



NeXera by NeXTeracom: Introducing the first 'campus style' office spaces in Mauritius

Designed to be innovative, sustainable and adaptable in a new era of work, NeXTeracom is delighted to introduce its new project, NeXera at Côte d'Or Data Technology Park. Located in the strategic triangular zone between Ebène, Moka and Côte d'Or, NeXera is easily accessible to people travelling from the two main business hubs on the island namely, Ebene Cybercity and Port-Louis. Additionally, the metro station at Côte d'Or will be 2 minutes away on foot.

NeXTeracom is bringing a new, unique concept of 'campus style' office spaces in Mauritius with six G+8 sustainable buildings surrounded by lush rainforests, including an onsite foodcourt and foodtrucks open to the public, creating thus a desirable and convenient environment to live and work.

Built on a 43,168.88sqm area, NeXera sets the standard for what constitutes a green office campus, which will be Leadership in Energy and Environmental Design (LEED) certified. The project is estimated at MUR 4.5 billion, whereby Phase 1 comprising four buildings will be completed by December 2024, and Phase 2 will be accomplished by June 2025.

The philosophy behind the project is to bring sustainable construction to life by introducing the natural ecosystem of rainforest. Set in an extensive garden surrounded by a green and lush environment, the NeXera development consists of a wide range of native and adaptive plants - trees, palms, shrubs and groundcovers. Our design intention is to create a project with abundant vegetation while paying particular attention to the scale of each building and its integration within the site. Pedestrian alleys, jogging tracks, lush landscaping shall connect each building to the site. Office building and retail activities are organised along the main streets of the site. All the building blocks connect to a recreation park. The park forms an integrated part in the masterplan of the project, aimed at creating communal and social activities while providing huge spaces for vegetation.

Together with visionary architects, engineers and suppliers, the NeXTeracom team has carefully selected materials and created designs to try to keep the environmental impact of these buildings as low as possible. NeXera encompasses a spectrum of smart and sustainable features including photovoltaic panels, rainwater harvesting, micro-wind, geothermal heating and cooling systems, recycling solutions and the design of office units with optimal daylighting through the use of smart glasses.

"We believe in sustainability and innovation. We know that local and international corporates, which are our target market, look for spaces that are truly sustainable to improve wellness, productivity, creativity, interactions and inspire employees to work towards a better tomorrow. NeXera supports this long-term vision and purpose of all companies," said Michel Chan, CEO of NeXTeracom.

Our clients consider location to be a fundamental factor and what they are looking for is proximity to shops, restaurants and other key amenities. Our residential development, Verdant Garden, which is



located close to NeXera supports this idea. NeXTeracom continues to build remarkable places that combine and redefine the concept to live, work and play in one place, providing convenience to simplify people's lives.

"At NeXTeracom, we believe in inspiring purposeful lifestyles. Our aim is to build sustainable office spaces that offer a meaningful and an immersive approach to promote wellness, enhance the live-work-play community experience to accommodate all the needs of people, spark creativity and reconnect employees to their company culture," said Christelle Chan Sui Ko, Finance Director of NeXTeracom.

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About NeXTeracom

NeXTeracom is a full-service property development company, driven by expertise and passion to create inspiring and sustainable places to live, work and play. The organisation has been an active contributor to the real estate office development of Mauritius for more than four decades. NeXTeracom has promoted and constructed 13 office buildings in Ebene and Port Louis with a total area of more than 200,000 square metres. NeXTeracom is also the promoter of Avalon Golf Estate, a premium residential and golf development in the Bois Cheri Region.

www.nexteracom.mu

For more information, please contact:

Christelle Chan Sui Ko

Finance Director, NeXTeracom Services Ltd

T. +230 404 5800

E. christelle@nexteracom.mu

F. +230 466 6148