

## MaxCity Property Fund Limited ("MPFL")

November 18, 2022

### Ratings

Facilities/Instruments	Amount (Mur Million)	Rating <sup>1</sup>	Rating Action
<b>Bond Issue - Long Term</b>	1,000	<b>CARE MAU A-; Stable</b> [Single A; MINUS; Outlook: Stable]	<b>Reaffirmed</b>
<b>Bond Issue - Long Term</b>	300	<b>CARE MAU A-; Stable</b> [Single A; MINUS; Outlook: Stable]	<b>Reaffirmed</b>
<b>Bond Issue – Long Term*</b>	USD 11.1 (MUR 483 million)	<b>CARE MAU A-; Stable</b> [Single A; MINUS; Outlook: Stable]	<b>Reaffirmed</b>
<b>Total</b>	-		

*\* Total bond issue size was USD 26.1 million; however, rating is assigned to USD 11.1 million only. All the Bond Issues are backed by the first charge on the six leased properties. [@1USD=MUR43.5]*

### Rating Rationale

The ratings assigned to the bond issues of MaxCity Property Fund Limited continue to derive strength from steady lease rentals being generated from properties at prime location, reputed and diversified tenant base, continued high occupancy ratio (90% as at September 2022) & retention rate of tenants in these properties and comfortable debt coverage ratios. The ratings also derive strength from experienced promoters and MPFL being a part of MaxCity group which has an established track record in real estate development in Mauritius.

The rating is, however, constrained by shorter lease tenure as compared to bond tenure, vacancy in the buildings, worsening of the global situation from the pandemic affecting collection of rentals, market risk, level of debt in the company, refinancing risk at time of redemption of bonds and foreign exchange fluctuation risk.

### Rating Sensitivities

**Positive factors - Factors that could, individually or collectively, lead to positive rating action/upgrade:**

- Timely renewal of lease rentals
- Ability to maintain high occupancy rate in all the properties

**Negative Factors - Factors that could, individually or collectively, lead to negative rating action/downgrade:**

- Inability of the company to retain its tenant thus witnessing a drop in occupancy which will hinder rental income.
- Additional debt raised by MPFL

### BACKGROUND

MaxCity Property Fund Limited (MPFL) was incorporated in April 2017 by the Maxime Fon Sing Family. MPFL was wholly owned by the Maxime Fon Sing Family until December 2020 when Swan Limited made an equity infusion of MUR 250 million in MPFL, post which Swan Limited holds 14.74% stake in MPFL.

<sup>1</sup>Complete definitions of the ratings assigned are available at [www.careratingsafrica.com](http://www.careratingsafrica.com).

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MPFL owns six properties, with a total leasable area of 439,570 sq. ft (40,852 sqm), as under:

- ✓ 2 Grade-A prime commercial properties - 1 CyberCity Ebene and One Cathedral Square, Port Louis
- ✓ 1 operating in a niche segment – Centre Commercial Emerald Park which is designed and built specifically for retail operators in the Home DIY/Housewares sector. It also holds some offices.
- ✓ 3 commercial properties - Court View Building, Max Tower Building and Max Plaza.

The company utilises the rent received from these properties for debt servicing and cash build up for repayment of the Bonds.

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## Details of Properties

Property	1 Cybercity Ebene (Tower A)	1 Cybercity Ebene (Tower B & C)	One Cathedrale Square	Centre Commercial Emerald Park	P. Hennessy - Court View	Max Tower	Max Plaza	Total
Location	Ebene	Ebene	Port Louis	Trianon	Port Louis	Port Louis	Pereybere	
Leasable Area (sq. ft)	105,948	164,104	42,508	100,044	17,286	7,342	2,338	<b>439,570</b>
Leasable Area (sqm)	9,846	15,251	3,951	9,298	1,607	682	217	<b>40,852</b>
Valuation (MUR Million) - FY20	2,300		327	445	94	23	13	<b>3,202</b>
Type	Commercial (Office)	Commercial (Office)	Commercial (Office + retail)	Commercial (Mall)	Commercial (Office)	Commercial (Office)	Commercial (Office + retail)	
Key Lessees' & Area Occupied	Ocorian (20%) Standard Bank (20%) Citco (Mauritius) (10%) Dale International (10%) Afrinex (7%)	Accenture (32%) Standard Bank (10%) Ebene Gate (7%) Saudi Consulate (6%) Embassy of Japan (5%)	Registrar of Companies (43%) Economic Development Board (37%) Pick n Eat (10%) Jubilee Insurance (5%)	Mr. Bricolage (44%) Moving Fitness (15%) Alpes Cuisine (6%)	National Insurance Company (15%) Mauritius Bar Association (21%) National Solidarity Fund (20%)	Small Tenants	Small tenants	
Occupancy (%) at: Dec 2020	85%	83%	96%	96%	76%	69%	84%	<b>87%</b>
Dec 2021	83%	84%	100%	91%	76%	54%	73%	<b>86%</b>
Sept 2022	87%	87%	100%	96%	96%	54%	73%	<b>90%</b>
Annual Lease rental: FY20	146.4		23.3	36.9	6.4	1.7	0.9	<b>215.6</b>
FY21	154.0		24.1	35.4	5.6	1.8	0.8	<b>221.7</b>
Weighted Lease Expiry based on occupied spaces (Sept 2022)	3.2	3.5	1.5	1.7	2.0	2.0	0.1	<b>2.7</b>

#Valuation refers to value of the property owned and excludes properties sold namely floors 4,5,6,7,8 and 11 of One Cathedral Square and Floor 1,7 & 8 of Tower A for 1 CyberCity. Floor space is occupied by the property management department is excluded from the weighted average lease occupancy since they do not generate leasable rental. \*Annual lease rental excludes rental recoveries, parking fee, other income and interest income

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### Credit Risk Assessment

#### Experienced promoters with MaxCity group having established track record in real estate development in Mauritius

MPFL is a part of MaxCity group which has long track record of development of properties in Mauritius market. MaxCity Properties Limited ("MPL"), the holding company of MPFL, is the property development arm of MaxCity group, ultimately owned by Hanwell Limited and specialises in large scale and upmarket property development. It has over 25 years of experience in property development in Mauritius and over the years, has gained a profound knowledge of the Mauritius property market. MaxCity also has investment in some non-property projects such as ITSolvz which is a leading player in the IT sector and Go Solar which is involved in the production of electricity from solar PV systems. Past projects include the innovative mixed-use development of Grand Baie La Croisette Mall, the prestigious 1 CyberCity office building in Ebene, One Cathedral Square office building in Port Louis, and Centre Commercial Emerald Park, etc. Late Mr. Maxime Fon Sing was the founder of MaxCity Properties. He was assisted by his sons Mr. Danny Fon Sing (Director) and Mr. Max Tony Fon Sing (Director) who joined the group in 1994 and 1992, respectively.

#### Prime location of properties with reputed and diversified tenants

MPFL owns six properties, with a total leasable area of 439,570 sq. ft (40,852 sqm), located in Mauritius [Ebene - 1 CyberCity Ebene, Trianon - Centre Commercial Emerald Park, Port Louis - One Cathedral Square, Court View Building & Max Tower Building and Pereybere - Max Plaza]. Over 80% of the total gross leasable area is in the Plaines Wilhems region where more than 30% of Mauritius' inhabitants live. MPFL utilizes the rent received from these properties for debt servicing and cash build up for repayment of the Bonds. All properties have diversified tenants with mix of Government departments, reputed private companies, Finance & Insurance, Retail, and others. Area-wise, properties owned by MPFL are mostly rented as office spaces and a significant percentage as retail spaces. In all, there are around 70 tenants in these six properties. For most of the tenants, the lease term is for between 3 to 5 years, with the option to renew for another consecutive term. The weighted average lease expiry is 2.7 years.

#### Tenants profile is as follows:

Tenant & Property leased	Profile
<b>Accenture Services (Mauritius)</b> (1 Cybercity Ebene)	Accenture is a Fortune Global 500 global management consulting and professional services firm. The Mauritius branches provides services in strategy, consulting, digital, technology and operations services.
<b>Bricomax/MR. BRICOLAGE</b> (Centre Commercial Emerald Park- CCEP)	Mr Bricolage has two stores in Mauritius and an area of 6,000 m <sup>2</sup> dedicated to House and Home. The stores have a full range of ironmongery such as tools, electrical items, bathroom and kitchen fittings and fixtures, wood and decorative items, including paint, lamps and lighting, cushions, curtains artworks etc.
<b>Standard Bank (Mauritius) Limited</b> (1 Cybercity Ebene)	Standard Bank (Mauritius) Limited is a wholly owned subsidiary of the Standard Bank Group, one of the largest bank in Africa in terms of assets. The Bank is present in Mauritius since 2001, and their two main pillars of business are Corporate and Investment Banking and Wealth and Investment.
<b>Ocorian Corporate Services Limited</b> (1 Cybercity Ebene)	Ocorian is an international provider of integrated advisory, corporate and business services, with a special focus on Africa and Asia. The Mauritius office provides structuring, establishment and ongoing administration of Mauritian global businesses, trusts, limited partnership structures and foundations
<b>Registrar of Companies</b> (One Cathedrale Square)	The Corporate and Business Registration Department is a government office, which falls under the aegis of the Ministry Of Finance and Economic Development.
<b>Economic Development Board</b> (One Cathedrale)	EDB marks a new beginning in the economic landscape of Mauritius and emphasizes on economic planning, trade promotion, investment and trade facilitation.
<b>New Moving</b> (CCEP)	A well known fitness club in the city.
<b>Ebene Gate</b> (1 Cybercity Ebene)	Ebene Gate is involved in consumer lending, personal insolvency and software companies.

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Tenant & Property leased	Profile
<b>Citco (Mauritius) Ltd</b> (1 Cybercity Ebene)	Citco Group of Companies is known as both a high-quality service provider in financial services space. The founding family still runs Citco and continues to provide a broad range of financial services to its clients. Group has over 70 years of track record with USD 995 bn of assets under management with 60 offices all over the world.
<b>Dale International Trust</b> (1 Cybercity Ebene)	Dale International Trust Co. Ltd provides offshore management services.
<b>Saudi Consulate</b> (1 Cybercity Ebene P2)	A diplomatic office of Saudi Arabia to be set up in May 2019 at 1 Cybercity Ebene.
<b>The Business Exchange (Mauritius)</b> (1 Cybercity Ebene P2)	The Business Exchange Mauritius is a new concept in co-working in exclusive, high quality comfortable environment. TBE has capacity to provide workspaces for more than 100 employees. TBE creates opportunities for small enterprises to save money on rent.
<b>KFC Mauritius</b> (One Cathedrale Square)	KFC is a global food chain with more than 18,000 KFC outlets in 115 countries and territories around the world. It has 21 restaurants in Mauritius.
<b>Embassy Japan</b> (1 CyberCity Ebene)	Embassy of Japan emphasizes on enhancing the bilateral relationship between Mauritius and Japan. They help to promote the welfare of Mauritians living in Japan as well as facilitate exchanges between the two countries.
<b>Afrinex</b> (1 CyberCity Ebene)	AFRINEX is a securities exchange in Mauritius. Afrinex lists a variety of securities from the National Stock Exchange of India Ltd and the BSE and benefits from the support that BSE will provide in terms of technology, training, market data sharing and surveillance.
<b>National Solidarity Fund</b> (P.hennessy - Court View Building)	The National Solidarity Fund (NSF) was set up as a body corporate under the National Solidarity Fund Act 1991(amended 2005 and 2011) under the aegis of the Ministry of Social Security, National Solidarity and Reform Institutions. It falls under Ministry of Social Security, National Solidarity and Environment and Sustainable Development.

#### High Occupancy with established track record and good retention rate of tenants

All six properties have high occupancy levels with limited movement of tenants as the majority of customers are well known companies and government departments. The overall average rent is also moderate at MUR 46 per sq. ft. (MUR 501 per sqm) per month with the highest being 1 CyberCity Phase I and II, which are favorably located in Ebene as being among the prime properties, closely followed by One Cathedral Square which is based in Port-Louis.

As of September 2022, Overall Occupancy of the six properties has increased to 90%, vis-à-vis 86% occupancy in December 2021. Occupancy increased to 96% from 91% for Emerald Park with new tenants, YourBo, Ispace and Sunwatch who have moved in the property with a lease period of five years. Occupancy rate for Courtview building has also increased to 96% from 76% in December 2021 with new arrival of a new tenant, Trinity who has signed leased agreement for five years. 1 CyberCity have also witnessed increased occupancy from 83% to 87% during the year. Tenants vacating the property would include name like, MCB Investment Services and Niki Foods- Mabuti (1 CyberCity property) have vacated the property and replacement tenants (Falcon Services and Mozza Foods) have already moved in.

#### Refinancing Risk at time of redemption; albeit remains low on considering cumulative cash balance

The overall refinancing risk is expected to be low considering that MPFL has already repaid USD 8.5 million for the USD 11.1 million Bond, and it will prepay the remaining amount of USD 2.6 million by end of FY23. Additionally, MPFL has already build up cash / FD of USD 9 million for repayment of the USD 15 million debt. MPFL will have to refinance around MUR 200 million for repayment of the first tranche of the MUR bond issue. MPFL has utilized its working capital facilities to prepay part of the USD 11.1 million Bond (Overdraft of MUR 150 million and MML of MUR 200 million). The management stated that they will inform in advance whether the USD bond (USD 15 million) will be prepaid in FY23. In any other case, should MPFL refinance more than the stated amount, the non-exhaustive list for redemption includes

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(a) a term loan – the amount equivalent to outstanding amount; (ii) A new bond issuance; iii) an equity solution through an IPO, trade sale or raising private capital in MPFL. Finally, the sale of real estate is the last resort.

**Shorter tenure of lease agreement compared to bond tenure**

The weighted average tenure of lease in all properties is around 2.7 years compared to average bond tenure of 5 years (majority of the Bond to be repaid by FY26). Thereby, there is potentially a renewal risk associated with the properties which can adversely affect overall cash flows and consequently debt servicing. However, it may be noted that government tenants enter into a lease tenure for a maximum of 3 years while private sector tenants usually sign lease agreements for a maximum of 5 years. Most of the tenants have been in the property for more than 8 years and they have renewed their leases well before expiry.

**Foreign Exchange fluctuating risk at MEL partly mitigated by USD denominated rentals**

In FY19, MPFL has raised part of the debt through USD Bond issue (USD 26.1 million i.e., around MUR 1,135 million). Following the appreciation of US Dollars in FY20 post the pandemic, the company incurred foreign exchange losses as part of the bond issue is in US Dollars. US Dollars has appreciated further in FY21, leading to further foreign exchange losses. However, these losses are notional in nature as around 40% of lease rentals of 1 CyberCity Ebene (Phase I & II) - MUR 99 million are in USD, which acts as natural hedging.

During last 3 years, MPFL's interest on USD 26.1 million Bond issue has ranged between MUR 14-24 million annually (based on 3 months Libor), which is repaid out of USD rentals. MPFL is also building USD FDs out of the balance USD rentals (post interest repayment) to repay its USD debt. Hence, the impact of USD appreciation on MPFL is notional.

**Prospects**

The prospects of the company depend on timely renewal of lease agreements with existing tenants, maintaining high occupancy in the existing properties, especially during the pandemic, and timely receipt of lease rentals.

**Performance in FY21**

As per Audited Annual Report FY21 (January – December 31), MPFL reported a total income of MUR 302 million (MUR 277 million in FY20), EBITDA of MUR 233 million (MUR 209 million in FY20) with PAT of MUR 71 million (MUR 81 million in FY20). The occupancy ratio was at 90% as at September 2022.

Cash Interest coverage for repayment of the Bond issues considering the opening cash balance is expected to remain comfortable for the projected period (FY22-30) i.e., between 1.27x – 20.43x reflecting the ability to absorb non-receipt of some of the lease rentals due to delay in renewal of lease post expiry. Interest is paid prior to payment of management fees.

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## Financial Snapshot for MaxCity Property Fund Ltd

MUR Million

Particulars/ Year ended 31,	Dec-19	Dec-20	Dec-21
	Audited		
Revenue	215	265	272
Other income	42	12	30
Total income	257	277	302
EBIDTA	185	209	233
Interest	112	154	151
PBT	(68)	99	90
Tax	17	18	19
PAT	(85)	81	71
Cash and cash equivalent	192	163	104
Tangible Networth	1,504	1,836	2,349
Total Debt	2,070	2,162	2,420
EBITDA Margin	72%	75%	77%
PAT Margin	-33%	29%	23%
Overall gearing	1.38	1.18	1.03
Total Debt to EBITDA	11.18	10.36	10.40

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## Bond Details

Particulars		
<b>Type of Instrument</b>	<b>USD Floating Rate Note</b>	<b>MUR Fixed Rate Note</b>
<b>Size of the issue</b>	Tranche I: USD 15.0 million (MUR 652 million) Tranche II: USD 11.1 million (MUR 483 million)	Tranche III: MUR 300 million
<b>Coupon</b>	USD 15.0 M- USD 210,000 p.a. MCB 11.1 M- USD 155,400 p. a.	Semi-annually MUR 16.5 million p.a.
<b>Interest Payment Date</b>	Quarterly payment in arrears in January, April, July, and October of each year.	
<b>Repayment terms &amp; Maturity</b>	<b>April 2024 (USD 15.0 million)</b> <b>July 2024 (USD 11.1 million)</b> Bullet at the end of 5 years from the date of issue for both tranches (April/July 2019)	<b>April 2026</b> Bullet at the end of 7 years From the date of issue (April 2019)
<b>Banks</b>	HSBC - USD 15 million / MCB – USD 11.1 million / MCB – MUR 300 million	
<b>Security</b>	First charge on the properties owned by MPFL valued at MUR 3,202 million (including 1 Cybercity).	
<b>Purpose</b>	The proceeds from the issue of the Notes has been used to buyout 50% stake in MEL and prepay shareholders loan (MUR 400 million to MEL) which was availed as a construction financing facility for extension of 1Cybercity property.	
<b>Financial and non-financial covenants</b>	<ul style="list-style-type: none"> <li>To repay total outstanding Aggregate Nominal Amount per Tranche and any accrued interest or additional payment as per terms of the pricing supplement.</li> <li>Issuer shall not exceed maximum LTV of 60%</li> <li>Minimum interest coverage of 1.5 times</li> <li>Management fees subordination</li> <li>Non-payment of dividend</li> </ul>	
<b>Redemption</b>	<ul style="list-style-type: none"> <li>The issuer may, at its sole distribution, upon giving to the Noteholders and the Noteholder's Representative 15 days' written notice before each interest Reset date, redeem the whole or part of the notes</li> <li>Minimum Redemption Amount or Higher Redemption Amount are not applicable</li> <li>The Optional Redemption Amount will be calculated on the basis of a price per Note equal to the Nominal Amount</li> </ul> <p>The Optional Redemption Date shall be the Interest Payment Date following immediately the date on which the notice is sent to the Noteholder's Representative.</p>	
<b>Trustee</b>	MCB Financial Advisors	

## Bond Details

Particulars		
<b>Type of Instrument</b>	<b>Bond Issue</b>	
<b>Size of the issue</b>	MUR 1,000 million	
<b>Coupon</b>	Semi-Annual Payment in arrears in November and May (Starting on 24 November 2021)	
<b>Repayment terms &amp; Maturity</b>	<b>May 2024:</b> MUR 200 million <b>May 2026:</b> MUR 300 million <b>May 2028:</b> MUR 300 million <b>May 2030:</b> MUR 200 million	
<b>Security</b>	<ul style="list-style-type: none"> <li>Fixed charge granted by the Issuer on the Properties to the Noteholders' Representative, for the benefits of the holders of the Notes issued hereunder pursuant to a fixed charge agreement, on a pari passu basis with the Existing Notes and the MCB Overdraft Facility.</li> <li>The Issuer shall, following the receipt of the prior consent of the holders of the notes issued under the pricing supplement dated 23 April 2019, amend and restate the Assignment Agreement dated 18 July 2019 through an amended and restated assignment agreement in order to assign the insurance policies taken on the Properties covering loss or damage from fire and allied perils in favour of the Noteholders' Representative, acting for the Existing Noteholders and the Noteholders.</li> </ul>	
<b>Purpose</b>	MUR 800 million - Repayment of the Sr Tranche of MUR 600 million and Jr Tranche of MUR 200 million. MUR 200 million – To acquire stake in a company holding rental generating warehouse (7-8% yield based on rentals).	
<b>Redemption</b>	<ul style="list-style-type: none"> <li>Issuer may, at its sole discretion, upon giving 15 days' written notice to Noteholders and Noteholder's Representative, redeem the whole or part of the Notes as from the 4th anniversary of the Issue Date.</li> </ul>	

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Particulars								
	<ul style="list-style-type: none"> <li>• Minimum Redemption Amount and Higher Redemption Amount are not applicable.</li> <li>• Optional Redemption Amount to be calculated on the basis of price per Note equal to Nominal Amount.</li> <li>• The Optional Redemption Date shall be the Interest Payment Date following immediately the date on which the notice is sent to the Noteholders and Noteholder's Representative.</li> </ul>							
<b>Covenants</b>	<p><b>Covenants herein shall remain in force during the whole tenor of the Notes:</b></p> <ul style="list-style-type: none"> <li>• <b>Cash Build-up (New Covenant not considered earlier):</b> Issuer covenants that it will establish a Cash Build-Up with respect to Tranches (as described below), which may be used to partly pay the redemption proceeds at the relevant Maturity Dates, as follows: <table border="1" data-bbox="456 488 1554 920"> <tbody> <tr> <td data-bbox="456 488 836 622">MUR 200 million to be repaid in 3 years (May 24)</td> <td data-bbox="836 488 1554 622">The value of the Cash Build-Up shall correspond to at least 30% of the outstanding aggregate nominal amount in that Tranche on the third (3rd) anniversary (FY24) of the Issue Date in relation to such Tranche.</td> </tr> <tr> <td data-bbox="456 622 836 779">MUR 300 million to be repaid in 5 years (May 26)</td> <td data-bbox="836 622 1554 779">The value of the Cash Build-Up shall correspond to at least 20% of the outstanding aggregate nominal amount in that Tranche on the fourth (4th) anniversary (FY25) of Issue Date and 50% of outstanding aggregate nominal amount in that Tranche on the fifth (5th) anniversary (FY26) of the Issue Date</td> </tr> <tr> <td data-bbox="456 779 836 920">MUR 300 million to be repaid in 7 years (May 28)</td> <td data-bbox="836 779 1554 920">The value of the Cash Build-Up shall correspond to at least 20% of the outstanding aggregate nominal amount in that Tranche on sixth (6th) anniversary of Issue Date (FY27) and 50% of outstanding aggregate nominal amount in that Tranche on seventh (7th) anniversary of Issue Date (FY28)</td> </tr> </tbody> </table> </li> <li>• <b>Covenant to repay:</b> The Issuer covenants that it will repay on the relevant Maturity Date, the total outstanding Aggregate Nominal Amount per Tranche together with any accrued interest, or additional payments.</li> <li>• <b>Further Financial Indebtedness:</b> Issuer shall not exceed a maximum LTV of 60% without prior written consent of the Noteholders' Representative.</li> <li>• <b>Permitted Future Developments:</b> The Issuer shall not, without the prior written consent of the Noteholders' Representative (such consent not to be unreasonably withheld or delayed), enter into any property development, other than Planned Developments, value of which exceeds 20% of Asset Base.</li> <li>• <b>Coverage ratio:</b> The Issuer undertakes to maintain a minimum Interest Coverage Ratio of at least 1.5 times on all its indebtedness.</li> <li>• <b>Management Fees subordination:</b> The Management Fees shall in all respects be subordinated to all payments under the Notes, the Existing Notes and the MCB Overdraft Facility and accordingly no Management Fees may be paid if any interest payment on these Notes, the Existing Notes and the MCB Overdraft Facility is due and unpaid or if the Issuer has not met its minimum Cash Build-Up commitments.</li> <li>• <b>Dividends:</b> The Issuer shall not declare or pay any dividend if any interest payment on the Notes is due and unpaid, or if it is in breach of any of its covenants or if such distribution would cause it to be in breach of its covenants.</li> </ul>		MUR 200 million to be repaid in 3 years (May 24)	The value of the Cash Build-Up shall correspond to at least 30% of the outstanding aggregate nominal amount in that Tranche on the third (3rd) anniversary (FY24) of the Issue Date in relation to such Tranche.	MUR 300 million to be repaid in 5 years (May 26)	The value of the Cash Build-Up shall correspond to at least 20% of the outstanding aggregate nominal amount in that Tranche on the fourth (4th) anniversary (FY25) of Issue Date and 50% of outstanding aggregate nominal amount in that Tranche on the fifth (5th) anniversary (FY26) of the Issue Date	MUR 300 million to be repaid in 7 years (May 28)	The value of the Cash Build-Up shall correspond to at least 20% of the outstanding aggregate nominal amount in that Tranche on sixth (6th) anniversary of Issue Date (FY27) and 50% of outstanding aggregate nominal amount in that Tranche on seventh (7th) anniversary of Issue Date (FY28)
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CARE Ratings (Africa) Private Limited (CRAF) is the first credit rating agency to be licensed by the Financial Services Commission of Mauritius in May 2015. It is also recognized by Bank of Mauritius as External Credit Assessment Institution (ECAI) from May 2016. CRAF is also licensed by Capital Markets Authority of Kenya to operate as a Credit Rating Agency in Kenya. CRAF intends to expand across other geographies in Africa with Mauritius as its hub of operations. With an equitable position in the Mauritius capital market, CARE Ratings (Africa) Private Limited provides a wide array of credit rating services that help corporates to raise capital and enable investors to make informed decisions backed by knowledge and assessment provided by the company.

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CRAF gets its technical support in the areas such as rating systems and procedures, methodologies, etc. from CARE Ratings Limited on an ongoing basis. CARE Ratings Limited, with an established track record of rating companies over almost three decades, follows a robust and transparent rating process that leverages its domain and analytical expertise backed by the methodologies congruent with the international best practices.

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CRAF has had a pivotal role to play in developing bank debt and capital market instruments including MMIs, corporate bonds and structured credit.

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