


SEYCHELLES PENSION FUND

FACT SHEET

<p><u>PROPERTY NAME/PARCEL NO.:</u></p> <p>Pointe Au Sel</p> <p>C810 C10240 C2178</p> <p><i>Note: the 3 plots to be sold as one lot.</i></p>	<p><u>LAND USE CLASSIFICATION</u></p> <p>R7 - Medium density residential and Tourism</p>	
<p><u>LOCATION</u></p> <p>Pointe Au Sel, Au Cap Mahé, Seychelles.</p> <p>It is in the proximity of La Plaine St. Andre and Anse Royale facilities.</p>	<p><u>TENURE</u></p> <p>Freehold</p>	<p><u>DATE ACQUIRED</u></p> <p>C810 -16 NOVEMBER 2017</p> <p>C10240 & C2178 – 18 MAY 2019</p>
	<p><u>PLOT SIZE</u></p> <p>C810 - 24,944m² C10240 - 16,581m² C2178 - 1,175m²</p> <p>Total = 42,970 m²</p>	<p><u>RESERVE PRICE</u></p> <p>SCR 36,500,000</p>
<p><u>ACCESS ROAD & UTILITIES</u></p> <p>The property is directly accessible from the East Coast's main road. However, it is not serviced with utilities or associated infrastructures.</p>	<p><u>DESCRIPTION</u></p> <p>Around two thirds of the property is relatively flat and partially covered with scrubs and bushes. The other part extends up to the mountains and is covered with trees, rocks and boulders.</p> <p>Condition Disclosure:</p> <ul style="list-style-type: none"> • Minor encroachment issues being sorted • 3 meter right of access to C10241 to be maintained on C10240 	