



Mall de Flacq  
by Ascencia



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# About Alteo

Alteo is a significant economic operator in the East of Mauritius, active in three key sectors: Agro-business, Energy and Property Development. As a leader in sugar production, Alteo cultivates over 8,000 hectares of sugarcane and produces specialty sugars with added value. Its energy cluster contributes approximately 72 GWh of renewable energy annually to the CEB grid through a 41 MW cogeneration plant and a 9 MW photovoltaic facility. Additionally, its property operations develop and manage residential and tourism projects at various scales, including at Anahita Beau Champ Smart City.

Guided by its vision, **“Making the East an Everlasting Place to Grow”**, Alteo incorporates environmental and social considerations into its strategy. In 2024, the group undertook a complete carbon footprint assessment of its activities (Scopes 1, 2, and 3), achieved the Bonsucro certification for the entirety of its sugar operations and enhanced its community engagement through local initiatives, such as establishing the first Tiny Forest in the East of the island, in Beau Champ.

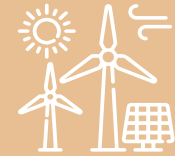
Through efficient resource management and continuous innovation, Alteo positions itself as a responsible operator committed to a more sustainable and inclusive future.





# 72 GWh

produced from  
renewable energy



# 6,000 m<sup>3</sup>

of compost produced

# 529 trees and plants of 58 distinct species

planted in the Beau Champ  
Tiny Forest



# About Ascencia

Established in 2008 by Rogers, now ER Group, Ascencia is the leading retail property company in Mauritius. Listed among the top 10 on the local stock exchange, the company owns and operates a diverse portfolio of seven malls. Each of its malls reflects a distinct identity inspired by the history and culture of Mauritius.

The company's customer promise, **"Shaping singular places"**, translates into exceptional shopping and entertainment experiences catering to a wide audience.

Ascencia is deeply committed to reconciling economic growth with sustainability. The company has set ambitious targets to not just minimise its environmental impact, but to also contribute positively to the planet's health.

By focusing on four key areas: waste recycling, wastewater recycling, green energy, and energy efficiency, Ascencia can make meaningful contributions to both environmental preservation and its business objectives.

An **ER** brand





## Key figures for the year ended 31 December 2024:

**500 +**  
Shops

**7 malls**

in key strategic locations  
across the country

**+15 years**  
of operation

**4,500**  
jobs created  
across our 7 malls

**140,000**  
sqm in 2024

**81%**  
Customer Satisfaction  
Index

Portfolio footfall  
average (monthly):

**2.2M+**

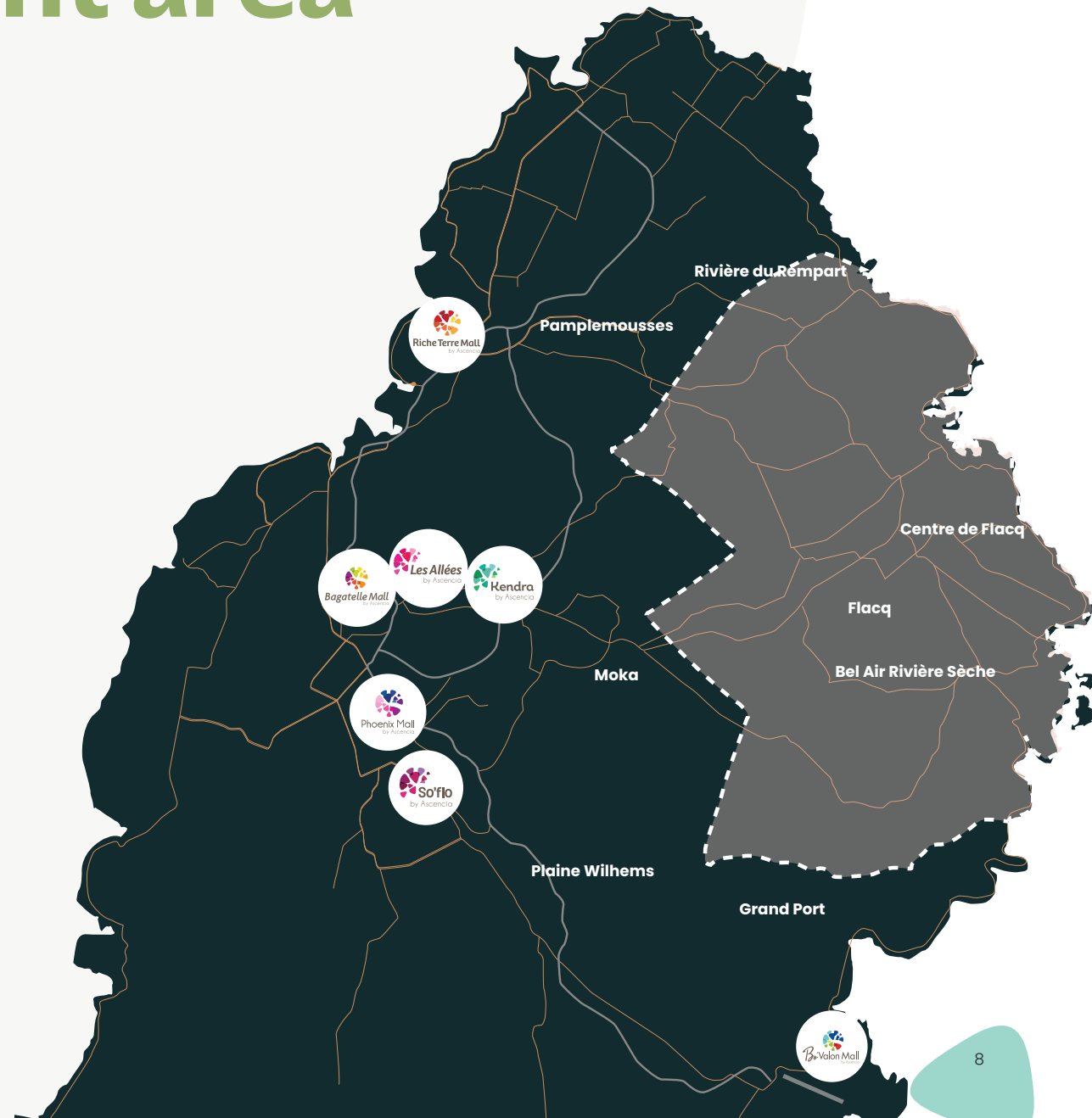
An aerial photograph of a rural landscape in Flacq, Mauritius. The scene is dominated by lush greenery, including large fields of sugarcane in the foreground and middle ground. A winding river or stream flows through the area, surrounded by dense trees and vegetation. Several residential buildings, including a prominent white house with a red roof, are scattered throughout the landscape. The overall atmosphere is peaceful and scenic, showcasing the natural beauty and agricultural heritage of the region.

# Flacq overview

# Mall catchment area

Trade Area	Population	Households
Flacq District	142 887	40 275
Portion of Riviere du Rempart	19 168	5 476
<b>Total</b>	<b>162 055</b>	<b>45 751</b>

The trade area consists of the Flacq District and also the adjoining settlements north of the district boundary (Rivière du Rempart).



# Regional Map



# Location Map



1.00 km

# Mall de Flacq



Mall de Flacq  
by Ascencia

Rainforest

Calitron





# Surface Area and Expected Footfall



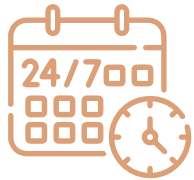
Retail:  
approximately

**25,000**sqm



Forecasted  
footfall/month:

**325,000** per month



## Minimum operating hours:

Monday to Thursday: 9h30 to 20h30

Friday and Saturday: 9h30 to 22h00

Sunday and Public Holiday: 9h30 to 15h00

# Travelling Time Simulation



Direction to Mall de Flacq



Travelling time & distance with existing motorways



Approximate Travelling time in minutes with the new M4

Direction to Mall de Flacq	Travelling time & distance with existing motorways	Approximate Travelling time in minutes with the new M4
Central Flacq	Via A7, 2.1km	5 mins
Riche Fond	Via B25, 5.5km	9 mins
Lallmatie	Via B23 and B25, 6.4km	12 mins
Medine Camp de Masque	Via A7, 8.2km	14 mins
St Julien d'Hotman	Via B23 and B25, 9.7km	14 mins
Poste de Flacq	Via B56, 9.9km	18 mins
Quatre Cocos	Via B58, 10.6km	18 mins
Bon Accueil	Via B25, 9.5km	18 mins
Bel Air	Via B56 and B28, 10.4km	20 mins
Belle Mare	Via B56 and B58, 11.8km	20 mins
Quartier Militaire	Via B24, 14.9km	22 mins
Anahita	Via B28, 14 km	24 mins
Azuri	Via A7, 16.4km	28 mins

# Our Services to Tenants

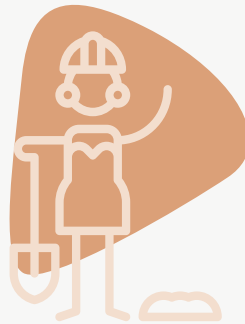
- ▼ Cleaning services of the common areas
- ▼ Cleaning and maintenance of external facades and openings of the shopping centre, including painting
- ▼ Security services in the common areas
- ▼ Hygiene services in respect of the common areas
- ▼ Pest control in the common areas
- ▼ Landscaping and gardening in the common areas
- ▼ Insurance covering all classes of risk for the common areas; and general shopping centre and maintenance management
- ▼ Treatment of wastewater through a Sewerage Treatment Plant (STP) to cater for irrigation purposes of the mall.
- ▼ Free WiFi to shoppers



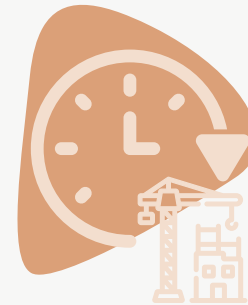
# Timeline of Mall de Flacq



Leasing underway  
since November 2024



Construction starts  
January 2026



Duration of works:  
18 months



Official launch:  
July 2027



Choose your box and Contact us on  
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