



REQUEST FOR PROPOSAL

World Trade Center® Verdun:
Selection of an Investor-Developer
for a mixed-use high-rise landmark
facility under DBFOM model

RFP Ref. No : **MAF/WTCV/23/03**
Publication date : **Monday 20 March 2023**
Submission deadline : **Monday 24 July 2023 at 14h00 (Mauritius Time)**

Mauritius-Africa Fund Ltd
6th floor, One Cathedral Square
16 Jules Koenig Street 11328
Port Louis
Mauritius

DISCLAIMER

The Mauritius-Africa Fund Ltd (MAF) is providing this Request for Proposal ('RFP') solely for use by interested Bidders in preparing and submitting Proposals as part of the RFP Process in connection with the Project.

Neither MAF nor any of their respective employees, consultants or advisors:

- (a) makes any representation or warranty (express or implied) as to the accuracy or completeness of the information contained herein or in any other document made available to a Bidder (at any time) in connection with the RFP Process;
- (b) shall have any liability for this RFP, for the Project or for any other written or oral communication transmitted to an interested Bidder in connection with the RFP Process or a Bidder's evaluation of the Project; nor
- (c) will be liable to reimburse or compensate a Bidder for any costs or expenses incurred by the Bidder in evaluating or acting upon this RFP or otherwise in connection with the RFP Process, the Project or otherwise.

This RFP constitutes an invitation to submit a Proposal. It does not constitute a solicitation to invest, or otherwise participate in the Project.

Table of Contents

I.	INTRODUCTION	4
II.	DEFINITIONS	5
III.	INSTRUCTIONS TO BIDDERS	8
1.	EXPECTATIONS FROM THIS RFP	8
2.	BIDDERS	9
2.1	Rules Governing Bidders	9
2.2	Rules applying to Joint Ventures	9
2.3	Costs	9
3.	RFP PROCESS	10
3.1	Outline of the RFP Process	10
3.2	Communications	10
3.3	Timetable	11
3.4	Clarifications	11
3.5	Language of Submission	11
3.6	Content of Proposal	11
3.7	Submission of Proposals	11
3.8	Opening of Proposals	12
3.9	Assessment Clarifications	12
3.10	Waiver of Non-Conformities in Proposals	12
3.11	Determination of Substantial Responsiveness	12
3.12	Determination of Eligibility	13
3.13	Detailed Evaluation	13
3.14	Results of Evaluation	13
4.	CONDITIONS FOR DISQUALIFICATION	13
5.	RESERVED RIGHTS	14
6.	GOVERNING LAW	14
IV.	SCHEDULES	15
	SCHEDULE 1 - DATA SHEET	16
	SCHEDULE 2 – TIMETABLE	17
	SCHEDULE 3 – TERMS OF REFERENCE	18
1.	BACKGROUND	18

2.	RATIONALE	18
3.	PROJECT INTENT.....	18
4.	PROJECT PARAMETERS.....	18
5.	SPATIAL UTILISATION	20
6.	TARGET TENANT PROFILE	20
7.	SUSTAINABILITY IMPACT.....	20
8.	IMPLEMENTING VEHICLE	21
9.	SITE PLAN	21
	SCHEDULE 4 – FORM AND CONTENT OF PROPOSAL	24
	SCHEDULE 5 – RESPONSIVENESS AND ELIGIBILITY CRITERIA	28
	SCHEDULE 6 – TECHNICAL AND FINANCIAL CRITERIA.....	31
	SCHEDULE 7 – EVALUATION CRITERIA.....	36
V.	ANNEXES	39
	ANNEX 1 – BASIC INFORMATION FORM	40
	ANNEX 2 - AUTHORISED REPRESENTATIVE POWER OF ATTORNEY.....	41
	ANNEX 3 – JV MEMBER REPRESENTATIVE POWER OF ATTORNEY.....	42
	ANNEX 4 – LEAD MEMBER POWER OF ATTORNEY.....	43
	ANNEX 5 – ORGANISATION CHART	44
	ANNEX 6 – JOINT VENTURE RELATIONSHIP.....	45
	ANNEX 7 – LEGAL CRITERIA CONFIRMATION	46
	ANNEX 8 – TECHNICAL CRITERIA	51
	ANNEX 9 – FINANCIAL CRITERIA.....	52
	ANNEX 10 – PRE-PRINTED LITERATURE	53

I. INTRODUCTION

- 1.** Mauritius-Africa Fund Ltd has acquired the licence to operate World Trade Center® Verdun in Mauritius.
- 2.** MAF intends to develop a mixed-use high-rise landmark facility of unique iconic architecture and high performance, to be known as 'World Trade Center® Verdun', on leased land of an indicative extent of 34,790.13 m² identified as Plot 1A and already allocated to MAF in the Côte d'Or Data Technology Park.
- 3.** MAF proposes to adopt a design, build, finance, operate and maintain (DBFOM) project delivery method that allows the Investor-Developer to design, build and finance the project and then to handle operations and facilities maintenance under a long-term agreement, at the termination of which ownership of the Project will be transferred to MAF.
- 4.** To this effect and through this RFP Process, MAF may hold formal negotiations with highest scoring Bidders with a view to selecting the best Proposal for the Project.
- 5.** Interested Bidders are hereby invited to submit a Proposal, which complies with the requirements laid out in this RFP.

II. DEFINITIONS

Agreement	means the contractual arrangement to be entered into between MAF and the Investor-Developer for the purpose of implementing the Project.
Authorised Representative	means the representative of the Bidder, authorised to sign the Proposal pursuant to the power of attorney in the form of Annex 2.
Bidder	means any Firm or Joint Venture making a Proposal under this RFP to be considered as Investor-Developer.
Closure	means the point at which ownership and operational control of the Implementing Vehicle are fully transferred to MAF.
Coercive Practice	means impairing or harming, or threatening to impair or harm, directly or indirectly, any party or the property of any party to influence improperly the actions of a party.
Collusive Practice	means an arrangement between two or more parties designed to achieve an improper purpose, including to influence improperly the actions of another party in the context of this RFP or the Project.
Company	means a corporate body or other legal entity having separate legal existence and capable of suing or being sued under the laws of the State in which it is incorporated or registered.
Connected Person	means, in relation to any Firm: <ul style="list-style-type: none">(i) any director, senior executive or manager;(ii) any consultant, agent or representative supporting such Firm in connection with the Project; and(iii) any other legal entity, its director or senior executive with an aggregate ultimate beneficial interest of at least five per cent (5%) of the share capital or ownership interest howsoever held in such a Firm.
Corrupt Practice	means an of “act of corruption” as defined under the Prevention of Corruption Act.
Data Sheet	means the data sheet provided under <u>Annex 1</u> .
DBFOM	means the project delivery method that allows the Investor-Developer to design, build, and finance the WTC Verdun facility and then to handle its operations and facilities maintenance to satisfactory performance standards under a long term agreement until Closure.

Firm	means a natural person or a Company participating in this RFP Process.
Fraudulent Practice	means any act or omission, including a misrepresentation, that knowingly or recklessly misleads, or attempts to mislead, a party to obtain a financial or other benefit or to avoid an obligation.
Implementing Vehicle	means the special purpose entity to be incorporated under the laws of Mauritius to implement the Project.
Investor-Developer	means the successful Bidder that fulfils all legal, technical and financial criteria and is ultimately selected by MAF to undertake the Project.
Joint Venture (JV)	means a combination of at least two Firms either under an existing agreement, or with the intent to constitute a legally-enforceable agreement for the purposes of this RFP.
Lead Member	means the Member of any Bidder constituted by more than one (1) Firm, and designated as such in the Proposal.
MAF	means the Mauritius-Africa Fund Ltd, a public company limited by shares and wholly-owned by Government of Mauritius through the Ministry of Finance, Economic Planning and Development (MOFEPD).
Mauritian Law	means the Constitution, laws or regulations and other forms of primary and secondary legislation which are in force in the Republic of Mauritius, as well as the final and binding judgments, orders and decisions of any court of competent jurisdiction in Mauritius and international conventions which are applicable in Mauritius as part of Mauritian law.
Member	means any Firm which constitutes a Bidder.
Net Worth	means Total Assets minus Total Liabilities.
Obstructive Practice	means <ul style="list-style-type: none"> (i) deliberately destroying, falsifying, altering or concealing evidence material to an investigation or making false statements to investigators in order to materially impede such investigation into allegations of a Corrupt, Fraudulent, Coercive or Collusive Practice; and/or (ii) threatening, harassing or intimidating any party to prevent it from disclosing its knowledge of matters relevant to the investigation or from pursuing the investigation, or intimidating any party to prevent it from disclosing its knowledge of matters relevant to the investigation or from pursuing the investigation.

Project	means the World Trade Center® Verdun facility to be developed under the DBFOM model, as described throughout this RFP.
Proposal	means the submission substantially in the form set out in Schedule 4, made by a Bidder pursuant to Clause 3.7 of the Instructions to Bidders.
Request for Proposal (RFP)	means this document issued to Bidders.
RFP Process	means the competitive process implemented by MAF in order to select an Investor-Developer from among the Bidders.
Submission Deadline	means the date and time by which all Proposals must have been submitted, as stated in the Data Sheet at Annex 1.
Timetable	means the timetable of main items of the RFP Process, as provided in Schedule 2.
Total Assets	means the total consolidated assets in the audited financial statements of any Company for the five (5) fiscal years immediately preceding the year of submission of the Proposal.
Total Liabilities	means the total consolidated liabilities in the audited financial statements of any Company for the five (5) fiscal years immediately preceding the year of submission of the Proposal.

III. INSTRUCTIONS TO BIDDERS

1. EXPECTATIONS FROM THIS RFP

- 1.1 The WTC Verdun facility shall be striking, of unique design, architecture and aesthetics, executed to the highest technical and technological standards, and shall be future-proof.
- 1.2 The WTC Verdun facility shall be developed over land of an indicative extent of 34,790.13 m², identified as Plot 1A of the Côte d'Or Data Technology Park (site plans are provided at Schedule 3 of this RFP).
- 1.3 The facility should aim to provide an indicative total built area of at least 50,000 m² distributed over one or more visually impressive buildings. The Bidder is required to derive its own spatial distribution models to propose an optimum combination of financial viability and floor arrangement.
- 1.4 The Investor-Developer selected as an outcome of this RFP Process shall have clearly demonstrated its capacity to deliver the Project through its proven technical capabilities and confirmed access to project finance.
- 1.5 The Investor-Developer shall be responsible for undertaking all activities related to survey, design, planning, financing, construction, operation and maintenance in addition to marketing and promotion.
- 1.6 The duration of the entire Project shall not exceed 30 years from the execution of the agreement between MAF and the Investor-Developer.
- 1.7 As part of their Proposal, Bidders shall be assessed on criteria laid out in Schedules 4 and 5, including inter alia,
 - (a) a concept and design brief, including 2D/3D architectural renders and visualisations;
 - (b) proof of funds to successfully undertake the project until completion;
 - (c) a preliminary report on market, technical and financial studies pertaining to the Project;
 - (d) details of their competencies, capabilities, and track record in undertaking similar projects;
 - (e) a tentative execution plan until closure of the Project, when ownership is fully transferred to MAF; and
 - (f) proposed structure of the Implementing Vehicle, including governance and exit options/schemes.
- 1.8 This RFP process has been designed to identify the best proposals for successfully delivering the Project.
- 1.9 The Bidders achieving the highest scores may be selected for negotiations with a view of reaching a most favourable overall outcome for both MAF and the Investor-Developer.

2. BIDDERS

2.1 Rules Governing Bidders

- 2.1.1 A Bidder may be a Firm or a Joint Venture (JV).
- 2.1.2 In order to meet eligibility requirements, Bidders, its Members and Connected Persons, as applicable, shall comply with Schedule 5 of this RFP. This eligibility criterion shall subsequently also apply to proposed sub-contractors or suppliers for the Project.
- 2.1.3 Any Bidder found to have a conflict of interest shall be disqualified. For the purposes of this RFP Process, Bidders may be considered to have a conflict of interest if:
- (a) they have a common Member from whom they receive or have received any direct or indirect subsidy; or
 - (b) they have the same legal representative for purposes of this RFP Process; or
 - (c) they have a relationship with each other, directly or through common third parties, that puts them in a position to have access to information about, or influence on, the Proposal of another Bidder, or influence the decisions of MAF regarding this RFP Process; or
 - (d) they, or any of their Members, participate in more than one Proposal in this RFP Process. Participation by a Member of a Bidder in more than one Proposal will result in the disqualification of all Proposals in which that Member is involved. However, this does not limit the inclusion of a sub-contractor in more than one Proposal.
- 2.1.4 Bidders shall provide such evidence of their continued eligibility to the satisfaction of MAF, as it may request.

2.2 Rules applying to Joint Ventures

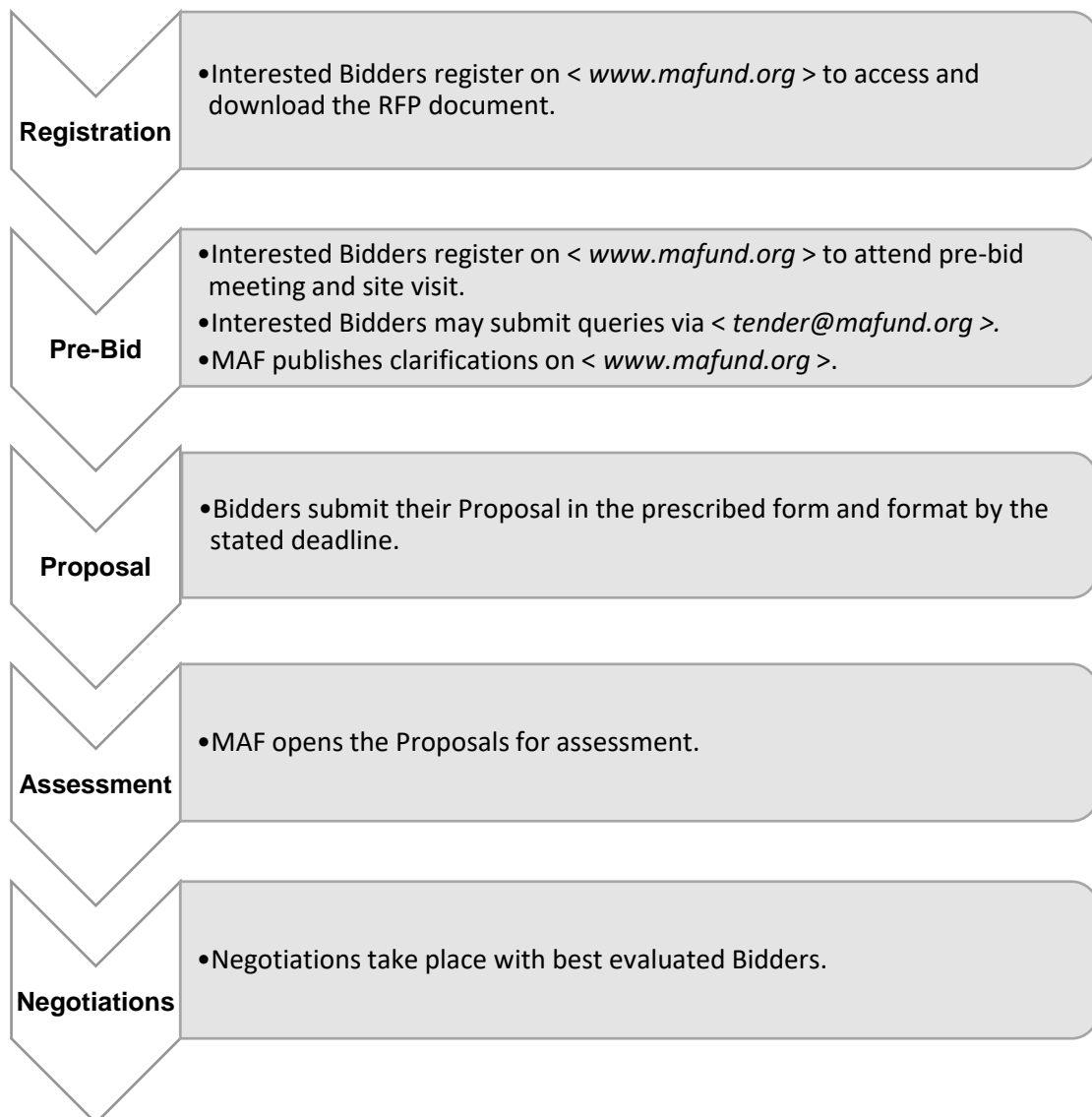
- 2.2.1 The JV shall be required to designate a Lead Member who shall comply with obligations applicable to Lead Members as expressly provided for in this RFP.
- 2.2.2 The JV shall designate an Authorised Representative who shall represent and bind the JV in all matters relating to the RFP Process.
- 2.2.3 All Members of a JV shall be jointly and severally liable for the execution of the Agreement in accordance with the terms in the Agreement.

2.3 Costs

The Bidder shall bear all costs and expenses associated with its participation in the RFP Process, including site visits, the preparation and submission of its Proposal and the preparation of responses to questions or requests for clarification posed to it by MAF.

3. RFP PROCESS

3.1 Outline of the RFP Process



3.2 Communications

- 3.2.1 MAF website: The MAF website accessible at < www.mafund.org > will be the primary channel for all official MAF communications, including the RFP document, clarifications and updates, and notices relevant to the RFP.
- 3.2.2 Email: All queries and requests for clarification regarding this RFP must be submitted to the RFP manager via email solely to < tender@mafund.org >.
- 3.2.3 Tender box: Proposals shall be submitted into the tender box set up for the purposes of this RFP located at:

Mauritius-Africa Fund Ltd
6th Floor, One Cathedral Square
16 Jules Koenig Street 11328
Port Louis
Mauritius

3.3 Timetable

- 3.3.1 The Timetable is specified in Schedule 2.
- 3.3.2 MAF may, at its sole discretion, amend the Timetable and such amendment shall be posted by way of an update onto the MAF website. MAF shall not incur any liability whatsoever arising out of amendments to the Timetable.

3.4 Clarifications

- 3.4.1 All requests for clarifications from Bidders shall be submitted via email addressed **solely** to < ***tender@mafund.org*** >.
- 3.4.2 MAF reserves the right not to respond to certain queries.
- 3.4.3 Should MAF deem it necessary to amend this RFP as a result of a request for clarification, it shall do so by issuing an addendum before the Submission Deadline. Any addendum issued shall be considered part of this RFP.

3.5 Language of Submission

- 3.5.1 The Proposal prepared by the Bidder and all correspondence and documents related to the Proposal shall be submitted in the English language.
- 3.5.2 Notwithstanding (a) above, any supporting documents and pre-printed information (e.g. brochures, presentations) furnished by the Bidder may be written in another language, provided that it is accompanied by a certified translation of its pertinent passages in the English language. Supporting information in the French language submitted together with the Proposal may be accepted without translation.

3.6 Content of Proposal

The Bidder shall prepare and submit the Proposal in accordance with provisions specified in Schedule 4.

3.7 Submission of Proposals

- 3.7.1 The Proposal shall be signed by the Authorised Representative. All pages of the Proposal, except for unamended printed literature, shall be numbered and shall be initialled by the Authorised Representative. The Proposal shall contain no alterations, omissions or additions, unless such corrections are initialled by the Authorised Representative.
- 3.7.2 The Proposal shall consist of an outer sealed envelope or container containing one (1) original and two (2) copies of the Proposal documents.

- 3.7.3 The original and copies shall be clearly labelled as such.
- 3.7.4 The outer sealed envelope or container submitted shall clearly be labelled '**RFP Ref. No: MAF/WTCV/23/03**' on its upper left corner.
- 3.7.5 The Proposal shall be deposited in the tender box no later than the Submission Deadline specified in Schedule 1.
- 3.7.6 Any Proposal received by MAF after the Submission Deadline shall not be considered.
- 3.7.7 MAF may, at its discretion, extend the Submission Deadline.

3.8 Opening of Proposals

MAF will open the Proposals and shall promptly commence the assessment of Proposals in the following 3 steps:

- (1) *Substantial Responsiveness*: the verification of the Bidders' submissions for completeness and adequacy against criteria listed in Schedule 5;
- (2) *Eligibility*: the determination of whether substantially responsive Bidders are eligible for evaluation against eligibility requirements listed in Schedule 5;
- (3) *Evaluation*: the assessment of eligible Bidder's submissions against the legal, financial and technical requirements as listed in Schedule 5 and thereon, their marking according to the scale provided in Schedule 7.

3.9 Assessment Clarifications

- 3.9.1 Whenever necessary in the course of assessment of the Proposals, MAF may seek clarifications from a Bidder.
- 3.9.2 For any such request for clarification, the Bidder shall provide the requested clarifications to MAF in such format and by such date as may be specified.
- 3.9.3 If a Bidder does not provide clarifications and/or documents requested by the date and time set in the request for clarification:
 - (a) its Proposal shall be evaluated based on the information and documents available at the time of evaluation of the Proposal; or
 - (b) the Bidder may be disqualified.

3.10 Waiver of Non-Conformities in Proposals

MAF may waive any minor non-conformity or irregularity in a Proposal which does not constitute a material deviation, and which does not prejudice or affect the assessment of the Proposal in accordance with the provisions of this RFP.

3.11 Determination of Substantial Responsiveness

- 3.11.1 A "**substantially responsive**" Proposal is one that:
 - (a) is complete and contains documents properly signed and/or authenticated as per Schedule 4; and

(b) conforms to all material terms and conditions set out in the RFP without any material deviation, reservation or omission. The latter 3 terms are defined as follows:

- (i) Deviation: a departure from the requirements specified in this RFP document;
- (ii) Reservation: the setting of any limiting condition(s) or withholding from complete acceptance of the requirements specified in this RFP document;
- (iii) Omission: the failure to submit part or all of the documentation required in the Bidding Document.

This determination may be made without seeking clarification or after clarification pursuant to Clause 3.9 above.

3.11.2 Proposals which have been determined not to be substantially responsive as set out in Clause 3.11.1 above shall not be retained for further assessment and the relevant Bidder shall be notified accordingly in due course.

3.12 Determination of Eligibility

3.12.1 The eligibility of substantially responsive Proposals shall afterwards be assessed in accordance with Schedule 5.

3.12.2 Proposals not meeting the eligibility criteria shall not be considered for further evaluation and shall be notified accordingly in due course.

3.13 Detailed Evaluation

A detailed evaluation of the substantially responsive and eligible Proposals shall be carried out in accordance with the marking schemes of Schedule 7.

3.14 Results of Evaluation

3.14.1 The highest scoring Bidders may be selected for negotiations with a view to reaching an Agreement with MAF for implementing the Project and shall be notified accordingly.

3.14.2 Unsuccessful Bidders will be notified accordingly in due course.

4. CONDITIONS FOR DISQUALIFICATION

MAF may disqualify a Bidder at any time during the RFP Process:

- (a) if MAF discovers that any statement in any document provided by such Bidder as part of or in connection with the Proposal or the RFP Process is (or was when made) inaccurate, erroneous or misleading in any material respect; or
- (b) if MAF discovers that the Bidder or any Connected Person engaged in any Fraudulent Practice, Corrupt Practice, Collusive Practice, Coercive Practice or Obstructive Practice in connection with the RFP Process or the Project; or

(c) as otherwise set out in this RFP.

5. RESERVED RIGHTS

MAF reserves all rights in connection with the conduct of the RFP Process (which rights are exercisable by MAF in its sole and absolute discretion) including without limitation of all rights to:

- (a) suspend, cancel, modify or extend the RFP Process at any time;
- (b) reject any or all submissions; and
- (c) modify all dates set or projected in this RFP;

without prior notice and without liability to compensate or reimburse any Bidder in relation thereto.

6. GOVERNING LAW

This RFP shall be governed by the laws of the Republic of Mauritius.

IV. SCHEDULES

SCHEDULE 1 - DATA SHEET

Project Name	World Trade Center® Verdun
Issuer of Request for Proposal	Mauritius-Africa Fund Ltd
Contact Information	Telephone: (+230) 215 2929/30 Website: www.mafund.org Email: tender@mafund.org (Subject line of e-mails must contain: <i>RFP Ref. No: MAF/WTCV/23/03</i>)
Submission Channel and Submission Deadline	Addressed to: The Chief Executive Officer Mauritius-Africa Fund 6 th Floor, One Cathedral Square 16 Jules Koenig Street Port Louis 11328 Mauritius Tender Box location Premises of the Mauritius-Africa Fund located on the same address as mentioned above. Date & Time: 14h00 Mauritian Time on Monday 24 July 2023
Language of Proposals	English
Location, Date & Time of Proposals Opening	Location: Mauritius-Africa Fund 6 th Floor, One Cathedral Square 16 Jules Koenig Street Port Louis 11328 Mauritius Date & Time: 15h00 Mauritian Time on Monday 24 July 2023

SCHEDULE 2 – TIMETABLE

Date	Milestone
20 March 2023	Publication of RFP
26 May 2023	Pre-bid meeting and site visit
24 July 2023	Proposal Submission Deadline

MAF reserves all rights in connection with the conduct of this RFP Process to modify all dates set or projected in this RFP without prior notice and without liability to compensate or reimburse any Bidder in relation thereto.

SCHEDULE 3 – TERMS OF REFERENCE

1. BACKGROUND

The Mauritius-Africa Fund Ltd (MAF) is a public company limited by shares and wholly-owned by Government of Mauritius through the Ministry of Finance, Economic Planning and Development (MOFEPD). MAF is administered by a Board of Directors, comprising a mix of senior civil servants and captains of industry.

MAF is already engaged in the implementation of Special Economic Zones in African countries under Government-to-Government framework of cooperation.

2. RATIONALE

In 2021 Mauritius became the first and only African country to have signed free trade agreements with China, India and continental Africa. Through the growing network of agreements and its strategic positioning, Mauritius seeks to boost opportunities in international trade and investment.

With a view to capturing these opportunities, MAF has acquired the licence to operate World Trade Center® Verdun in Mauritius. In addition to trade-related services, WTC Verdun will provide world-class infrastructure proposing an attractive mix of prestige address, sustainability and an ecosystem conducive to business in order to attract regional and global corporations.

WTC Verdun enjoys strong institutional support in Mauritius arising from the well-established working relationships between MAF and partner institutions, both from the public and private sectors. These partner institutions include the Governmental ministries and institutions as well as business organisations and multilateral development agencies.

3. PROJECT INTENT

In accordance with its licence agreement with the World Trade Centers Association, MAF will provide trade-related services branded under World Trade Center® Verdun. More importantly, MAF will assign naming rights to a built facility which will in turn enjoy the benefits associated with the World Trade Center® brand.

The objective of the Project, therefore, is to develop and operate a mixed-use high-rise landmark building of unique architecture and performance, branded as World Trade Center® Verdun and/or WTC Verdun.

4. PROJECT PARAMETERS

The salient parameters of the Project are as follows:

- (a) The WTC Verdun facility shall be constructed on leased land of an indicative extent of 34,790.13 m² located in the Côte d'Or Data Technology Park (Plot 1A, as per site plans provided at Section 9 in this Schedule);
- (b) The participation of MAF to the Project shall consist of:

- (i) Naming rights associated with the World Trade Center® licence acquired by MAF in 2021,
 - (ii) The leased land, which has already been allocated to MAF for the Project,
 - (iii) A package of incentives, at a minimum equivalent to those applicable to a “Smart City Developer” under the Smart City Scheme (refer to the Smart City Guidelines issued by the Economic Development Board: https://www.edbmauritius.org/sites/default/files/inline-files/smart-city-guidelines-july-2020_0.pdf), and
 - (iv) Institutional support for the timely and successful implementation of the Project.
- (c) In return for the aforementioned participation of MAF, the Investor-Developer shall allocate fully-fitted office space, which shall not be less than one floor, at no cost to MAF for its use on a discretionary basis;
- (d) The development of the WTC Verdun tower will be undertaken under a DBFOM model;
- (e) The duration of the entire Project shall not exceed 30 years from the execution of the lease agreement, following submission of the detailed Project proposal to Landscape (Mauritius) Ltd;
- (f) The selected Investor-Developer shall be responsible for undertaking all activities related to survey, design, planning, financing, construction, promotion, marketing, operation and maintenance of the WTC facility;
- (g) The Bidder’s Proposal shall include, inter alia:
- (i) a concept and design brief and architectural renders, including the number of floors and the proposed interior and exterior layout,
 - (ii) supporting preliminary market, technical and financial studies pertaining to the Project,
 - (iii) proof of access to funds to successfully undertake the Project until completion,
 - (iv) details of its competencies, capabilities, and track record in undertaking similar projects,
 - (v) a provisional execution plan until Closure, and
 - (vi) a proposal on the structure of the Implementing Vehicle, including governance and the Investor-Developer’s exit options/schemes;

- (h) the Project will be executed and tenants selected in line with specifications ('Cahier de Charges') established by MAF as part of the creation of an ecosystem conducive to trade and investment within the WTC Verdun facility.

5. SPATIAL UTILISATION

World Trade Center® Verdun shall offer a portfolio of exclusive commercial properties. Its design should factor in highest considerations of aesthetics, comfort, functionality and innovative space planning solutions.

The desirable components of the WTC Verdun facility would include, but not be limited to, the following:

- ❖ Class/Grade A office spaces
- ❖ Premium retail areas
- ❖ International convention centre, conference hall and exhibition centre
- ❖ 5-Star business hotel
- ❖ Wellness, recreational and F&B facilities
- ❖ Observation deck
- ❖ Parking lots

The presence of other additional service functions such as cultural and entertainment centres, a transport hub, pedestrian and recreational spaces and landscaping, among others will weigh in evaluation considerations.

6. TARGET TENANT PROFILE

World Trade Center® Verdun aspires to be the undisputed destination in Mauritius for premier occupiers. Tenants shall be selected with a view to ensuring complementarity of activities and alignment with the image of a World Trade Center®.

With the purpose of integrating the international trade ecosystem, such tenants may include high-end multilateral and multinational organisations, international trade organisations, international exchanges and trading platforms, banks and NBFIs, international trade service providers, and legal services.

7. SUSTAINABILITY IMPACT

The Project aims to make a strong impact in respect of sustainability, regarding the inclusion of principles of responsible investment, ESG standards, technical and technological standards, as well as wellness standards.

8. IMPLEMENTING VEHICLE

Each Proposal shall be accompanied by a section containing a detailed, schematic description of the structure of the Implementing Vehicle which the Bidder proposes to set up for the Project throughout its life cycle and the relationships (including shareholding structure of the Implementing Vehicle), detailing the level of influence of each stakeholder.

The Bidder shall propose the role and stake of MAF in the Implementing Vehicle.

9. SITE PLAN

Fig 9.1. LAYOUT OF PLOT 1A WITHIN THE COTE D'OR DATA TECHNOLOGY PARK

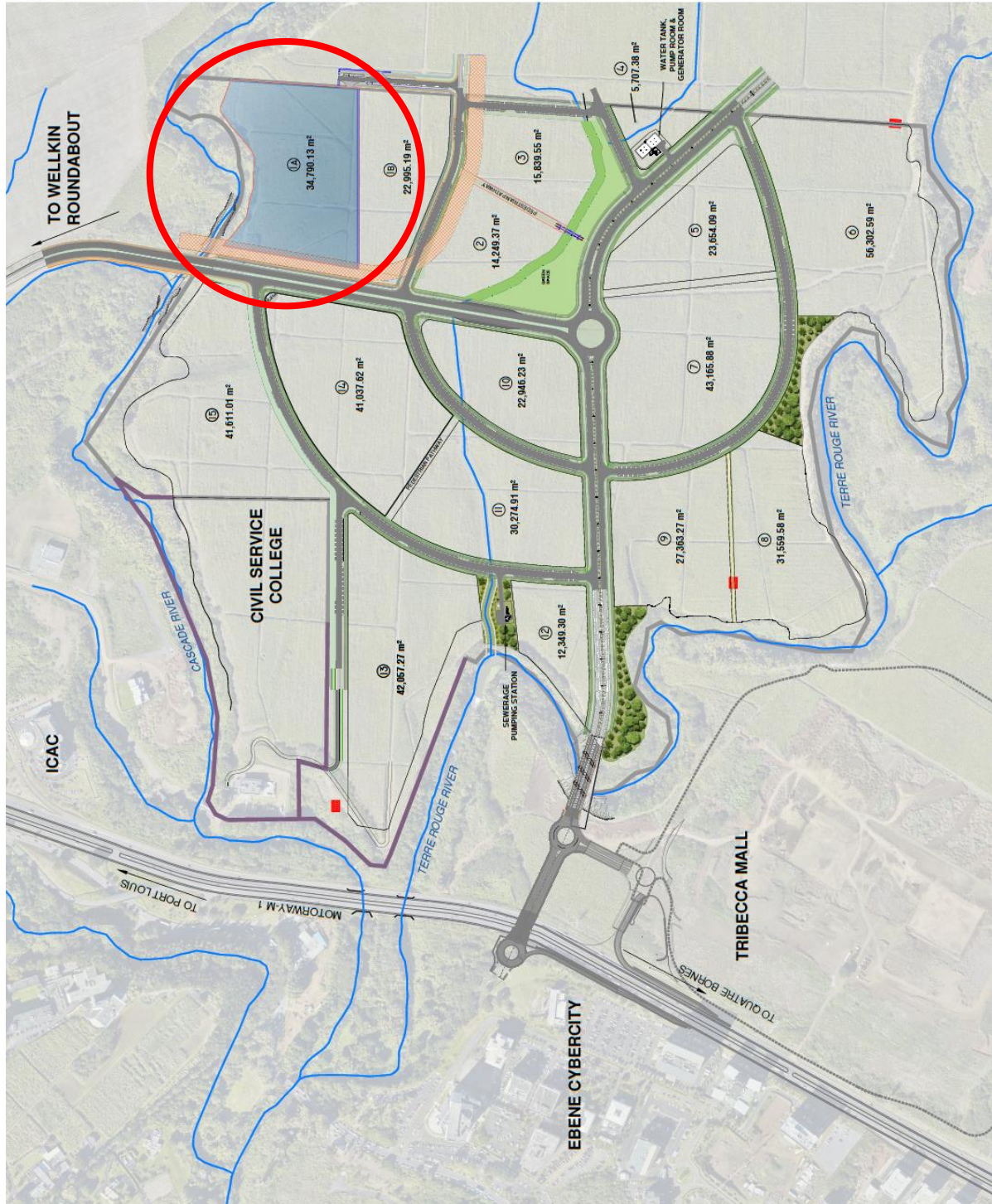
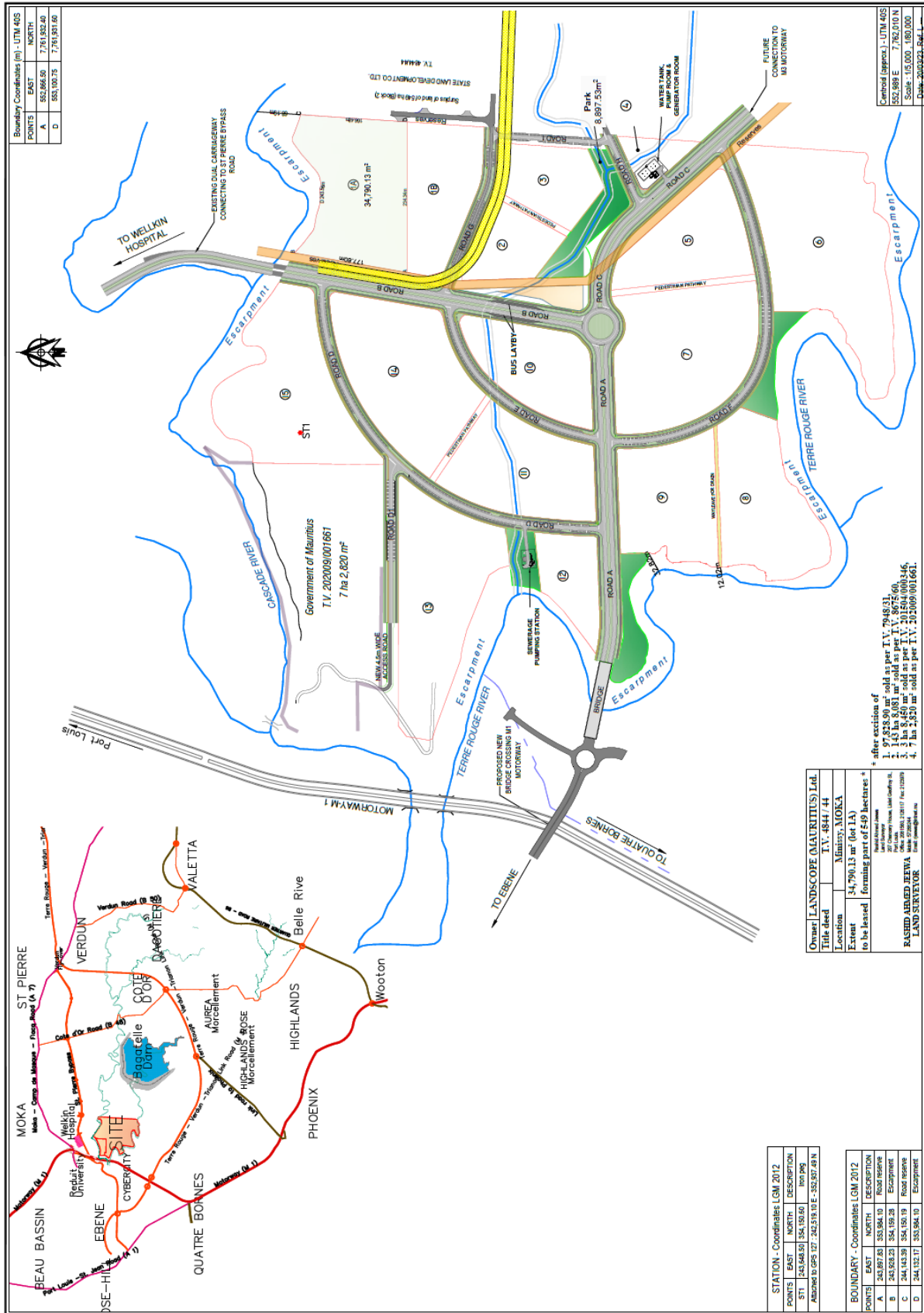


Fig 9.2. SITE DIMENSIONS AND COORDINATES FOR PLOT 1A



SCHEDULE 4 – FORM AND CONTENT OF PROPOSAL

PART A - CONTENT OF PROPOSAL

The Proposal shall contain the following:

- (a) Proposal Form – as provided in Part B of this Schedule 4, duly filled out and signed by the Bidder’s Authorised Representative;
- (b) Basic Information Form (**Annex 1**) – general information on the Bidder (or, if the Bidder is a Joint Venture, on each Member);
- (c) Authorised Representative Power of Attorney (**Annex 2**) – a written power of attorney, duly notarised and apostilled if one of the parties is a foreign entity as per the Deposit of Powers of Attorney Act of 1928, Act 35/1898, indicating that the Authorised Representative has the authority to sign the Proposal and to represent the Bidder in connection with this RFP. To the extent that a Bidder considers that a power of attorney in general or the form attached at **Annex 2** in particular is not effective or appropriate in its jurisdiction of incorporation, advance clarification and approval of an alternative document should be sought in accordance with Clause 3.4 of the RFP;
- (d) Joint Venture Member Representative Power of Attorney (**Annex 3**) – where the Bidder is a Joint Venture, a written power of attorney duly notarised and apostilled if one of the Members is a foreign entity as per the Deposit of Powers of Attorney Act of 1928, Act 35/1898, from each Member, indicating that the Joint Venture Member Representative has the authority to represent such Joint Venture Member in connection with this RFP. To the extent that a Joint Venture Member considers that a power of attorney in general or the form attached at **Annex 3** in particular is not effective or appropriate in its jurisdiction of incorporation, advance clarification and approval of an alternative document should be sought in accordance with Clause 3.4 of the RFP;
- (e) Lead Member Power of Attorney (**Annex 4**) – where the Bidder is a Joint Venture, a written Power of Attorney duly notarised and apostilled if one of the parties is a foreign entity as per the Deposit of Powers of Attorney Act of 1928, Act 35/1898, from each Joint Venture Member (except the Lead Member), indicating that the Lead Member and its Authorised Representative have the authority to represent the Joint Venture, execute the Proposal on behalf of the Joint Venture and bind all its Joint Venture Members in connection with the Proposal and this RFP, at **Annex 4**. To the extent that a Joint Venture Member considers that a power of attorney in general or the form attached at **Annex 4** in particular is not effective or appropriate in its jurisdiction of incorporation, advance clarification and approval of an alternative document should be sought in accordance with Clause 3.4 of the RFP;
- (f) Organisation Chart (**Annex 5**) – a comprehensive organisation chart showing - or narrative text describing - how the Bidder [or, if the Bidder is a Joint Venture, each Joint Venture Member] is owned, up to the level of ultimate beneficial ownership and identifying by name all Firms holding (at any level in the organisation structure) an aggregate ultimate beneficial

interest of more than five per cent (5%), or in the case of publicly listed companies, to the extent that such beneficial interest can be determined;

- (g) Joint Venture Relationship (**Annex 6**) – a certified copy of the relationship between all Members of the Joint Venture, either in the form of an existing agreement or any other formal undertaking acceptable to MAF;
- (h) Legal Criteria Confirmation (**Annex 7**) – a confirmation substantially in the form attached as **Annex 7** signed by the Authorised Representative;
- (i) Technical Criteria (**Annex 8**) – fulfilment of technical criteria, supported by documentary evidence where applicable as morefully described in Schedule 6;
- (j) Financial Criteria (**Annex 9**) – fulfilment of financial criteria, supported by documentary evidence where applicable as morefully described in Schedule 6; and
- (k) Pre-printed Literature (**Annex 10**) – Any other relevant literature (e.g. annual reports, brochures, etc.)

PART B - FORM OF PROPOSAL

[TO BE COMPLETED BY THE BIDDER (OR, IF THE BIDDER IS A JV, BY THE LEAD MEMBER)]

Date: _____

To: **Chief Executive Officer
Mauritius-Africa Fund
6th floor, One Cathedral Square
16 Jules Koenig Street 11328
Port Louis
Mauritius**

Dear Sir

RFP Ref. No: MAF/WTCV/23/03

Pursuant to the Request for Proposal dated 20 March 2023, [Name of Bidder] hereby submits the present Proposal in conformity with the Request for Proposal referenced in the subject.

[Complete if a JV:

The Lead Member is: [Insert name of the Company]

[Other JV Members, if any]]

We, the aforementioned Bidder, hereby:

1. represent and warrant that:
 - (a) as of the date of this Proposal all of the information submitted in this Proposal, including the enclosed forms and documents, is complete and accurate in all respects and not misleading;
 - (b) we have sufficient legal capacity and authority to participate in this RFP;
 - (c) we agree to comply with all the rules governing this RFP as issued by MAF;
 - (d) upon request by MAF, we will produce supporting documents to the effect that we have carried out the investigations relating to the fight against money laundering and financing of terrorism in accordance with our obligations under applicable laws; and
2. acknowledge:
 - (a) all rights of MAF under this RFP including all rights to:

- (i) suspend, cancel, modify or extend this RFP at any time;
 - (ii) reject any Proposal;
 - (iii) modify all dates set or projected in this RFP;
 - (iv) request additional information reasonably required to assess the Proposal;
and
 - (v) amend the RFP procedures and rules or make clarifications thereof;
- (b) the Disclaimer to this RFP; and
- (c) the exclusive application of the laws of Mauritius with respect to this RFP.

Attached herewith to this Proposal are the following documents, as appropriate:

- (a) Basic Information Form (**Annex 1**);
- (b) Authorised Representative Power of Attorney (**Annex 2**);
- (c) Joint Venture Member Representative Power of Attorney (**Annex 3**), where applicable;
- (d) Lead Member Power of Attorney (**Annex 4**), where applicable;
- (e) Organisation Chart (**Annex 5**);
- (f) Joint Venture Relationship (**Annex 6**);
- (g) Legal Criteria Confirmation (**Annex 7**);
- (h) Technical Criteria (**Annex 8**);
- (i) Financial Criteria (**Annex 9**); and
- (j) Pre-printed Literature (**Annex 10**).

[Name of Bidder] hereby designates [name of Authorised Representative] as its Authorised Representative to receive notices in respect of this RFP at the following address, telephone, e-mail and facsimile numbers:

[Authorised Representative's address, telephone, email, and facsimile numbers]

[Signature]

In the capacity of [position]

Authorised to sign this Proposal for [Name of Bidder]

SCHEDULE 5 – RESPONSIVENESS AND ELIGIBILITY CRITERIA

1. Detailed Assessment Criteria for Responsiveness and Eligibility are provided in this Schedule 5.
2. Bidders are strongly advised to peruse this RFP document to ensure that they fulfil all criteria for their Proposal to be considered (i) substantially responsive, and (ii) eligible.
3. Only those Proposals which are found to be substantially responsive and eligible will be retained for the evaluation stage (see Schedule 7 for details of evaluation criteria).
4. To be deemed eligible, a Bidder (or any of its Members or Connected Persons) should not appear on any ineligibility/debarment/suspension lists issued by the following institutions:
 - i) Procurement Policy Office of Mauritius
<<https://ppo.govmu.org/Pages/Suspended-Debarred-Disqualified-Suppliers.aspx>>
 - ii) African Development Bank
<<https://www.afdb.org/en/projects-operations/debarment-and-sanctions-procedures>>
 - iii) Asian Development Bank
<<http://lnadbg4.adb.org/oga0009p.nsf/sancCrossDebarred?OpenView&count=999>>
 - iv) European Bank for Reconstruction and Development
<<https://www.ebrd.com/ineligible-entities.html>>
 - v) Inter-American Development Bank
<<https://www.iadb.org/en/transparency/sanctioned-firms-and-individuals>>
 - vi) World Bank Group
<<https://www.worldbank.org/en/projects-operations/procurement/debarred-firms>>

The criteria for **responsiveness** and **eligibility** are summarised in Table 1 below:

Form	Supporting Document	Single Bidder	Joint Venture	Responsiveness [PASS/FAIL]	Eligibility [PASS/FAIL]
Annex 1	Basic information form: - Registration Certificate - Certificate of Good Standing	Yes	All	Dated, Signed, Stamped, Authenticated	Appropriateness: Issued by relevant authority certifying Bidder's legal existence
Annex 2	Authorised Representative Power of Attorney	Yes	N/A	Dated, Signed, Stamped, Apostilled Authenticated	Appropriateness: Bidder's Board authorising specific person to represent and commit the Bidder
Annex 3 (if JV)	Joint Venture Member Representative Power of Attorney	N/A	All	Dated, Signed, Stamped, Apostilled Authenticated	Appropriateness: Bidder's Board authorising specific person to represent and commit the JV member
Annex 4 (if JV)	Lead Member Power of Attorney	N/A	Lead Member	Dated, Signed, Stamped, Apostilled Authenticated	Appropriateness: Bidder's Board authorising Lead Member's Power of Attorney to represent and commit the JV members
Annex 5	Organisation Chart	Yes	All	Initialled	Appropriateness: Clearly showing structure of JV and participation of each Member
Annex 6	Joint Venture Relationship	N/A	All	Dated, Signed, Stamped, Authenticated	Appropriateness: All JV Members have been mentioned and have committed themselves into the JV (to be) formed
Annex 7	Legal Criteria Confirmation (including declaration on Conflict of Interest)	Yes	All	Dated, Signed	Appropriateness: - Duly signed and stamped by Power of Attorney - Compliance with content requirements
	Declaration on Ineligibility Lists (as per Section 4.0 of Schedule 5)	Yes	All	Dated and signed declaration by Bidder	Declaration states that the Bidder does not appear on any of the six (6) Ineligibility Lists.

Form	Supporting Document	Single Bidder	Joint Venture	Responsiveness [PASS/FAIL]	Eligibility [PASS/FAIL]
Annex 8	Technical criteria	Yes	All	Initialled	Compliance with RFP requirements
Annex 9	Financial criteria	Yes	All	Initialled	Compliance with RFP requirements
Annex 10	Pre-printed literature	Yes	All	Initialled	Compliance with content requirements

N/A – Not Applicable

All – Applicable for all Members constituting a Bidder

Table 1: Substantial Responsiveness and Eligibility assessment

SCHEDULE 6 – TECHNICAL AND FINANCIAL CRITERIA

1. Overview

For reference, the requirements of the Proposal are laid out at Clause 2 of Instructions to Bidders. For the purposes of this Schedule, the Proposals will be assessed against the technical and financial criteria as expounded hereafter:

1.1 Technical

The technical strength of the Proposals will be assessed against criteria comprising the following components:

- a) Innovation / Uniqueness
- b) Experience
- c) Sustainability Impact
- d) Project Schedule
- e) Technical Risk Profile
- f) Business Continuity Management - Technical

1.2 Financial

The financial strength of the Proposals will be assessed against criteria comprising the following components:

- a) Proof of access to funds for the entire project
- b) Funding Risk Profile
- c) Business continuity management - financial
- d) Comprehensive financial model
- e) Exit scenarios
- f) Financial Credentials

Summary of Criteria	Marks
Technical	200
Innovation / Uniqueness	55
Experience	20
Sustainability Impact	55
Project Schedule	25
Technical Risk Profile	25
Business Continuity Management - Technical	20
Financial	300
Proof of access to funds for the entire project	75
Funding Risk Profile	25
Business continuity management - financial	20
Comprehensive financial model	110
Exit scenarios	50
Financial Credentials	20

1.3 Technical Criteria

1.3.1 Innovation / Uniqueness

Bidders are required to submit a 2D/3D architectural renders showing the proposed building set in its surrounding environment. This scale model shall integrate the Project intent expressed in Schedule 3, with particular emphasis on a design that **is highly innovative, possesses architectural uniqueness, and integrates harmoniously** with the surrounding landscape.

1.3.2 Experience

Bidders must demonstrate that they possess the requisite experience to successfully undertake the Project through their track record on similar projects ('similar project' will have the meaning of 'similar type, size and complexity'). Elements to be assessed will comprise the following established technical abilities:

(a) **Design and planning**

Experience in the design and planning of at least three (3) similar projects in the last ten (10) years [Examples are high-rise structures including hotels, business/commercial centres integrating highest industry certifications and standards].

(b) **Construction**

Experience in the construction of at least three (3) similar projects undertaken in the last ten (10) years.

(c) **Operation and maintenance**

Experience in the operation & maintenance of similar projects demonstrated through at least three (3) contracts undertaken in the last ten (10) years [Examples are high-rise structures including hotels, business/commercial centres integrating highest industry certifications and standards].

(d) **Concession**

Experience in the BOOT (Build Own Operate Transfer) or DBFOM (Design Build Finance Operate Maintain) project delivery models.

1.3.3 Sustainability Impact

The Project should ideally outperform on current highest industry standards of sustainability.

At a minimum, Bidders shall clearly demonstrate in their Proposal the methodology they would adopt to ensure that the Project integrates the following 4-pronged principles of sustainability and outperforms on current highest industry standards:

1. **Responsible Investment**

The approach to investment in the Project adheres to responsible investment principles. If the Bidder and/or its Members has proven adherence to principles

of responsible investment (for example if they are compliant signatories to the UN-PRI or equivalent), this may constitute an advantage.

2. **ESG**

The Bidder shall demonstrate focus on Environmental, Social and Governance (ESG) considerations in the implementation of the Project.

3. **Technical standards**

The Project shall be planned and designed for long-term durability and safety of the physical infrastructure according to internationally recognised standards; and

4. **Wellness standards**

Bidders shall demonstrate the overall positive long-term impact of the Project on human health and wellbeing through internationally recognised accreditations.

Attention of Bidders is drawn to the fact that in the course of evaluation of Proposals, a premium will be attached to superior impact models/standards acceptable to MAF.

1.3.4 Project Schedule

Bidders shall submit a comprehensive Project Schedule, covering the period from the design and planning stage up to the commissioning of the building, which shall include, inter alia:

- (a) a method statement;
- (b) the sequencing of main activities; and
- (c) the mobilisation of critical resources including staffing arrangements.
- (d) experience of key personnel - Curriculum Vitae and/or capability statements of their key personnel highlighting, where applicable, their experience in the DBFOM project delivery method over the last ten (10) years.

1.3.5 Technical Risk Profile

Bidders shall submit a comprehensive assessment of the technical risks associated with the Project (including, but not limited to, construction, environmental, operational, and health & safety risks), together with measures to be implemented to address them and the associated risk ownership matrix.

1.3.6 Business Continuity Management

Bidders shall submit a business continuity management framework for the Project to ensure timely and cost-effective implementation as well as improve the resilience of the Project.

1.4 Financial Criteria

1.4.1 Proof of access to funds for the entire project

The Bidder shall evidence access to project finance for the completion of the Project. The certainty with which the Bidder will be able to secure the funding for the entire life-cycle of the Project shall constitute a determining consideration in the assessment by MAF.

The background and funding capability of each funder should be clear in this section.

1.4.2 Funding Risk Profile

Bidders shall submit a comprehensive risk assessment, and mitigation, of the timely availability of adequate funding as per the requirements of the Project.

1.4.3 Business continuity management - financial

Bidders shall submit a business continuity management framework for the financing of the Project.

1.4.4 Comprehensive financial model

This section shall include, but not be limited to:

- (a) a comprehensive financial model with rationales for the underlying assumptions for inputs and projections;
- (b) details of the optimisation of the financial structure for the Project; and
- (c) returns for the Bidder, and for MAF.

1.4.5 Exit scenarios

The Bidder shall define the terms and conditions of exit. The Proposal shall be accompanied by a matrix for the alternative scenarios and timelines proposed for the transfer of ownership.

Bonus marks shall be awarded for early transfer of ownership to MAF under satisfactory conditions.

1.4.6 Financial Credentials

Each Bidder should provide financial information to demonstrate the financial capability and solvency of its Members. The following documents (in English language) should also be included:

- (a) A copy of the audited financial statements for last 5 years. The financial statements may be certified by a registered accountant if audits are not required by the laws of the country of origin.

- (b) A summary of actual assets and liabilities in United States Dollar equivalent (at the rates of exchange as they stood at the end of each year) including profits before and after taxes for the last 5 years.
- (c) Letter of good standing from the main bank of each Member.

SCHEDULE 7 – EVALUATION CRITERIA

The Proposals shall be evaluated on the criteria listed in this Schedule.

The maximum total score of a Proposal is 500 marks, achieved as the sum of the scores for technical criteria and financial criteria.

The marking scheme already reflects the weighted consideration given to technical and financial criteria in the ratio 40:60.

As a pre-requisite for inclusion in the short-list of highest scoring Bidders, the corresponding Proposal shall have scored at least 50% of the marks allotted to each technical and financial criterion in this Schedule.

TECHNICAL CRITERIA MARKING SCHEME			
Technical Criteria	Criteria mark	Sub-criteria	Marks
Innovation / Uniqueness	55	<ul style="list-style-type: none"> • Concept notes: Philosophy, inspiration and design elements 	15
		<ul style="list-style-type: none"> • 2D/3D architectural renders (interior, exterior and aerial) of the proposed facility set in its surrounding environment. • Interior and exterior design and finish • Designs of components of the building • Harmonious integration with the surrounding landscape 	20
		<ul style="list-style-type: none"> • Innovative and unique characteristics of proposed Project 	20
Experience	20	<ul style="list-style-type: none"> • Design and planning 	5
		<ul style="list-style-type: none"> • Construction 	5
		<ul style="list-style-type: none"> • Operation and maintenance 	5
		<ul style="list-style-type: none"> • Concession 	5
Sustainability Impact	55	<ul style="list-style-type: none"> • Responsible Investment 	10
		<ul style="list-style-type: none"> • ESG 	5
		<ul style="list-style-type: none"> • Technical standards 	15
		<ul style="list-style-type: none"> • Wellness standards 	15
		<ul style="list-style-type: none"> • Bonus for superior impact models/standards acceptable to MAF 	10
Project Schedule	25	<ul style="list-style-type: none"> • Method statement • Sequencing of main activities • Mobilisation of critical resources including staffing arrangements 	15
		<ul style="list-style-type: none"> • Experience of key personnel 	10
Technical Risk Profile	25	<ul style="list-style-type: none"> • Technical risk profile • Technical risk mitigation 	25
Business Continuity Management	20	<ul style="list-style-type: none"> • Business Continuity Management Framework for the Project 	20
Total technical criteria marks	200		200

FINANCIAL CRITERIA MARKING SCHEME			
Financial Criteria	Criteria mark	Sub-criteria	Marks
Proof of access to funds for the entire project	75	<ul style="list-style-type: none"> Background and funding capability of each source of funding 	25
		<ul style="list-style-type: none"> Commitment of funds over the entire Project life-cycle 	50
Funding Risk Profile	25	<ul style="list-style-type: none"> Assessment of adequately identified funding risks and associated mitigation measures 	25
Business continuity management - financial	20	<ul style="list-style-type: none"> Business continuity management framework for the financing of the Project. 	20
Comprehensive financial model	110	<ul style="list-style-type: none"> Returns of the Project to MAF 	40
		<ul style="list-style-type: none"> Soundness of comprehensive financial model 	40
		<ul style="list-style-type: none"> Optimisation of the financial structure for the Project 	30
Exit scenarios	50	<ul style="list-style-type: none"> Terms and conditions of exit 	30
		<ul style="list-style-type: none"> Bonus for early exit with satisfactory conditions 	20
Financial Credentials	20	<ul style="list-style-type: none"> Assessing the financial soundness of the Bidder and of its Members 	20
Sub-total Financial Marks	300		300

V. ANNEXES

ANNEX 1 – BASIC INFORMATION FORM

INFORMATION OF THE BIDDER (OR LEAD MEMBER IF THE BIDDER IS A JV):

Name:

Type: (Corporation, Partnership, etc.)

Nationality:

Address of principal office:

Name of primary contact person:

Title of primary contact person:

Telephone number:

Fax number:

E-mail address:

Primary areas of business:

[Information regarding other Members (if the Bidder is a Joint Venture, fill in details for each Member other than the Lead Member):]

Name:

Type: (Corporation, Partnership, etc.)

Nationality:

Address of principal office:

Name of primary contact person:

Title of primary contact person:

Telephone number:

Fax number:

E-mail address:

Primary areas of business:

ANNEX 2 - AUTHORISED REPRESENTATIVE POWER OF ATTORNEY

On this [day] day of [month and year]

[To be notarised and apostilled if the grantor is a foreign entity]

The undersigned:

[Mr. /Ms.] [name of legal/authorised representative]

Duly authorised, in his/her capacity as [capacity] of [name of Bidder[/Lead Member]]

Nationality: [●]

Holder of Passport or ID no. [●] issued by [●] dated [●]

Residing at [●]

hereafter the **Issuer**,

Hereby:

1. appoints [Mr./Ms.] [name of representative] in [his/her] capacity as _____ of [name of Bidder/ [Lead Member]] (hereafter the "**Attorney**"), to:
 - (a) execute under hand, or under seal, and deliver to the competent authorities all the documents listed in paragraph (d) below;
 - (b) deliver and receive any document or instrument in relation to the documents listed in paragraph (d) below;
 - (c) do all things necessary and incidental in respect of the matters set out herein including to do, execute and perform any other deed or act ought to be done executed or performed to perfect or otherwise give effect to the documents listed in paragraph (d) below; and
 - (d) the documents concerned by this power of attorney being the following:

ALL DOCUMENTS IN RESPECT OF THE PROPOSAL AND THE RFP PROCESS FOR THE "World Trade Center® Verdun: Selection of an Investor-Developer for a mixed-use high-rise landmark facility under DBFOM model (RFP Ref. No: MAF/WTCV/23/03)" AS MORE FULLY DESCRIBED IN THE REQUEST FOR PROPOSAL DATED 20/03/2023, AND CLARIFICATIONS AND OTHER COMMUNICATIONS WITH MAF IN RESPECT OF THE AFORESAID PROJECT;
2. authorizes the Attorney to appoint others for all or part of the powers delegated by the present power of attorney.

IN WITNESS WHEREOF the Grantor has executed this Power of Attorney [under seal] on the date set out above.

[SEAL]

[Signature]

[Name / Title of Grantor representative]

ANNEX 3 – JV MEMBER REPRESENTATIVE POWER OF ATTORNEY

On this [day] day of [month and year]

[To be notarised and apostilled if the grantor is a foreign entity]

The undersigned:

[Mr. /Ms.] [name of legal/authorised representative]

Duly authorized, in his/her capacity as [capacity] of [name of Joint Venture Member]

Nationality: [●]

Holder of Passport or ID no. [●] issued by [●] dated [●]

Residing at [●]

hereafter the **Issuer**,

Hereby:

1. appoints [Mr./Ms.] [name of representative] in [his/her] capacity as _____ of [name of NSE Member] (hereafter the "**Attorney**"), to:
 - (a) execute under hand, or under seal, and deliver to the competent authorities all the documents listed in paragraph (d) below;
 - (b) deliver and receive any document or instrument in relation to the documents listed in paragraph (d) below;
 - (c) do all things necessary and incidental in respect of the matters set out herein including to do, execute and perform any other deed or act ought to be done executed or performed to perfect or otherwise give effect to the documents listed in paragraph (d) below; and
 - (d) the documents concerned by this power of attorney being the following:

ALL DOCUMENTS IN RESPECT OF THE PROPOSAL AND THE RFP PROCESS FOR THE "World Trade Center® Verdun: Selection of an Investor-Developer for a mixed-use high-rise landmark facility under DBFOM model (RFP Ref. No: MAF/WTCV/23/03", AS MORE FULLY DESCRIBED IN THE REQUEST FOR PROPOSAL DATED [20/03/2023], AND CLARIFICATIONS AND OTHER COMMUNICATIONS WITH MAF IN RESPECT OF THE AFORESAID PROJECT;
2. authorizes the Attorney to appoint others for all or part of the powers delegated by the present power of attorney.

IN WITNESS WHEREOF the Grantor has executed this Power of Attorney [under seal] on the date set out above.

[SEAL]

[Signature]

[Name / Title of Grantor representative]

ANNEX 4 – LEAD MEMBER POWER OF ATTORNEY

On this [day] day of [month and year]

[To be notarised and apostilled if the grantor is a foreign entity]

The undersigned:

[Mr. /Ms.] [name of legal/authorised representative]

Duly Authorised, in his/her capacity as [capacity] of [name of NSE Member]

Nationality: [●]

Holder of Passport or ID no. [●] issued by [●] dated [●]

Residing at [●]

hereafter the **Issuer**,

Hereby appoints [name of Lead Member, including corporate details] and its authorised representative (hereafter the "**Attorney**"), to:

- (a) represent and bind the Issuer in respect to the Proposal and the RFP Process (both terms as defined in the Request for Proposal referred to in paragraph (e) below);
- (b) execute under hand, or under seal, and deliver to the competent authorities all the documents listed in paragraph (e) below;
- (c) deliver and receive any document or instrument in relation to the documents listed in paragraph (e) below;
- (d) do all things necessary and incidental in respect of the matters set out herein including to do, execute and perform any other deed or act ought to be done executed or performed to perfect or otherwise give effect to the documents listed in paragraph (e) below; and
- (e) the documents concerned by this power of attorney being the following:

ALL DOCUMENTS IN RESPECT OF THE PROPOSAL AND THE RFP PROCESS FOR THE “World Trade Center® Verdun: Selection of an Investor-Developer for a mixed-use high-rise landmark facility under DBFOM model (RFP Ref. No: MAF/WTCV/23/03)”, AS MORE FULLY DESCRIBED IN THE REQUEST FOR PROPOSAL DATED 20/03/2023, AND CLARIFICATIONS AND OTHER COMMUNICATIONS WITH MAF IN RESPECT OF THE AFORESAID PROJECT.

IN WITNESS WHEREOF the Grantor has executed this Power of Attorney [under seal] on the date set out above.

[SEAL]

[Signature]

[Name / Title of Grantor representative]

ANNEX 5 – ORGANISATION CHART

[TO BE PROVIDED BY THE BIDDER (OR, IF THE BIDDER IS A JV, BY EACH JV MEMBER)]

ANNEX 6 – JOINT VENTURE RELATIONSHIP

[TO BE PROVIDED IF THE BIDDER IS A JV]

At a minimum, the Bidder shall clearly demonstrate the relationship between all Members of the Joint Venture, either in the form of an existing agreement or any other formal undertaking acceptable to MAF.

ANNEX 7 – LEGAL CRITERIA CONFIRMATION

ANNEX 7A – TO BE FILLED IF THE BIDDER IS A FIRM

ANNEX 7B – TO BE FILLED IF THE BIDDER IS A JOINT VENTURE

Legal Criteria Confirmation (7a)

Date: _____

**To: Chief Executive Officer
Mauritius-Africa Fund
6th Floor, One Cathedrale Square
16 Jules Koenig Street
Port Louis 11328
Mauritius**

Re: World Trade Center® Verdun: Selection of an Investor-Developer for a mixed-use high-rise landmark facility under DBFOM model (RFP Ref. No: MAF/WTCV/23/03)

We, [Name of Bidder], hereby make reference to the Request for Proposal document published by MAF on 20 March 2023 (the "RFP"). Capitalised terms defined in the RFP and used but not otherwise defined in this letter shall have the same meaning given to them in the RFP.

We hereby confirm to MAF that, as of the date of this letter:

- (a) We are not in bankruptcy or liquidation proceedings;
- (b) We have reasonable expectation of being able to meet our debts as they fall due;
- (c) We, or any Connected Person (as defined in the Definitions section of the RFP), have not been convicted of fraud, corruption, collusion or money laundering, financing of terrorism or for a criminal act involving dishonesty, physical violence or harm to human life, nor are the subject of credible and/or persistent allegations related to, or are under investigation for, such criminal activities;
- (d) We have no tax liabilities or liabilities in respect of judgments awarded by any court or similar proceedings in the period of three years prior to the date of the RFP, save in each case to the extent that we have made a suitable accounting provision for such liabilities in accordance with applicable accounting regulations;
- (e) We have disclosed any ongoing litigation against us as at the Submission Deadline and have reasonable expectation that the outcome on the litigation will not adversely impact the Project;
- (f) We, or any Connected Person, are not subject to any subsisting bar from participation in a public procurement process in Mauritius or in any other jurisdiction to which we belong, as at the Submission Deadline;

- (g) We, or any Connected Person, neither have operations (directly or through any subsidiary) nor carry out transactions that are not in compliance with the sanctions promulgated by the UN Security Council or its Committees or national sanctions by the Financial Intelligence Unit or any other authorities in Mauritius;
- (h) We, or any Connected Person, have, in the past five (5) years preceding the Submission Deadline, neither (a) been expelled from any project or contract by any public entity or authority nor (b) had any contract terminated by any public entity or authority for breach;
- (i) We, or any Connected Person, do not fall within the conditions for disqualification set out in this RFP or any other restrictions of the RFP;
- (j) There exists no conflict of interest or potential conflict of interest arising from prior or existing contracts, agreements or relationships which affects or could affect our potential involvement in the Project; and
- (k) We, or any Connected Person, have not engaged into, facilitated or participated, by any means whatsoever, in any transaction that involves property which is in whole or in part, and directly or indirectly represents, the proceeds of any crime; nor are we in possession of or have received, concealed, disguised, transferred, converted, disposed of, removed from or brought into Mauritius any funds or property which is in whole or in part, and directly or indirectly represents, the proceeds of any crime in accordance with the provisions of the Financial Intelligence and Anti-Money Laundering Act.

Yours Sincerely,

[Signature of Authorised Signatory]

Name and Title of Authorised Signatory

Name and Seal of Bidder]

Legal Criteria Confirmation (7b)

Date: _____

**To: Chief Executive Officer
Mauritius-Africa Fund
6th Floor, One Cathedrale Square
16 Jules Koenig Street
Port Louis 11328
Mauritius**

Re: World Trade Center® Verdun: Selection of an Investor-Developer for a mixed-use high-rise landmark facility under DBFOM model (RFP Ref. No: MAF/WTCV/23/03)

We, [Name of Lead Member], representing the following Members

[Name of Member]

[Name of Member]

[Name of Member]

... etc.

hereby make reference to the Request for Proposal document published by MAF on 20 March 2023 (the "RFP"). Capitalised terms defined in the RFP and used but not otherwise defined in this letter shall have the same meaning given to them in the RFP.

We hereby confirm to MAF that, as of the date of this letter:

- (a) no Member is in bankruptcy or liquidation proceedings
- (b) every Member has reasonable expectation of being able to meet its debts as they fall due;
- (c) Members or any Connected Person (as defined in the Definitions section of the RFP) of any Member have not been convicted of fraud, corruption, collusion or money laundering, financing of terrorism or for a criminal act involving dishonesty, physical violence or harm to human life, nor are the subject of credible and/or persistent allegations related to, or are under investigation for, such criminal activities;
- (d) Members have no tax liabilities or liabilities in respect of judgments awarded by any court or similar proceedings in the period of three years prior to the date of the RFP, save in each case to the extent that they have made a suitable accounting provision for such liabilities in accordance with applicable accounting regulations;

- (e) Members have disclosed any ongoing litigation against them as at the Submission Deadline and have reasonable expectation that the outcome of the litigation will not adversely impact the Project;
- (f) Members or any Connected Person of any Member are not subject to any subsisting bar from participation in a public procurement process in Mauritius or in any other jurisdiction to which it belongs, as at the Submission Deadline;
- (g) Members or any Connected Person of any Member neither have operations (directly or through any subsidiary) nor carry out transactions that are not in compliance with the sanctions promulgated by the UN Security Council or its Committees or national sanctions by the Financial Intelligence Unit or any other authorities in Mauritius;
- (h) Members or any Connected Person of any Member have, in the past five (5) years preceding the Submission Deadline, neither (a) been expelled from any project or contract by any public entity or authority nor (b) had any contract terminated by any public entity or authority for breach;
- (i) Members or any Connected Person of any Member do not fall within the conditions for disqualification set out in this RFP or any other restrictions of the RFP;
- (j) there exists no conflict of interest or potential conflict of interest arising from prior or existing contracts, agreements or relationships which affects or could affect the Bidder's potential involvement in the Project; and
- (k) Members or any Connected Person of any Member have not engaged into, facilitated or participated, by any means whatsoever, in any transaction that involves property which is in whole or in part, and directly or indirectly represents, the proceeds of any crime; nor are they in possession of or have received, concealed, disguised, transferred, converted, disposed of, removed from or brought into Mauritius any funds or property which is in whole or in part, and directly or indirectly represents, the proceeds of any crime in accordance with the provisions of the Financial Intelligence and Anti-Money Laundering Act.

Yours Sincerely,

[Signature of Authorised Signatory of Lead Member

Name and Title of Authorised Signatory

Name and Seal of Lead Member]

ANNEX 8 – TECHNICAL CRITERIA

[THIS ANNEX SHALL BE COMPLETED BY THE BIDDER IN ACCORDANCE WITH SCHEDULE 6]

ANNEX 9 – FINANCIAL CRITERIA

[THIS ANNEX SHALL BE COMPLETED BY THE BIDDER IN ACCORDANCE WITH SCHEDULE 6]

ANNEX 10 – PRE-PRINTED LITERATURE

[THIS ANNEX SHALL BE COMPLETED BY THE BIDDER IN ACCORDANCE WITH SCHEDULE 4]

---=== Intentionally left blank ===---

----- END -----