

# #1 PROPERTY DEVELOPER IN MAURITIUS

2futures

CORPORATE PROFILE





**2futures**

# ABOUT 2FUTURES

*The largest luxury residential developer in Mauritius*

2Futures is a proven leader in property development and management solutions that create great investment opportunities in the luxury real estate sector. Owned and managed by young and energetic executives, the company is passionate about providing its clients with the highest level of service in the industry and delivering the foundation to 'living the island dream'.

The company has a growing portfolio of outstanding commercial and residential property developments in the North and West coast of the island. Partnering with some of the best professionals in the construction field, 2Futures has acquired an excellent reputation for changing the Mauritian landscape with concepts and design aesthetics inspired by the ideal tropical beach lifestyle.

Since its creation in 2007, 2Futures has attracted numerous local and foreign investors and more than 500 international clients from 16 different countries.

## KEY FACTS

	 Number of developments	 Number of units	 Development value (USD)	 Gross built area (m <sup>2</sup> )
Delivered	13	608	467 million	153,998
Under & pre construction	9	322	193 million	68,867

# COMMITMENT

*Achieving excellence in quality and delivery of properties*

Our commitment is to deliver timeously on the terms set out to our clients and build relationships based on our core values of trust, integrity and transparency. All properties delivered are meticulously designed and developed to ensure great rental returns and a high resale value.

# VISION

*To promote and protect the Mauritian savoir-faire*

2Futures proudly promotes and protects our unique local expertise and heritage. Mauritian savoir-faire is evident in every aspect of our property development concepts designed for luxury island-style living.

# MISSION

*Enriching lifestyles and creating a lasting legacy*

2Futures carefully selects its luxury development partners to deliver unique properties that promote an exceptional quality and eco-friendly island lifestyle. These include the best real estate agents, designers, architects, builders, engineers and lawyers. Our strong reputation for quality, original design, attention to detail and timeous delivery is everything. We feature high-end Mauritian products in our developments, manufactured by the best producers, and our local artisans create custom-made pieces for our clients.

2Futures remains involved in supporting the communities that surround our projects not only to fulfil local government requirements, but to fulfil our corporate social responsibility objectives. We deliver.

## OUR SERVICES

Our comprehensive services define us as a one-stop shop when it comes to luxury property developments in Mauritius. These include:



Site procurement and zoning approval



Project management



Project feasibility and structured project financing models



Marketing and sale of property developments to local and international investors



Architectural and interior design components



Development of construction cost management models



On-site construction management

# HISTORY & MILESTONES

## Projects delivered

The company was founded

2007



2012



2015



2018



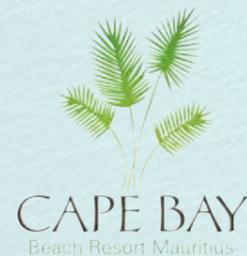
Le Domaine de GRAND BAIE

2020



2021

2011



2013



2016



2019



# 2022 Projects under construction

2BEACH  
CLUB

Ki  
RESORT  
MAURITIUS



OCEAN GRAND GAUBE  
BEACHFRONT RESIDENCES



OCEAN POINT  
BEACHFRONT RESIDENCES

SERENITY VILLAS

GRAND BAIE - MAURITIUS



CASA ALEGRIA  
BEACHFRONT - PÉREYBÈRE

# Pre-construction Projects

2BEACH  
RESIDENCES - PEREYBÈRE

The  
Essence  
CASUARINA • TROU AUX BICHES

INFINITY  
BY THE SEA

## THE FOUNDERS

### Dean Yeadon

Dean has over 24 years' experience in both leisure and residential property development in Zanzibar, Tanzania and South Africa. He started his career in 1996 with the construction and management of the Ras Nungwi Beach Hotel in Zanzibar. Dean subsequently became the CEO and major shareholder of Halcyon Hotels in 2003, which includes a portfolio of 14 hotels and 12 restaurants. In 2007, Dean founded 2Tribes, the predecessor to 2Futures.

### Jonathan Tagg

After being a director of Pam Golding Properties in Johannesburg for 12 years, Jonathan moved to Mauritius in 2006 to establish the Pam Golding Properties International division. Jonathan works with a small team of administrators, sales and marketing staff who have international experience in finding the right projects and developers and establishing the correct legal procedures to ensure safety in the property transaction.

### Sarwar Joonas

Sarwar holds a BSC Economics degree from the University of Buckingham. He joined Joonas & Co Ltd in June 1989. Through his foresight, Joonas & Co Ltd became the No. 1 supplier of steel reinforcement in Mauritius and is still regarded as the main supplier of steel on the island. In 2008, Sarwar joined forces with Dean Yeadon to form Two Futures for the development of luxury apartments and villas destined for foreign investors.

# OUR EXPERTS



*The company's growth and strong performance is a testament to the quality of its team members.*

Our company values rely on respect and fairness and we ensure to apply same in our everyday interactions with each other. By doing so, we build great relationships and enjoy a healthy work environment that reflects on our productivity, high level of service and professionalism.

## THE LEADERSHIP TEAM



*Junaid Salehmohamed*

Junaid is a chartered surveyor with the RICS (UK) and is also qualified in both quantity surveying from the University of Cape Town and Real Estate Investment & Finance from Heriot-Watt University. He has broad experience in the management of several high profile and successful projects in the retail, upmarket residential and leisure sectors in Mauritius and South Africa. He was an associate at an international practice of construction cost consultants before joining 2Futures in 2015.



*Aurelie Park*

Aurelie graduated from the Centre du Droit de l'Entreprise - Université de Montpellier 1, France in 2009 and holds a Masters in Business Law and Contracts. She has more than 10 years' experience as an in-house corporate legal adviser. Aurelie started her career at the head office of Ciel Group before heading to Alteo. Ultimately, in 2015, she joined 2Futures where she heads the legal department which involves all corporate matters including the structuring, transactions, strategies and investments.



*Ashley Saddul*

Ashley is a seasoned entrepreneur and technologist. He graduated in Computer Science from Murdoch University in Australia. His startup experience in the United States includes leadership at Simpli, a search engine that was acquired, as well as founding Impressive Domains, a premier domain brokerage firm from the early days of the Internet 'gold rush'. He held management positions at Fleet Bank and Bank of America. He is the co-founder and Chief Technology Officer of Recruiter.com, a leading recruitment platform in the United States. Ashley advises 2Futures on technology and digital marketing matters.

### LEGAL & FINANCE



### ADMINISTRATION



### MARKETING & SALES



### PROJECTS





OUR PROJECTS

PROJECTS DELIVERED



**Residential Project**  
**Location:** Cap Malheureux  
**Total units:** 49  
**Gross building area:** 8,200 m<sup>2</sup>  
**Development value:** USD 20M

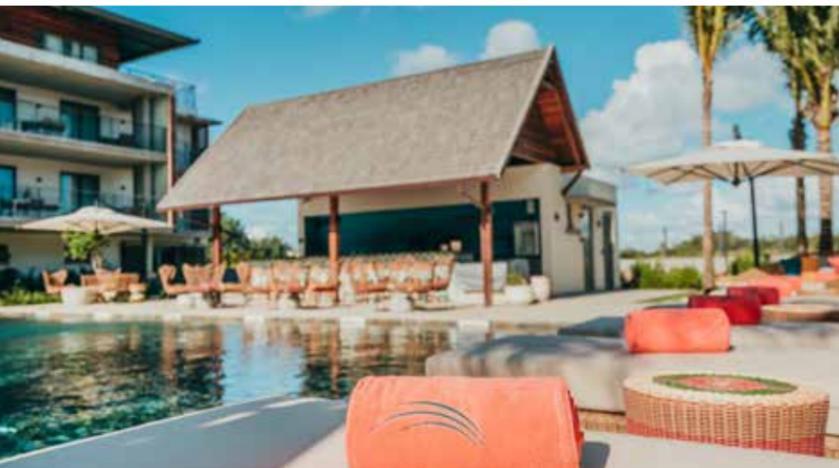


PROJECTS DELIVERED



**Residential Project**  
**Location:** Cap Malheureux  
**Total units:** 19  
**Gross building area:** 5,325m<sup>2</sup>  
**Development value:** USD 12M





**Residential Project | Location: Grand Baie**  
**Total Units: 145 | Gross building area: 17,390 M<sup>2</sup> | Development value: USD 53M**

Le Domaine de Grand Baie is a serviced apartment development aimed at foreigners and Mauritians, providing them with an exclusive living experience in an environment that caters for their unique needs. It implements a creative design model with a luxurious, efficient and modern concept ensuring the best and most convenient amenities within a prime location, close to several shopping malls, leisure and dining facilities as well as health care centres. The on-site amenities include a wellness centre, 24/7 concierge desk and a creative studio. The development includes Les Résidences de Mont Choisy.

Le Domaine de Grand Baie is the result of a partnership between 2Futures, MCB Group and AEGIDE-DOMITYS, the leader in senior serviced residences in France.



**Residential Project | Location: Mont Choisy**  
**Total units: 20 | Gross building area: 4,160m<sup>2</sup> | Development value: USD 14M**

## OUR PARTNERS



*A benchmark operator in the field of senior serviced residences*

Aegide-Domitys is a subsidiary of Nexity in France and a copromoter with 2Futures of the first residence for independent seniors in Mauritius. Aegide-Domitys is expert at creating pleasant, secure living environments for retirees looking for relaxation, entertainment and social interaction while maintaining a sense of privacy and anonymity.

*Part of MCB Group, the largest banking group in Mauritius*

MCB Capital Markets is the investment banking, proprietary investment and investment management arm of MCB Group, the largest banking group in Mauritius. The company is the transaction advisor for 2Futures on Le Domaine de Grand Baie and Les Résidences de Mont Choisy.

*MC*  
**MONT CHOISY**  
 LE PARC



**Residential Project | Location: Grand Baie | Total Units: 212**  
**Gross building area: 66,800 M<sup>2</sup> | Development value: USD 240M**

Le Parc de Mont Choisy is the only golf and beach estate of Grand Baie, offering premium accommodation in a great location. Available to foreigners and Mauritians, it provides an up-scale island lifestyle with a selection of stylishly appointed apartments and villas featuring deluxe amenities.

While being situated only minutes away from every convenience of the North, including shopping and medical centers, private schools and the golf course of Mont Choisy, the development also gives its residents exclusive access to a private beach club and sports centre.



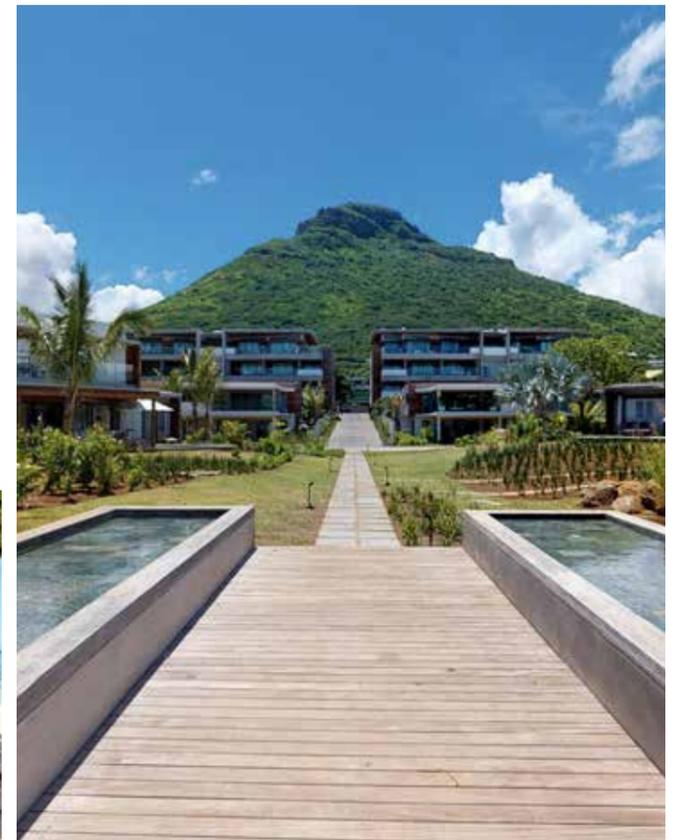
**Le BARACHOIS**  
*Beachfront Residences*

**Residential Project**  
**Location: Calodyne**  
**Total units: 14**  
**Gross building area: 3,960m<sup>2</sup>**  
**Development value: USD 6M**



**MANTA COVE**  
 TAMARIN BAY · MAURITIUS

**Residential Project**  
**Location: Tamarin**  
**Total units: 14**  
**Gross building area: 5,450m<sup>2</sup>**  
**Development value: USD 20M**

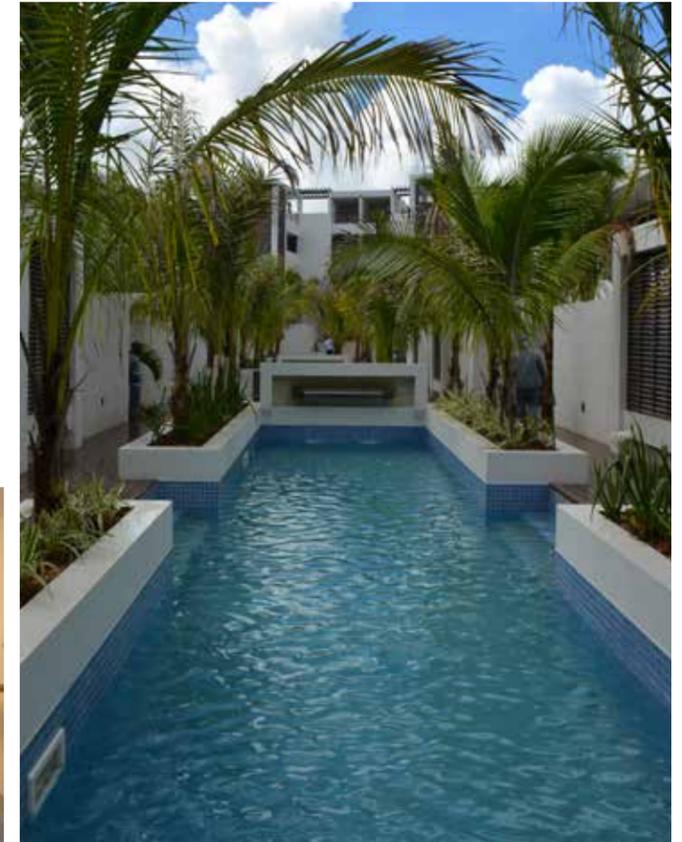




**Commercial Project**  
Location: Grand Baie  
Gross building area: 5,230m<sup>2</sup>  
Development value: USD 11M



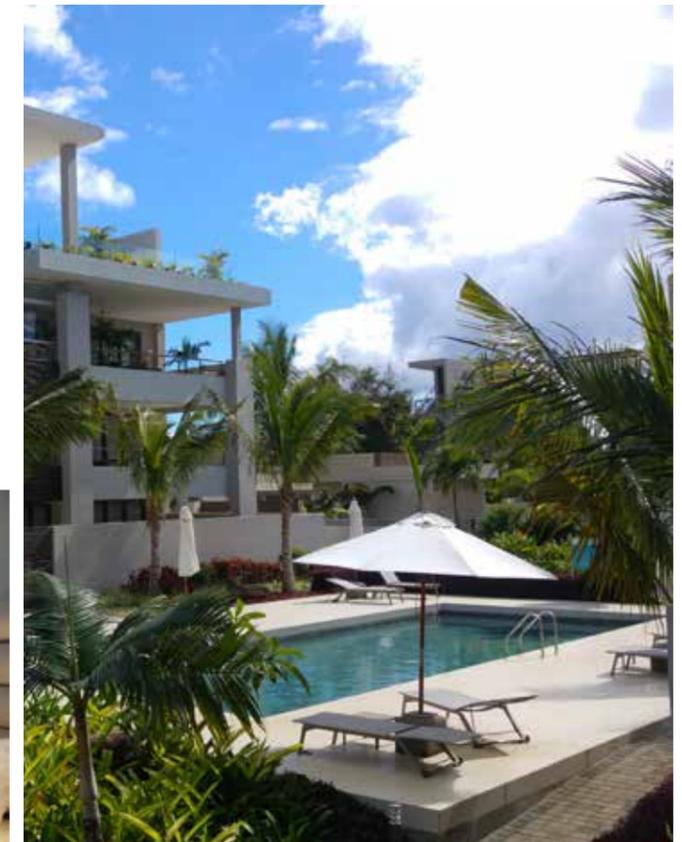
**Residential Project**  
Location: Grand Baie  
Total units: 29  
Gross building area: 10,105m<sup>2</sup>  
Development value: USD 29M



**Commercial Project**  
Location: Pointe Aux Canoniers  
Gross building area: 4,703m<sup>2</sup>  
Development value: USD 10M



**Residential Project**  
Location: Cap Malheureux  
Total units: 24  
Gross building area: 5,310m<sup>2</sup>  
Development value: USD 9M





## LA RESIDENCE

**Residential Project**  
**Location:** Péreybère  
**Total units:** 26  
**Gross building area:** 6,410m<sup>2</sup>  
**Development value:** USD 13M



**Residential Project**  
**Location:** Péreybère  
**Total units:** 56  
**Gross building area:** 10,945m<sup>2</sup>  
**Development value:** USD 30M





**Residential Project**  
**Location:** Grand Baie  
**Total units:** 15  
**Gross building area:** 2,202m<sup>2</sup>  
**Development value:** USD 9M



**Residential Project**  
**Location:** Péreybère  
**Total units:** 120  
**Gross building area:** 22,427m<sup>2</sup>  
**Development value:** USD 49M



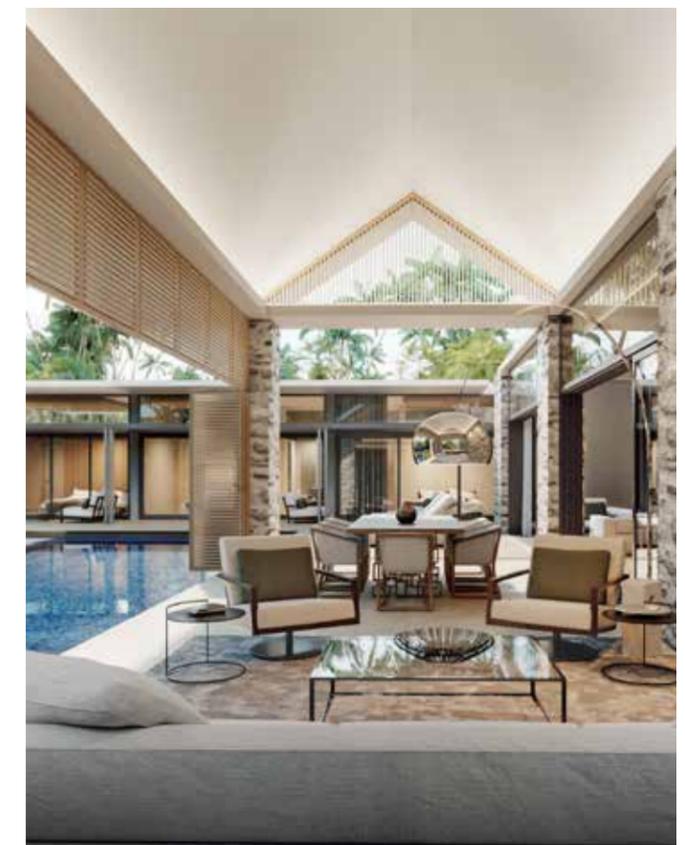
**Residential Project**  
**Location:** Grand Gaube  
**Total units:** 42  
**Gross building area:** 7,893m<sup>2</sup>  
**Development value:** USD 23M



## SERENITY VILLAS

GRAND BAIE - MAURITIUS

**Residential Project**  
**Location:** Grand Baie  
**Total units:** 10  
**Gross building area:** 4,196m<sup>2</sup>  
**Development value:** USD 22M





**Residential Project**  
**Location:** Péreybère  
**Total units:** 13  
**Gross building area:** 2,300m<sup>2</sup>  
**Development value:** USD 8M



## 2BEACH CLUB

**Commercial Project**  
**Location:** Péreybère  
**Gross building area:** 500m<sup>2</sup>  
**Development value:** USD 3M



# 2 BEACH

RESIDENCES - PEREYBERE

**Residential Project**  
**Location:** Péreybère  
**Total units:** 24  
**Gross building area:** 3,775m<sup>2</sup>  
**Development value:** USD 8M



# INFINITY

BY THE SEA

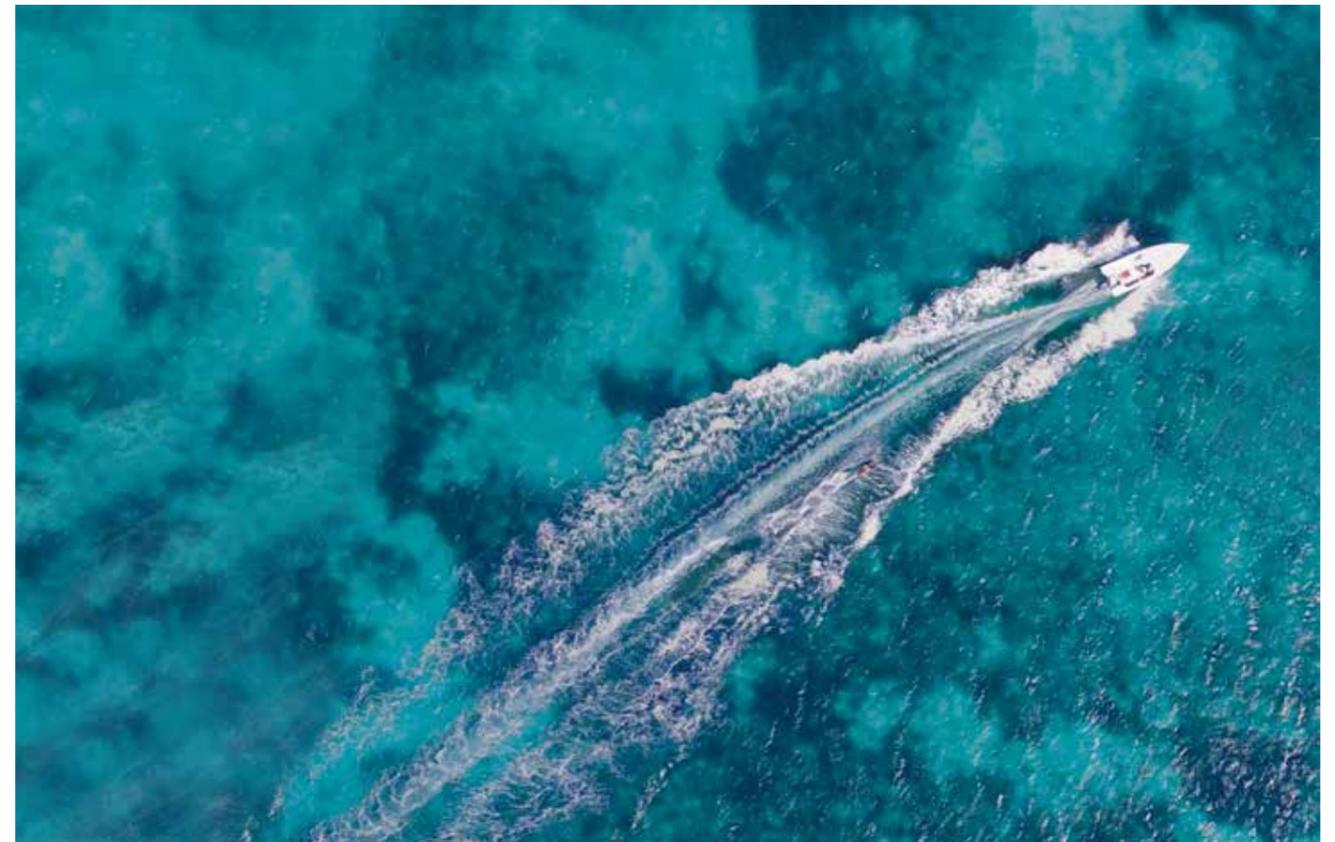
**Residential Project**  
**Location:** Black River  
**Total units:** 49  
**Gross building area:** 12,287m<sup>2</sup>  
**Development value:** USD 36M



# The Essence

CASUARINA • TROU AUX BICHES

**Residential Project**  
**Location:** Trou aux Biches  
**Total units:** 49  
**Gross building area:** 13,287m<sup>2</sup>  
**Development value:** USD 35M





# 2futures

[2futures.com](http://2futures.com)

3<sup>rd</sup> Floor, MCBQ iQ  
Royal Road, Pointe aux Canonnières, Mauritius  
+230 263 8264 | [sales@2futures.com](mailto:sales@2futures.com)