



BAGATELLE



BAGATELLE – MALL OF MAURITIUS

Mauritius - *"The best country in which to do business"*

Time magazine, in their *Country awards*, rated the island of Mauritius one of the "Best countries to do business" in. The World Bank in their recent report, *Doing business 2010*, ranked Mauritius 17th in the world and first in Africa, in addition to being rated amongst the Top 25 global offshore platforms.

In recent years the Mauritian government has positioned itself as a prominent offshore financial centre. Since opening up the economy, by the formulation of a very successful ten-year economic reform programme in 2006, the number of new business, including 2 500 new global companies, has increased significantly. The country is in a new development phase and undergoing a complete re-engineering of its economy and society. Despite the extremely difficult international context, the economic and social achievements of the Mauritian economy have been impressive by both regional and international standards. With an average growth rate of around 6% maintained over the past three decades, general living standards of the Mauritian population have improved significantly. This growth rate is expected to continue, driven by the continuing recovery of textile manufacturing and further growth in the service and seafood sectors.

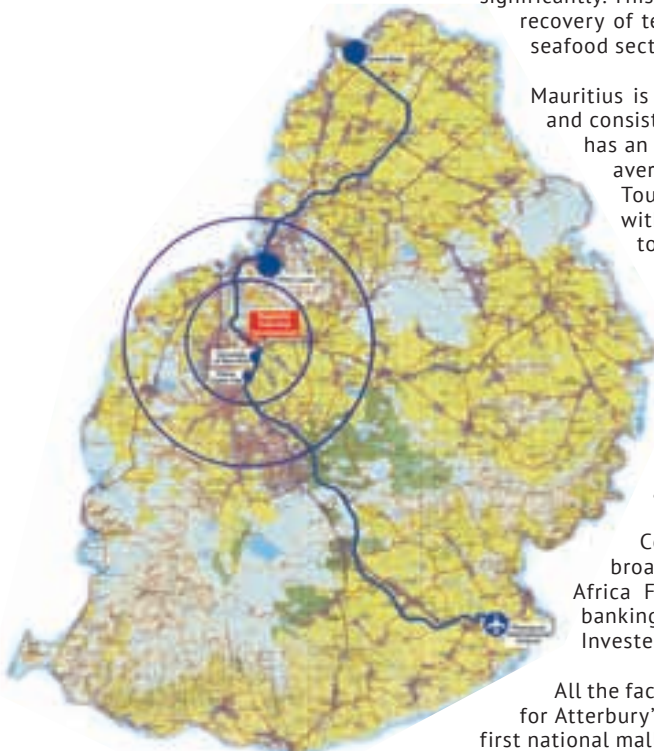
Mauritius is located some 2 000km off the Southeast coast of Africa and consists of several islands covering around 1 865km². The island has an approximate population of 1.4 million inhabitants and an average household income of around R 90 000 per annum. Tourist arrivals are in the region of 1 million visitors per year, with tourism receipts totaling R16 billion. The number of tourists is expected to double to 2 million by 2015.

Mauritius has a well-developed road network and the government has implemented an integrated plan for infrastructure improvement. This also opens up new growth zones linking Port Louis, the proposed development and the airport.

The island enjoys excellent international air access with several flights a day to major European capitals and 17 flights a week to and from South Africa.

Communication facilities are first-rate with oceanic broad band optic cable linking Mauritius to the South Africa Far East (SAFE). The country boasts a very strong banking sector with many international banks including Investec, Standard Bank and HSBC active on the island.

All the factors mentioned above made Mauritius the obvious choice for Atterbury's next offshore venture, Bagatelle - Mall of Mauritius, the first national mall on the island.



WHY TAKE UP SPACE AT THE MALL OF MAURITIUS?

The Bagatelle – Mall of Mauritius is located adjacent to the M1 motorway, in the heart of the island, between Port Louis and Cyber City on the public bus system route. A new off ramp via the Bagatelle Bridge will provide direct and easy access to the Bagatelle - Mall of Mauritius from any direction of travel on the M1 Motorway.

Bagatelle – Mall of Mauritius has been designed in a Mauritian architectural style, to reflect and deliver an authentic island experience. The latest design principles have been incorporated in designing the 40 000m² enclosed single story landmark development. The mall will ultimately contain 140 retail outlets, two food hypermarkets, a six cinema theatre, a food court incorporating, contemporary restaurants, a 100-room business hotel and sufficient, convenient on-grade parking.

Well-known international retailers such as Hugo Boss, Guess, Billabong, Aldo and Nike have already committed to taking space in the development. South African-based retail giants Pick n Pay, and Dis-Chem and popular fashion retailers Truworths, Hilton Weiner, Jenny Button, Aca Joe, Vertigo, Urban and Identity as well as popular restaurants such as Ocean Basket, Nando's, Black Steer, Debonairs, Steers and Fishaways are committed future tenants.

A significant number of well-known local retailers, Kaddy Plus, Namaste, Mozouzou, Zia, Baobab, Feng Shui, Caunhye Bijoux, Celio, Ripcurl, Evan's Boutik, DCL Communication, Café des Iles and Imperial China will also be represented in the Bagatelle - Mall of Mauritius.

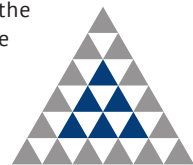


BAGATELLE – A PARTNERSHIP BETWEEN ATTERBURY AND ENL GROUP

The Bagatelle multi-use development is a collaboration between ENL Group, an established and reputable Mauritian group and Atterbury, a leading and experienced South African developer.

The Atterbury Property Group was founded in 1994 and is under the stewardship of Louis van der Watt, CEO of the Atterbury Group and James Ehlers, Managing Director of Atterbury Developments. During its 16 years the company has gained a reputation for delivering exceptional developments and was recently awarded the PMR Diamond Arrow Award for Best National Developer.

The ENL Group was founded by the Noël family who has been closely involved with the Mauritian sugar industry for nearly two centuries and has remained at the forefront of the evolution in the economic, social, business and legal environment in the country.



ATTERBURY

It's a matter of association

