A-grade business offices comprising co-working space and private offices for lease to both local and international companies. The development will be in two phases: phase 1 spans 4,221 m² & phase 2 will cover 7,500 m². An underground parking basement liberates space at ground level for a piazza linking all buildings. For conferencing and accommodation facilities, the Holiday Inn is directly accessible via a walkable pathway.



The Trade Port and Freeport Park

The park is the perfect logistics and distribution platform for companies operating in the transformation and trade of light, high-value and time-sensitive products. Its closeness to the airport also provides convenience for collecting, storage, break-bulk, packing, processing, manufacturing and forwarding of goods, all within a very low tax regime and preferential access to international markets.

Potential Activities/Companies in the Trade Port and Freeport Park

- Logistics
- Freight forwarding
- Vaulting
- Warehousing and storage
- Pharmaceutical and cosmetics
- Medical devices and bio tech
- Light industrial
- Jewellery / precious stones processing
- Electronics
- Aerospace
- Advanced robotics

Trade Port and Freeport Incentives

- Duty-free and VAT-free for goods and equipment imported into the Trade Port and Freeport Park
- 3% corporate tax
- 100% foreign ownership
- Free repatriation of profits
- Efficient customs clearance process
- Reduced port handling charges

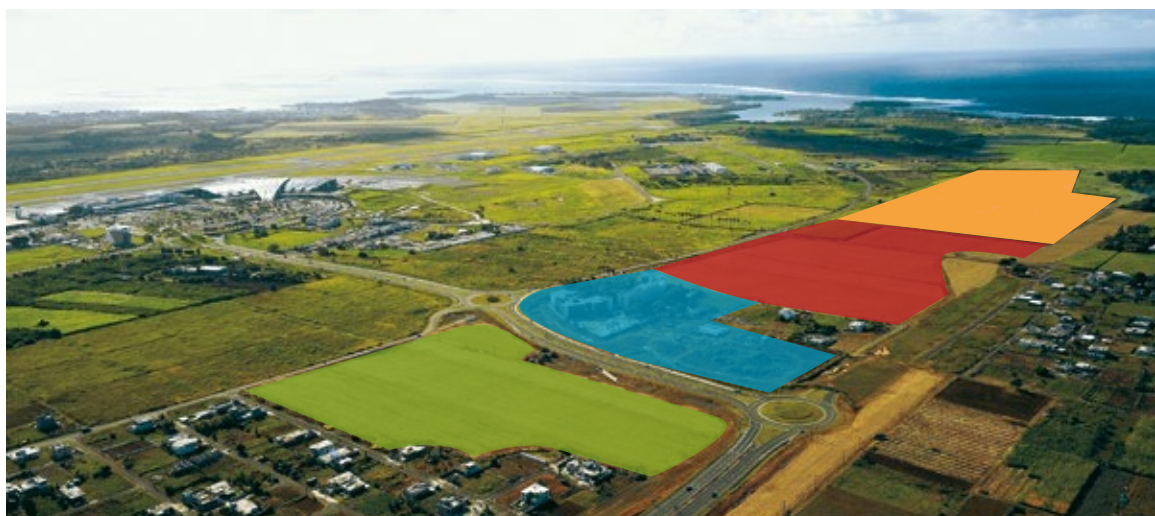


MON TRÉSOR BUSINESS GATEWAY

The Commercial Park

The Commercial Park spreads out over 13 hectares of land and consists of 50 plots available for sale to both local and foreign buyers. The plots, ranging between 2,039 m² and 5,121 m², have been designed to meet the needs of commercial buildings not exceeding four to five storeys. A visitors' parking and a drop-off zone will also be available at the entrance of the business centre.

500 m from the Airport



OFFICE PARK 3.6 Ha
HOLIDAY INN 1.5 Ha



COMMERCIAL PARK 13 Ha



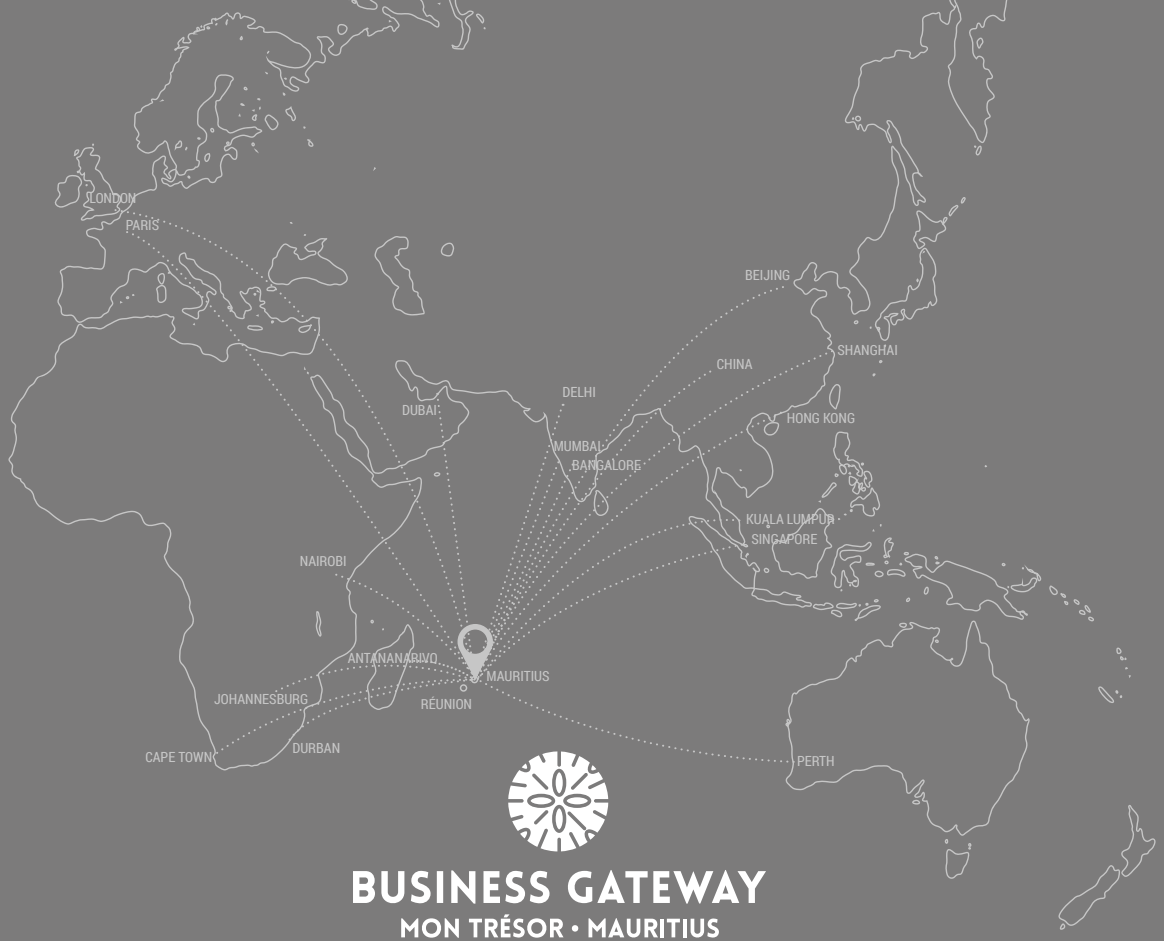
TRADE PORT &
FREEPORT PARK 24 Ha



SHOPPING
CENTRE 7 Ha

Omnicanne, the Promoter

Omnicanne is a leading visionary group and a public company listed on the Stock Exchange of Mauritius. It is an industrial cluster having as main activities the production of refined sugar, bioethanol, thermal energy and electricity exported to the national grid. The Group is also expanding internationally. Omnicanne has completed various commercial and residential developments in the centre and the south of Mauritius, whereby it has embarked on the ambitious project of Mon Trésor Smart City.



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WHY MAURITIUS?

Incentives

- Corporate tax rate of 15% (3% for export of manufactured products)
- No capital gains tax
- Foreign tax credit of 80%
- Rule of law and political stability
- Incorporation of a company in 2 hours, with no minimum capital requirement
- 100% foreign ownership
- No exchange control
- A reliable and expanding logistics platform with modern infrastructure
- A well-maintained road network
- An efficient port with deep-water quays
- An international airport with a modern terminal and a cargo village catering for high-value cargo
- Bilingual (English & French) pool of qualified and multi-skilled workforce
- Time zone allowing round-the-clock global transactions

Benefits

- Connectivity Asia–Africa Corridor
- Low income and corporation taxes
- Ease and efficiency of establishing corporate vehicles
- Regional Arbitration Centres (MIAC and MARC)
- Membership to AU and other RECs (COMESA, SADC, IOR-ARC)
- Investment Grade Country (Credit Rating Baa1)
- Economic and political stability
- Preferred Centre for Regional and Global Headquarters (MIFC)
- OECD shift from “largely compliant” to “compliant”
- Network of BITS – Mauritius is signatory of Multilateral BEPs Convention

International accolades

- Mauritius is ranked 1st in Africa by:
- Global Competitiveness Index 2017–2018
 - World Bank Doing Business 2018
 - Index of Economic Freedom 2017 (Heritage Foundation)
 - Forbes Survey of Best Countries for Business 2017
 - Mo Ibrahim Index of African Governance 2016
 - Democracy Index 2016 – Full Democracy (Economist Intelligence Unit)
 - Economic Freedom of the World 2016 (Fraser Institute)
 - Global Information Technology Report 2016

Mauritius is ranked 6th globally among the 193 Member States of the International Telecommunication Union (ITU) for the Global Security Index (GSI) 2017.



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An Omnicane Project