


SEYCHELLES PENSION FUND

FACT SHEET

<p><u>PROPERTY NAME/ PARCEL NO</u></p> <p>La Clementine PR2337</p>	<p><u>CLASSIFICATION</u></p> <p>R70 – High Density Residential</p>			
<p><u>LOCATION</u></p> <p>The property is situated along the Baie Ste Anne road, approximately 400m from the Eve Island roundabout when heading towards the jetty. It has a 25m road frontage.</p>	<p><u>ACCESS ROAD</u></p> <p>It can be easily accessed from the Baie Ste Anne Road.</p>	<p><u>DATE ACQUIRED</u></p> <p>The property was purchased by SPF from a private owner on 25th October 2005.</p>	<p><u>TENURE</u></p> <p>Freehold</p>	
<p><u>PLOT SIZE</u></p> <p>PR2337 - 426m²</p>	<p><u>FLOOR AREA</u></p> <p>290m²</p> <p>Ground Floor – 4 lettable spaces (incl. toilets, storage and pantry).</p> <p>First Floor – 2x1 bedroom apartments with balconies.</p>	<p><u>AGE OF BUILDING</u></p> <p>The building was constructed in 2002.</p>	<p><u>EXPECTED REVENUE PER ANNUM</u></p> <p>Approx. SCR 200,000.</p>	<p><u>DENSITY (ALLOWABLE DEVELOPMENT COVERAGE)</u></p> <p>45%</p>
<p><u>DESCRIPTION</u></p> <p>The property is located in an emerging commercial zone not far from Eve Island.</p> <p>Existing tenancy agreements could be renegotiated or terminated by the new owners. Notice of the upcoming change in property ownership has been communicated to all tenants. The land is free from any encumbrances.</p> <p>Condition disclosure</p> <p>In good condition with minor reparation works required. It is not fenced, which is not considered a necessity in view of the site characteristics. Off-road parking bays are available.</p>				