



Allianz

BHUMISHQ
CHANGE ENABLERS



BHUMISHQ
SMART
BUILDINGS LTD

THE BHUMISHQ COMPANY

Bhumishq is the leading digital and fintech change enabler for business 4.0 in the Mauritius IFC.

DIGITAL INFRASTRUCTURES	GLOBAL BUSINESS	FINTECH	SMART BUILDINGS
BHUMISHQ TECHNOLOGIES LTD	BHUMISHQ FINANCIAL SERVICES LTD	BHUMISHQ FINTECH LTD	BHUMISHQ SMART BUILDINGS LTD

Digital Infrastructures:

Enterprise Architecting & Consulting for Hybrid Private Datacentre

3 Tier Converged and Hyperconverged infrastructure,

Stack building for Software Defined Data Centre (SDDC),

Software Defined Networking redefining Failovers

Smart Business Continuity,

Risk Based Enterprise Security Design, develop, integrate and implement

Data Centre:

Production Datacentre or Primary Datacentre

Disaster Recovery Hosting,

Managed Data Centre services :

Monitoring, Orchestrating, Simulations, Back-up and Recovery, Work area recovery

Cloud Computing:

Public and Private Hosted Cloud computing with partnership of Microsoft Azure, VMWare AWS, Citrix, IBM SoftLayer and Oracle Cloud.

Consulting and implantations for Cloud Infrastructure as a Service, Software as a Service Applications, Cloud Adaptation, Cloud Migration, Cloud Back-Up, Cloud Security.

GLOBAL BUSINESS

BHUMISHQ FINANCIAL SERVICES LTD

Global Business Services:

- Structuring and Licensing of SPV
- Regulatory, Statutory and Corporate Compliance
- Business Operations Outsourcing

Industry Segments:

- Corporate & Private Clients
- Alternative Assets e.g. private equity, funds, private debt and capital markets.
- Digital Assets
- Fintech and Software platforms



FINTECH

BHUMISHQ FINTECH LTD

Industry Segments:

B2B Fintechs
Digital Assets

Markets:

Africa
Latin America
ASEAN
IFCs

Services:

Investments Support
Go-To-Market and Use Case Support

SMART BUILDINGS

BHUMISHQ SMART BUILDINGS LTD

Office Building Asset:

The 100,000 square feet Allianz Building in the Ebene Cyber City for rental yield

Data Centre Asset:

The 5,000 square feet Tier IV Design Bhumishq Data Centre for server racks' rental yield and value added services income.



BHUMISHQ
CHANGE ENABLERS



THE BHUMISHQ PHILOSOPHY

**We are in the business
Of making change happen !**

Change
is at the essence of life.
It is in our DNA.
It is a need, a longing,
a quest.

We are on a journey
of becoming...
To live is to change
to adapt, to grow
in height, in size, in stature,
in asset, in age, in wisdom,
in love

We grow as we learn,
build our skills, expand
our view of the world.

Open your eyes to change
Change is the greatest thing
we do as human beings,
the most exciting thing to
be involved in.

Change doesn't happen
by chance.
It has to be nourished,
nurtured, sustained.

Change blooms
in a conducive environment
where potentials turn
into possibilities, ideas take shape,
initiatives take flight,
dreams become reality,
society takes a step forward.

BHUMISHQ...

WE ARE ENABLERS!

CHANGE ENABLERS!



THE BHUMISHQ DNA

VISION

We are change enablers. We will make change happen every day.

MISSION

We are change champions. We help companies face, embrace, manage and love change.

DHANESHWAR DAMRY | FOUNDER & CHIEF EXECUTIVE



VALUES

BOLD & FUN

We make things happen by creating a positive environment that welcomes new ideas, where employees can think big and have fun.

LEARNING AND SHARING

We're relentless in our pursuit of change, continuously learning, innovating and growing as we connect and share ideas.

DOING GOOD

We are driven by a sense of PHILOSOPHY and are deeply committed to making a positive contribution economically, socially and environmentally.



OUR BRAND PROMISE

Connectivity drives change. Whatever field you are in, new technologies are changing the way you work, communicate, and produce and consume services. Digital transformation is the key to survival, to competitiveness, to innovation, to progress, to the future.

Bhumishq has accumulated proven experience and track record in exploring and harnessing digital possibilities and pose itself as the ideal strategic partner to digitally transform your workplace and processes and keep creating value for your customers.

WE ARE CHANGE CHAMPIONS!

We are here to help companies and organizations face change, embrace change, manage change and love change.

OUR SERVICES:

Empower growth through intelligent platforms that seamlessly integrate development and IT for modern core applications.

Maintain a competitive advantage with Long-Term Enterprise IT, Cloud Strategy and Digital Risk Management.

- Data Centre
- Data Security
- Data Strategy
- Data Recovery
- Data Archiving
- Data Repository
- Data Protection
- Data Availability
- Data Replication
- Data Backup
- Data Insights
- Data Encryption

Bhumishq's Tier IV Data Centre facility and services enables customers' critical business data and applications to remain accessible and high-performing at all times.

WE ARE CHANGE ENABLERS!



SHILPA BOTHRA DAMRY | FOUNDER & MANAGING DIRECTOR



OUR INVESTMENT PHILOSOPHY



At Bhumishq, we seek to create a diversified portfolio of real estate assets that will yield long term attractive sustainable rental and value added income in Mauritius. Our niche focus has been the best location for modern offices, i.e. the Ebene Cyber City.

As digitalization becomes more and more prominent, people and data are at the centre of the services business. As Mauritius grows towards a predominantly services economy, the Ebene Cyber City takes centre stage as the financial and technology

services business hub of Mauritius. While there are many buildings in this location, the Bhumishq Data Centre is and will be the only data centre in the Ebene Cyber City. Therefore, Bhumishq has created a niche focus and pre-emptive positioning value proposition for its

real estate offerings. A summary of the real estate investments made by Bhumishq is provided in the schedule below.

MINDSPACE BUILDING IN EBENE CYBERCITY



THE MINDSPACE BUILDING

Land: 1 acre
Completed: 2011
Building Area: 100,000 square feet built up area
Operational: 24x7x365
Occupancy: 100%
Sale: 35,000 square feet
Owned: 65,000 square feet
Owned Asset Valuation: Rs 400M
Rental Yield: 8% per annum

THE BHUMISHQ DATA CENTRE

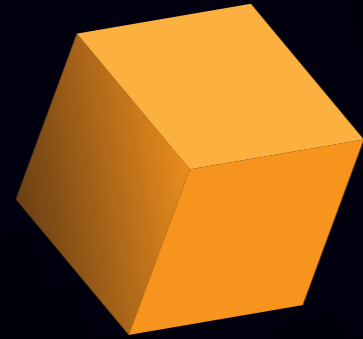
Building Area: 5,000 square feet built up area
Racks Capacity: 80
Completed: 2011
Operational: 24x7x365
Occupancy: 20%
Owned: 100%
Owned data centre asset valuation: Rs 100M
Revenue Yield @ 20% occupancy: 8% per annum

MINDSPACE BUILDING EDGE

FEATURES	MINDSPACE	GRADE A	OTHERS
LOBBIES			
Granite slab flooring	✓	✓	✗
False ceiling	✓	✓	✓
Lighting	✓	✓	✓
Pre-cooled, conditioned fresh air	✓	✗	✗
Lifts with glass door	✓	✗	✗
Artistically decorated voids	✓	✗	✗
USP			
State-of-the-art data center	✓	✗	✗
Fibre optice connectivityto all floors	✓	✗	✗
EXTERNAL CLADDING			
Metallic champagne acp	✓	✓	✗
Light green glass curtain glazing	✓	✓	✗
AMENITIES			
Fully equiped central restrooms	✓	✓	✗
TECHNICAL AMENITIES			
2 Grids from ceb	✓	✗	✗
Automatic back-up DG set	✓	✓	✗

FEATURES	MINDSPACE	GRADE A	OTHERS
ARTISTIC FEATURES			
Exquisite architectural material	✓	✓	✗
Light fittings	✓	✓	✗
External/internal cladding	✓	✓	✗
GREEN INITIATIVES			
Natural sunlight curtain	✓	✓	✗
Rain water harvesting	✓	✗	✗
SECURITY			
24/7 Manned gates with electronic barriers and perimeter security	✓	✓	✗
Manned security in the main lobby and parking	✓	✓	✗
CCTV surveillance with 2 weeks archival	✓	✗	✗
Monitoring of emmergency exit doors	✓	✗	✗
BUILDING MANAGEMENT SYSTEM			
Central Building Management System monitoring security, electricity, cooling, etc.	✓	✓	✗
Intercom facility from the reception to all offices	✓	✗	✗
Public Address System	✓	✗	✗
AIR CONDITIONING			
Tap off points for central water chilled and pre-cooled conditioned fresh air	✓	✓	✗

THE BHUMISHQ EDGE



- State of art proprietary building and data centre facilities having created a unique value proposition and sustainable competitive advantage.

- Unrivalled premium location for minimum latency, high availability, security, accessibility and convenience for housing people and data.

- 10+ years successful 24x7x365 99.99% SLA promise delivered by the same facilities team for operational sustainability of the office building and data.

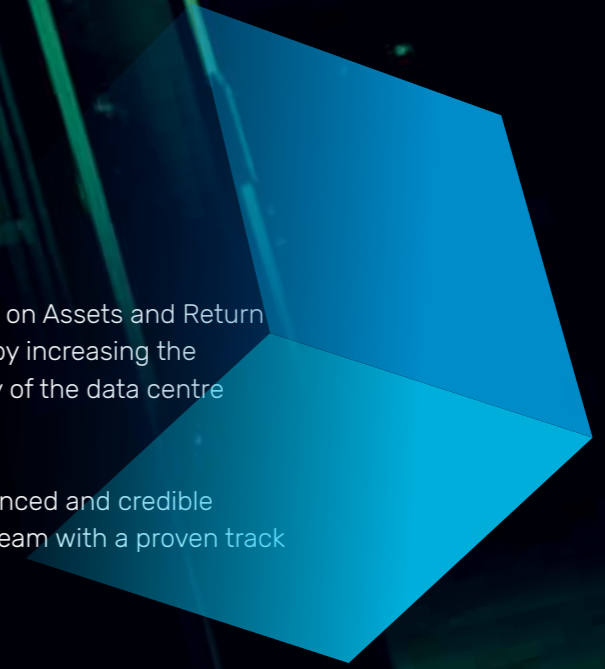
- Financial sustainability by strong group balance sheet and zero capital debt on the data centre.

- 10+ years of successful experience and expertise surviving Class III and IV cyclones and flash floods.

- Further financial sustainability by consistently outperforming any listed real estate securities in Mauritius with the promise and capacity of significantly improving

the Return on Assets and Return on Equity by increasing the occupancy of the data centre asset.

- An experienced and credible promoter team with a proven track record.



THE MOST ROBUST, RESILIENT, SECURE AND SUSTAINABLE DATA CENTRE OF MAURITIUS



FEATURES	BHUMISHQ DATA CENTRE	OTHER ENTERPRISE DATA CENTRES	MICRO DATA CENTRES / SERVER ROOMS
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COOLING

• PAHU Precision controlled air-conditioning	✓	?	✗
• Chilled Water base air-conditioning. 1:1 chillers.	✓	?	✗
• Stand-by air-conditioning as back-up to precision air-conditioning.	✓	?	✗
• Hot / Cold Aisle: Rack orientation based on hot / cold aisle approach	✓	?	✗

FIRE-FIGHTING

Multiple Fire detectors. Multiple segregated zones in the DC for fire containment and fire-fighting.

✓	?	✗
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IG541 Fire Suppression with eco-friendly, zero residue and highly effective clear gas used. Clear Inergen Gas fully protects electrical equipment in case of Fire.

✓	?	✗
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SECURITY

Perimeter security with 24x7 manned security control system. Manned security in the DC for visitor checks on approved access. Logical security automated to send alerts on time left after door opening.

✓	?	✗
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Man Trap: Man Trap is fitted to avoid "tail gating" and forced entry.

✓	✗	✗
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Access control: Highly restricted access control uses bio-metrics with access logging. Approval for access request needs minimum of 24 hours prior notice on specified requests.

✓	?	✗
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Surveillance and sensors: CCTV camera monitoring with minimum 90 days archival record system. Motion detectors. Temperature and humidity sensors.

✓	?	✗
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INTERNET CONNECTIVITY

Multiple pair connectivity from NOC of Cyber Tower-1 Mauritius Telecom Exchange to NOC of Bhumishq Data Centre.	✓	?	✗
Crone box of MT at Bhumishq that eases the release of lines in just hours from MT.	✓	?	✗
Fiber connectivity from MT (1) Cyber Tower (1) Exchange and (2) Rose Hill Exchange.	✓	?	✗
Redundant Telco Emtel present at DC from different path on site from MT for redundancy n+1 purposes.	✓	?	✗
Provision for placing VSAT, microwave & other antennas on roof top.	✓	?	✗

WORK AREA RECOVERY SEATS

50 dedicated and 100 syndicated WAR seats available on 24x7x365 basis. Remained On and Highly Available during all Cyclones Class III and IV, Flash Floods and Torrential Rains, including in March 2013 and January 2018.	✓	✗	✗
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FEATURES	BHUMISHQ DATA CENTRE	OTHER ENTERPRISE DATA CENTRES	MICRO DATA CENTRES / SERVER ROOMS
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VAULTS

Bank-standard vault room	✓	✗	✗
Safes	✓	✗	✗

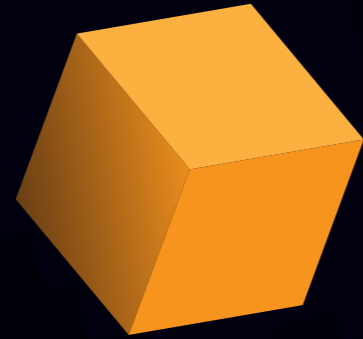
DATA CENTRE SUPPORT SERVICES

24x7x365 99.99% SLA notwithstanding Class III and IV cyclones and flash floods.	✓	✗	✗
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OPERATIONAL SUSTAINABILITY

10+ years successful 24x7x365 99.99% SLA promise delivered by the same facilities team.	✓	✗	✗
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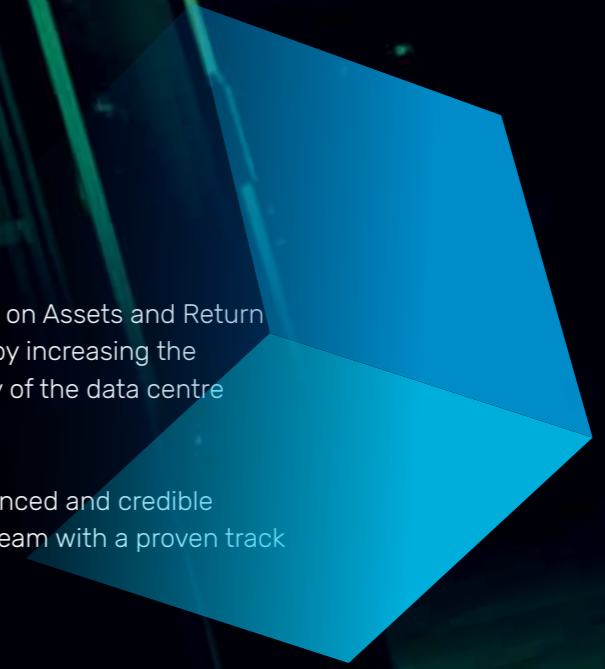
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WHY MAURITIUS

Macroeconomic data

- GDP: ~US\$ 14.0 billion
- Growth rate: 3.9%
- Inflation rate: 3.7%

Key International Benchmarks

- Ease of doing business – Mauritius ranks 1st in Africa and 20th globally in the World Bank Doing Business 2019.
- Political stability – 1st in Africa for the Democracy Index 2017 (The Economist Intelligence Unit).

- Good governance – Mauritius ranks 1st in Africa for the Mo Ibrahim Index of African Governance 2017.
- Economic democracy – 1st in Africa for the Index of Economic Freedom – Heritage Foundation, and 1st in Africa in the Economic Freedom of the World – Fraser Institute.

Country value propositions

- A robust and independent legal system with the Privy Council as the ultimate court of appeal.
- Mauritius offers competitive operational cost.
- Skilled and bilingual (English/French) workforce.



WHY BHUMISHQ

- Investment-friendly regulatory regime.
- Open to foreign investors and talents.
- Ocean State with one of the largest Exclusive Economic Zones in the world.
- State-of-the-art technological infrastructure.
- Convenient time zone (GMT +4).

Our 4 pillars provide operational and financial sustainability.

Leadership

The founders lead on the front foot.

Passionate Team

The change champions love what they do.

Sustainable Assets

We invest in assets that enable sustainable change.

Corporate and IT Governance

We endeavor to implement best practices for corporate and IT governance.





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BHUMISHQ

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