

# SEYCHELLES PENSION FUND

## FACT SHEET

<p><b><u>PROPERTY NAME /PARCEL NO.</u></b></p> <p>La Passe Pension House</p> <p>LD206</p>	<p><b><u>CLASSIFICATION</u></b></p> <p>C20 – COMMERCIAL</p>			
<p><b><u>LOCATION</u></b></p> <p>The property is located at La Passe, La Digue and in a prime commercial area. It is only about 200m from the island's Jetty while heading towards L'Union Estate.</p>	<p><b><u>ACCESS ROAD</u></b></p> <p>The property is easily accessed from the main road of La Passe.</p>	<p><b><u>DATE ACQUIRED</u></b></p> <p>The land was purchased from Government on 14<sup>th</sup> January 2008.</p>	<p><b><u>TENURE</u></b></p> <p>Freehold</p>	
<p><b><u>PLOT SIZE</u></b></p> <p>LD206 - 517m<sup>2</sup></p>	<p><b><u>FLOOR AREA</u></b></p> <p>400m<sup>2</sup></p> <p>Ground + 1 - with mixed-use commercial units of different sizes</p>	<p><b><u>AGE OF BUILDING</u></b></p> <p>Construction of building was completed in 2010</p>	<p><b><u>EXPECTED REVENUE PER ANNUM</u></b></p> <p>Approx. SCR 550,000</p>	<p><b><u>DENSITY (ALLOWABLE DEVELOPMENT COVERAGE)</u></b></p> <p>60%</p>
<p><b><u>DESCRIPTION</u></b></p> <p>The building is in good condition with minor reparation works required</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>				