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# SUSTAINABLE LOAN APPLICATION

REPLACEMENT OF WAREHOUSE AND  
FACTORY ROOFS

May 2023

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# COMPANY PROFILE



A FAST GROWING GROUP



EVACO PROPERTY



EVACO SERVICES



EVACO LEISURE



EVACO WORLDWIDE

I.D.E.A / Evolution Architects

FairStone Construction

Evaco Property

Fine & Country Mauritius

Histia Property Services

Stantons

Mereo

FineLine Contracting

La Plage / KoTao

Museums

Jaguar Aviation Restaurant

Secret Hotel Management

588,907 M<sup>2</sup>  
of development land

USD 682,358,400  
projects value

20  
Years of dedicated service

700 +  
Employees

400  
Associates



**E**  
EVACO  
PROPERTY

Dedicated to engineering, construction and design, property development and commercialisation of real estate projects.



**E**  
EVACO  
SERVICES

Specialised in corporate, administrative and legal support services, manufacturing, procurement and logistics services and leisure services.



**E**  
EVACO  
LEISURE

Enhance customers' lifestyles through outstanding recreational experiences



**E**  
EVACO  
WORLDWIDE

In the pursuit of global expansion in view of creating unique experiences.

I.D.E.A

Evolution Architects

FairStone Construction

Evaco Property

Fine & Country Mauritius

Histia Property Services

Stantons

Mereo

FineLine Contracting

La Plage / KoTao

Museums

JAGUAR - Aviation Restaurant

Secret Hotel Management

# EVACO MILESTONES



**2002**  
Creation of Evaco Ltd



Construction of Grand Baie Business Park

**2003**



Delivery of Oasis Villa II  
Creation of Evaco Holidays Ltd

**2008**



Creation of La Plage Restaurant  
Setting up of the Evaco Beach Club

**2011**



Delivery of Domaine des Alizées

**2013**



International expansion of the group  
Opening of the New Head Office at Arsenal

**2016**



Launching of Secret Villas  
Launching of Fine & Country Mauritius  
The creation of sub companies specialised in procurement & logistics.  
Delivery of Clos du Littoral II  
Creation of a legal services department  
Creation of FairStone & FineLine

**2018**



Start of construction of Cap Marina  
Creation of MERO  
Histia Property Services  
Intense Experience

**2020**



Creation of Nautica Villas  
Creation of FairStone Support Services  
Creation of Linea

**2022**



Breaking ground of La Terrasse Apartments  
Delivery of Harmony Villas

**2024**

**2004**

Completion of Grand Baie Business Park  
Delivery of Oasis Villa I



**2010**

Delivery of Athéna Villas



**2012**

Creation of Evaco Construction



**2015**

Delivery of Clos du Littoral I



**2017**

Creation of IDEA



**2019**

Creation of Stantons



**2021**

Launching of Secret Solta  
Creation of Evaco Marketing Ltd  
Creation of Evaco Corporate Services  
Creation of Evaco Property Limited



**2023**

Creation of Fast Pay Ltd  
Creation of Syndis Ltd



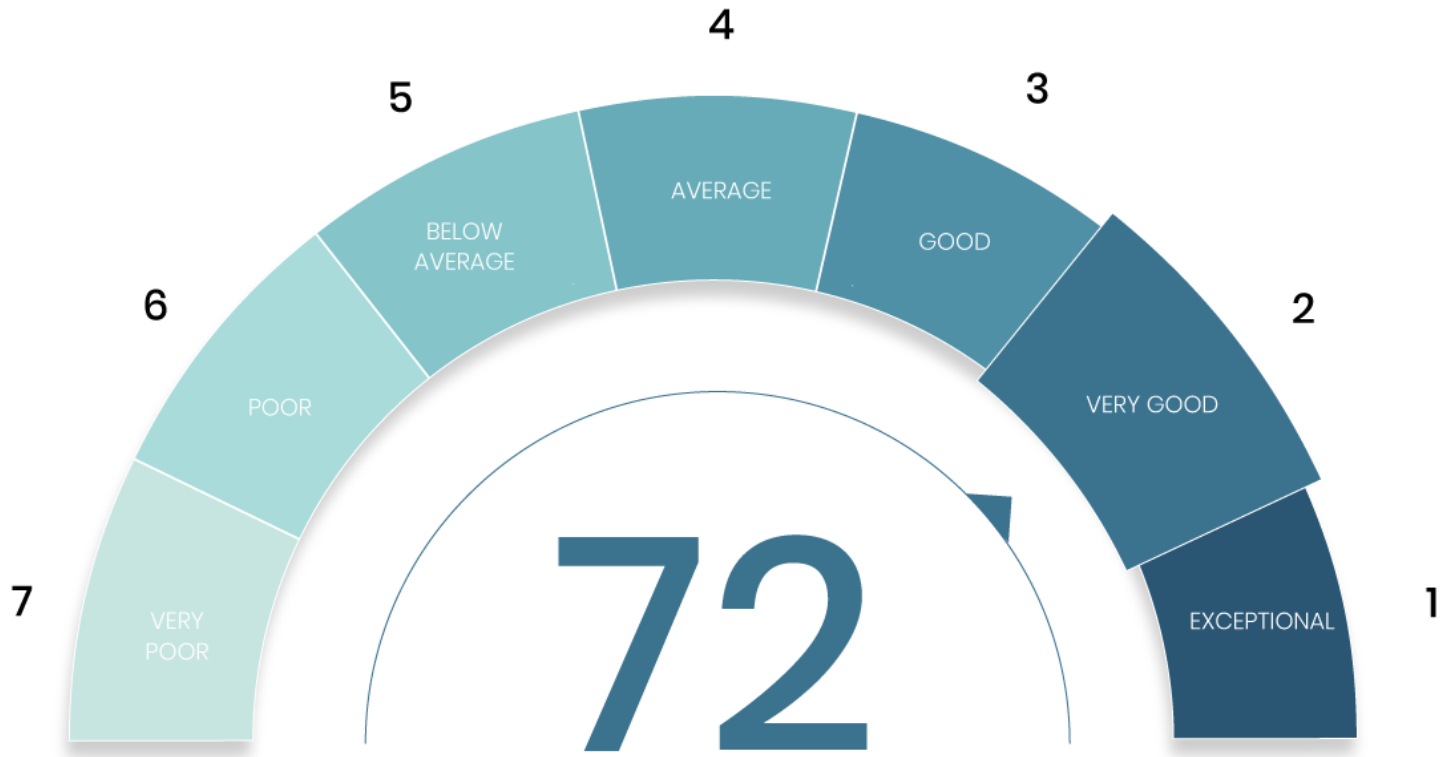


**OUR ESG  
JOURNEY**

# Evaco Group: “The First Real Estate Developer to embark on the ESG grading”



CareEdge







## Evaco Group's ESG Assessment by CareEdge

An ESG assessment was conducted based on publicly available information. All the indicators across Environment, Social and Governance themes were scored according to CareEdge's proprietary ESG framework for the real estate sector.

Evaco Group's ESG assessment has been done by doing a comparison with the peers below as there are no other Property Developers that have been assessed in Mauritius.

- 🌿 Hines Group (Australia)
- 🌿 Emaar Properties (Dubai)
- 🌿 Nexity (France)
- 🌿 LODHA (Macrotech Developers) (India)
- 🌿 DLF (India)




## Environmental

Evaco's commitment to environmental sustainability is demonstrated not only in the products we sell but also in the way we operate.

# Environment – our Metrics



**CARBON INTENSITY**  
The degree of cleanliness of our electricity can be measured by carbon intensity.



**WATER EFFICIENCY**  
Water efficiency maximizes the value obtained from available water resources by reducing consumption.



**ENERGY EFFICIENCY**  
Energy efficiency is considered a key strategy for mitigating climate change and reducing greenhouse gas emissions.



**CLIMATE CHANGE STRATEGY**  
The climate change strategy is a comprehensive set of actions aimed at addressing the causes, impacts, and challenges associated with climate change.



**BIODIVERSITY**  
Biodiversity is crucial for sustainable development and human well-being.



**ENVIRONMENTAL MANAGEMENT SYSTEM**  
The Environmental Management System is a set of processes that help organisations reduce environmental impacts.

# Carbon Footprint Assessment



Green Power X has been appointed as Consultant to undertake scope 1, 2, and 3 exercises for us to work towards carbon neutrality.





## Nautica Villa

We design our products for durability with an emphasis on continuously reducing our carbon footprint. Our new project development Nautica, Villas is an inspirational model of sustainable living with an off-grid solar system. This eco-friendly villa has been designed to minimise pollution and energy losses.

Our engineers, architects and construction team worked together on this innovative concept and its bioclimatic architecture. Its plan has been adapted to its environment, focusing on natural ventilation, eco-label materials and products, and the use of renewable energy sources such as photovoltaic panels and rainwater harvesting.



## Social

Evaco strives to be socially responsible by supporting the well-being of the communities and employees where we operate.

# Our People





## Evaco Foundation

Established in 2020, Evaco Foundation supports non-governmental organisations with an action plan based on the 17 Social Development Goals as defined by the United Nations.



# 17 SDG





# OUR CORE SUSTAINABLE DEVELOPMENT GOALS ACTIONS



## Good Shop

*Distribution of 35kgs clothes (09.08.22)  
Distribution of 29kgs clothes (30.09.21)*



## LoveBridge

*Awareness Session to alleviate poverty  
| 38 employees attended*



## Lakaz Lespwar

*Distribution of toys for Christmas,  
approx 25 30 kids (22.12.22), (20.12.21),  
(20.12.20)*



## Agir Ensemble

*Donation of furniture to improve a family  
home in Grand Gaube*



## FoodWise

*Distribution of 400 Anti Gaspi recipe  
book to our employees (23.02.23)*



*Food Distribution in partnership with Grand Baie  
village council during lockdown. Beneficiaries: 50  
families (28.04.21)*

*Creation of first library in Agalega  
Sent over 130 kids' books.*



## Lakaz Lespwar

*20K donated monthly to provide lunch  
and breakfast to 26 kids daily for one  
year.*

**3** GOOD HEALTH AND WELL-BEING




**Blood Donation**

*150 pints of blood (13.09.22),(15.09.22)  
160 pints of blood (20.08.21)*



**Eye test**

*Free eye test by Patel Optics.  
Beneficiaries: 50- 60 employees  
(18.11.22)*



**Breast Cancer awareness session**

*Beneficiaries: 20 ladies*



**First Aid Training**

*Beneficiaries: 10-12 employees  
(10.10.22)*



**Donation of Football sets & balls**

*To the locality of Cap Malheureux and Roches Noires (13.05.21)*

**4** QUALITY EDUCATION




**School supplies distribution**

*Cap Malheureux | 21kids | (21.06.22)  
Grand-baie | 25kids | (02.07.21)*



**Creation of a Kid's library**

*Agalega (18.11.22)*



**Lakaz Lespwar**

*Providing the nursery with new air con  
(29.03.23)*



**LoveBridge**

*Sponsored 10 families - Rs144,000  
(06.12.22)*



## OUR ANCILLARY SUSTAINABLE DEVELOPMENT GOALS ACTIONS



### Women's Day

*Awareness week gathering  
approx 30-40  
employees (02.03.23-09.03.23)*



*Distribution of Intermart vouchers of  
5K each to 5 women in need identified  
by Lakaz Lespwar sponsored by SBM  
(08.03.22)*



*Implementation of STP Treatment  
plant on each property  
development project.*



*Rainwater harvesting*



*100% clean energy on Nautica projects  
(21.10.22)*



*Implementation of electric bands*



*Internal Audit by Histia for Lakaz  
Lespwar (10.04.22)*



*Construction of 1 football pitch &  
related amenities – 26M Rs  
(On-going)*



*Creation of new bus stops at  
Cap Malheureux( On-going)*



### Support growth program

*We have a partnership with Lovebridge to reduce gender inequality through awareness sessions for our staff.*



*Scope 1 - 2 - 3 assessment being done with green Power X toward Carbon neutrality.*



*Helping during the Wakashio shipwreck at L'aventure du sucre making buoys and transporting the materials  
Mahébourg- 08.08.20, 12.08.20*

*Sponsorship of Eco Sud during Wakashio shipwreck*



**Clean up campaigns**  
*Pointe Aux Piments (14.11.22)  
Powder Mills Nature Walk (14.06.21)*

**Clean up campaigns**  
*Pointe Aux Piments (14.11.22)  
Powder Mills Nature Walk (14.06.21)*

**Restoration & Rehabilitation of Wetland**  
*Wetland (Environmental Sensitive Area) at Cap  
Malheureux – Registered Wetland*

*Creating awareness about our local flora- An internal quiz was conducted, with the participation of 100 employees, and as a reward, each of them received an endemic plant (23.08.22)*

# Our Partners



Evaco Foundation partners with NGOs and local authorities to achieve UN SDGs, emphasizing on SDG 17. Our joint efforts promote sustainability, welfare, and environmental protection for a better future.

LOVE  BRIDGE







## Governance

At the core of our sustainable and ethical practices lies good governance. We endeavor to maintain an ethical working environment, promoting integrity on a daily basis to safeguard our values, image, stakeholders, and community. Additionally, we ensure equal employment opportunities for all candidates and employees.



## PROJECT DESCRIPTION

Opportunity to replace the Warehouse's and  
Factory's roofs in a sustainable way

# The Challenge

Water leakage in the warehouse and factory roofs:



- ❖ Water is seeping through the roof and affecting the flooring, as well as stored goods and machinery in the warehouse and factory. This can lead to damage of materials and even electrical hazards.
- ❖ The leaking roofs is creating a slippery surface that can pose a safety risk to workers.
- ❖ Even after the water is drained from the floor, it can leave humidity spots and provides a breeding ground for mold, which can lead to health issues for workers and damage to materials.
- ❖ There is an opportunity to provide a sustainable solution to the current challenge.

# Sustainable Opportunity

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- ❖ Replacing the defective area of the Warehouse and Factory Roofs - It is a cost-effective solution for the long run because further damage will be prevented, and cost savings will be made on repairs and energy consumption
- ❖ Implementing a system for Rainwater Harvesting to reuse rainwater
- ❖ Procuring a Water Tanker to transport the harvested rainwater to sites

# Scope of Work for the Replacement of the Warehouse and Factory Roofs

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The replacement project for the Warehouse and Factory roofs with iron metal sheets covers an area of 2,835 square meters, which is equivalent to half of the total surface area of the building. The identified area for repairs is shown in the image above. This area is represented by a length of 181.38 meters and a width of 15.63 meters.



SUPPORTING  
EVIDENCE



# EHO – Rainwater Collection - Design Calculations

Rain Water Harvesting Estimate - Total Roof					
Zone	Roof Area (m <sup>2</sup> )	Rain fall rate (mm/h)	Qty (hours)	Collection Efficiency	Rain Water Harvested (m <sup>3</sup> )
Roof North Side	2742.08	30	1	0.95	78.15
Roof South Side	2742.08	30	1	0.95	78.15
<b>TOTAL RAIN WATER HARVESTED, m<sup>3</sup></b>					<b>156.30</b>

Rain Water Harvesting Estimate - Per Zone					
Zone	Roof Area (m <sup>2</sup> )	Rain fall rate (mm/h)	Qty (hours)	Collection Efficiency	Rain Water Run Off (m <sup>3</sup> )
Zone 1	548.416	30	1	0.95	15.63
Zone 2	548.416	30	1	0.95	15.63
Zone 3	548.416	30	1	0.95	15.63
Zone 4	548.416	30	1	0.95	15.63
Zone 5	548.416	30	1	0.95	15.63
Zone 6	548.416	30	1	0.95	15.63
Zone 7	548.416	30	1	0.95	15.63
Zone 8	548.416	30	1	0.95	15.63
Zone 9	548.416	30	1	0.95	15.63
Zone 10	548.416	30	1	0.95	15.63
<b>TOTAL RAIN WATER HARVESTED, m<sup>3</sup></b>					<b>156.30</b>

DESIGN FLOW DISCHARGE										
Zone	Actual Rain Water Run Off (m <sup>3</sup> / s)	Down Pipe Diameter (mm)	Hydraulic Radius (m)	Roughness Coefficient (PVC)	Pipe Length (m)	Pipe Drop (m)	Slope	Flow velocity (m/s)	Flow Discharge Capacity (m <sup>3</sup> /s)	Pipe size
Zone 1	0.004341627	110	0.0275	150	165.00	0.85	0.0052	0.770	0.00731	OK
Zone 2	0.004341627	110	0.0275	150	129.00	0.74	0.0057	0.816	0.00775	OK
Zone 3	0.004341627	110	0.0275	150	93.00	0.63	0.0068	0.892	0.00848	OK
Zone 4	0.004341627	110	0.0275	150	57.00	0.52	0.0091	1.048	0.00996	OK
Zone 5	0.004341627	110	0.0275	150	21.00	0.41	0.0195	1.580	0.01502	OK
Zone 6	0.004341627	110	0.0275	150	165.00	0.85	0.0052	0.770	0.00731	OK
Zone 7	0.004341627	110	0.0275	150	129.00	0.74	0.0057	0.816	0.00775	OK
Zone 8	0.004341627	110	0.0275	150	93.00	0.63	0.0068	0.892	0.00848	OK
Zone 9	0.004341627	110	0.0275	150	57.00	0.52	0.0091	1.048	0.00996	OK
Zone 10	0.004341627	110	0.0275	150	21.00	0.41	0.0195	1.580	0.01502	OK

The site plan shows the proposed routing of the downpipes, orientated vertically on the façade of the warehouse and mounted on a steel frame that is bolted to the existing structure of the building.

IDEA has specified a B55 box gutter installation along both sides of the warehouse, the roof will need to be repaired before this can be installed.

The pipes drop at the west end of the warehouse, on each corner and then run below ground to a concrete rainwater storage tank of capacity 300m<sup>3</sup>.

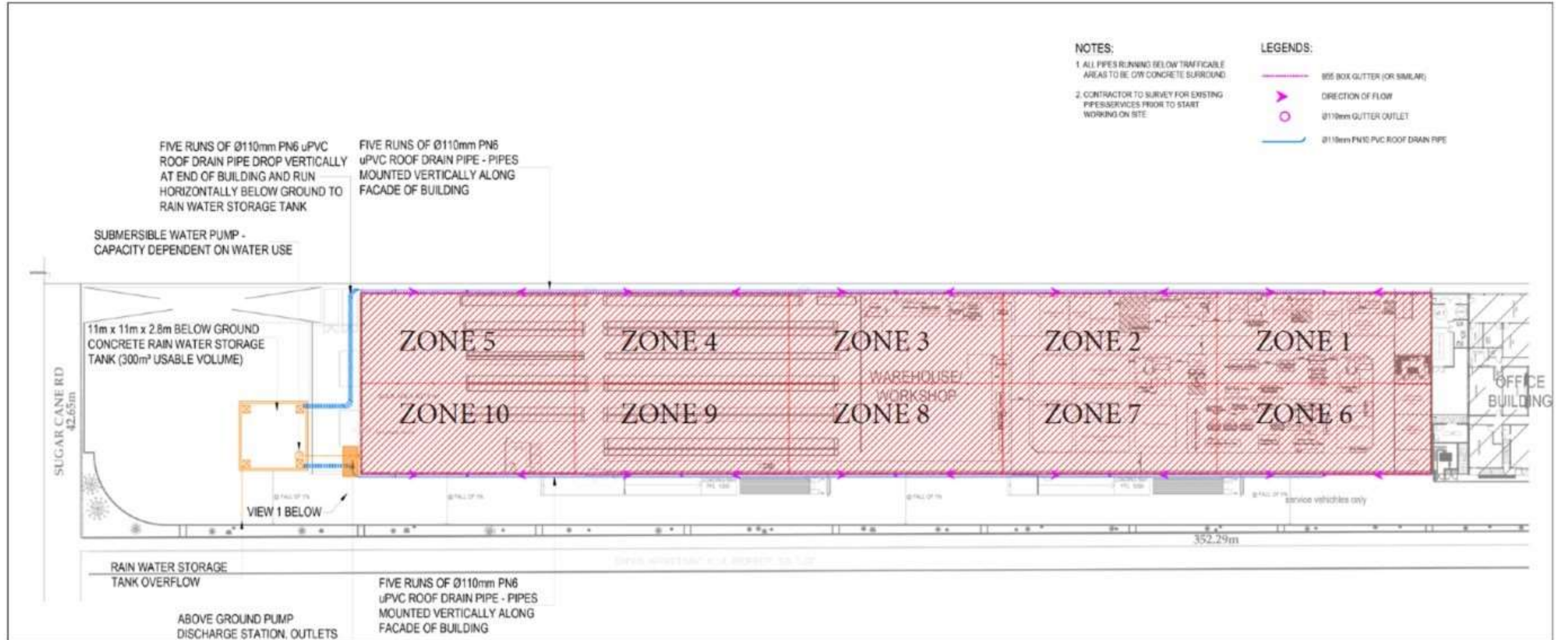
# Implementation of a system for harvested rainwater : Proposed Gutter System (IDEA engineers)

## 1. Design Calculations

- Based on 3mm/h of rain the collection obtained is 156m<sup>3</sup>/h of water. This will increase to 260m<sup>3</sup>/h with a rainfall of 50mm/h.
- The optimal design divides the warehouse roof into 10 zones, a rainfall of 30mm/h is comfortably handled with 110mm diameter downpipes and up to 50mm/h can be accommodated before the downpipes cannot drain fast enough, and the gutter eventually overflows.
- The 8 zone design can handle a rainfall of 40mm/h while the 6 zone design can only handle 27mm/h.



# Zone Design



# Storage of harvested rainwater



- ❖ A harvested rainwater storage system will be put in place for efficient water management.

# Rainwater Harvesting System: Contributing to SDGs 6 and 12

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The rainwater harvesting system on the warehouse roof contributes to SDG 6 by conserving water, reducing reliance on municipal supplies, and preventing pollution.



The system also contributes to SDG 12 by promoting responsible consumption and production.



FINANCIAL



# Cost Estimate for Gutter, harvested rainwater and water tank for storage purposes

<u>Materials Requirement</u>				<u>Suppliers Quote</u>
Description	Details	Units	Dimension (Mt)	Profilage
Sheets	Zinc Aluminium	194.00	15.63	1,862,400.00
Sheets	Zinc Aluminium	30.00	4.50	136,800.00
Sheets	Zinc Aluminium	30.00	3.10	190,500.00
Sheets	Polycarbonate Clear	30.00	10.00	43,355.00
Side Flashing	Zinc Aluminium		35.00	122,940.00
Ridge Capping	Zinc Aluminium		180.00	
Whirly Birds Flashing	Zinc Aluminium		30.00	
Screws	Bremick B8 6.3 x70 (Complete)	13,000.00		395,170.00
Screws	Bremick B8 4.8 x 20 (Complete)	1,200.00		
LRC Joints			3,500.00	61,425.00
Flashband			200.00	113,000.00
Additional Discount				2,925,590.00
Amount				<b>2,925,590.00</b>
Contractor Fees				1,759,025.00
Gutter and Rain Water Harvesting System				<b>7,096,856.50</b>
Purchase of Water Tank				69,560.00
Transport				60,000.00
Crane				30,000.00
Contingencies				50,000.00
Total Cost Excl Vat				<b>11,991,031.50</b>
Vat 15%				1,788,220.73
Amount Incl Vat				<b>13,779,252.23</b>

# Partnership for Sustainable Water & Sanitation Solutions

Support our ESG & Sustainable Journey

Be part of our ESG and sustainable journey to achieve SDG 6 (clean water and sanitation).





**EVACO**  
— G R O U P —

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