HOW TO BUILD WEALTH IN MAURITIUS

BRENTHURST
THE HOME OF WEALTH

MAGNUS HEYSTEK

SAMINA JAFFERY

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SAMINA JAGOO-JAFFERY | MANAGING DIRECTOR·BRENT CONSULTA

RICHARD HALLER | DIRECTOR·PAM GOLDING PROPERTIES MAURITIUS

WEBINAR

19 APRIL 2023

LEADING BOUTIQUE WEALTH MANAGER IN SA
FOR SIX CONSECUTIVE YEARS

WHY INVEST OFFSHORE?

- ✓ SA ECONOMY HAS BEEN IN LOW GROWTH TRAP FOR MORE THAN 10 YEARS.
- ✓ ANC POLICIES—BUSINESS UNFRIENDLY.
- ✓ ESKOM—MAJOR REASON

LIVING, LEARNING & EARNING
in Mauritius

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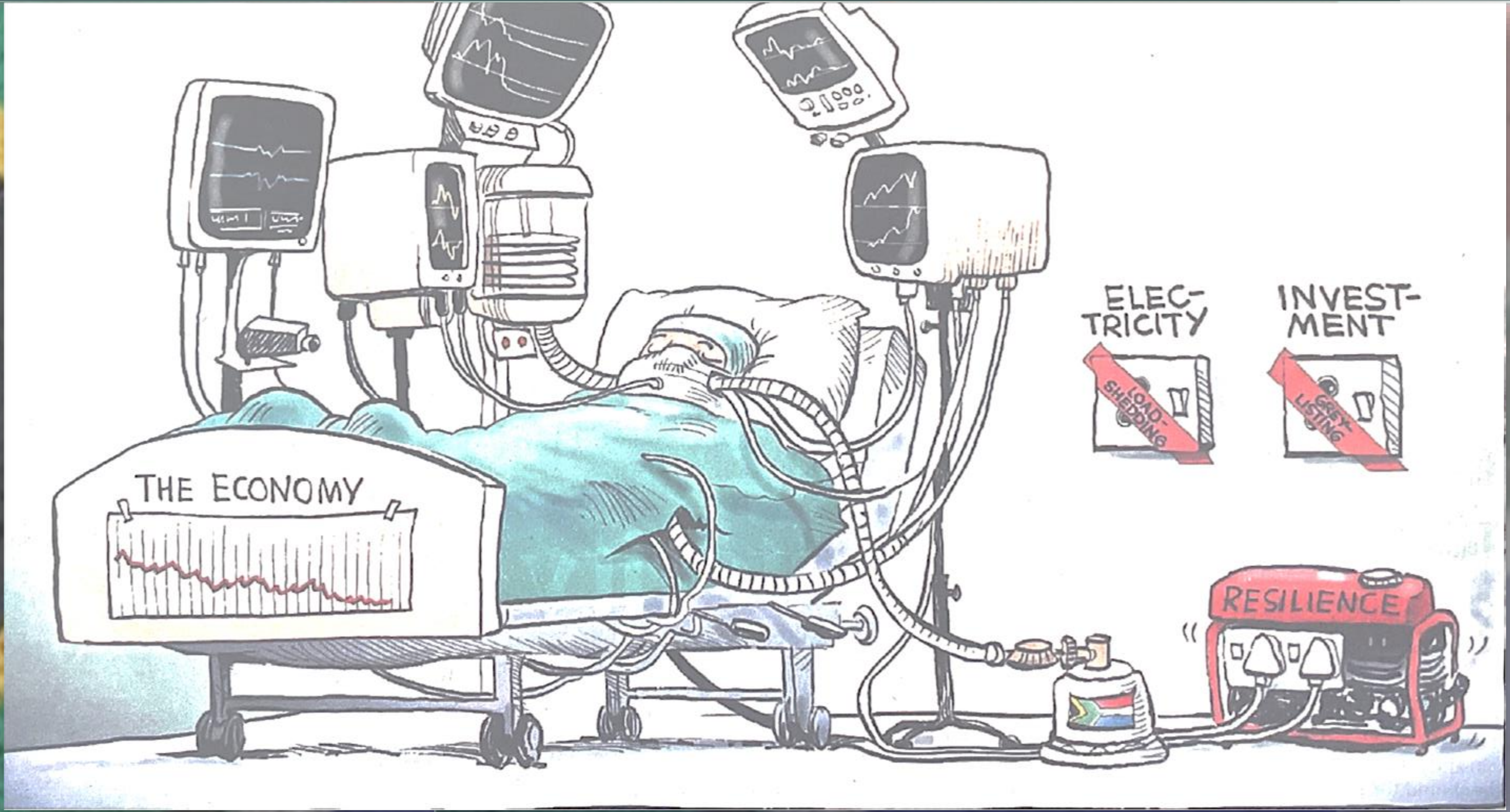
YOUR PARTNER IN
WEALTH CREATION

SA ECONOMY IN ICU



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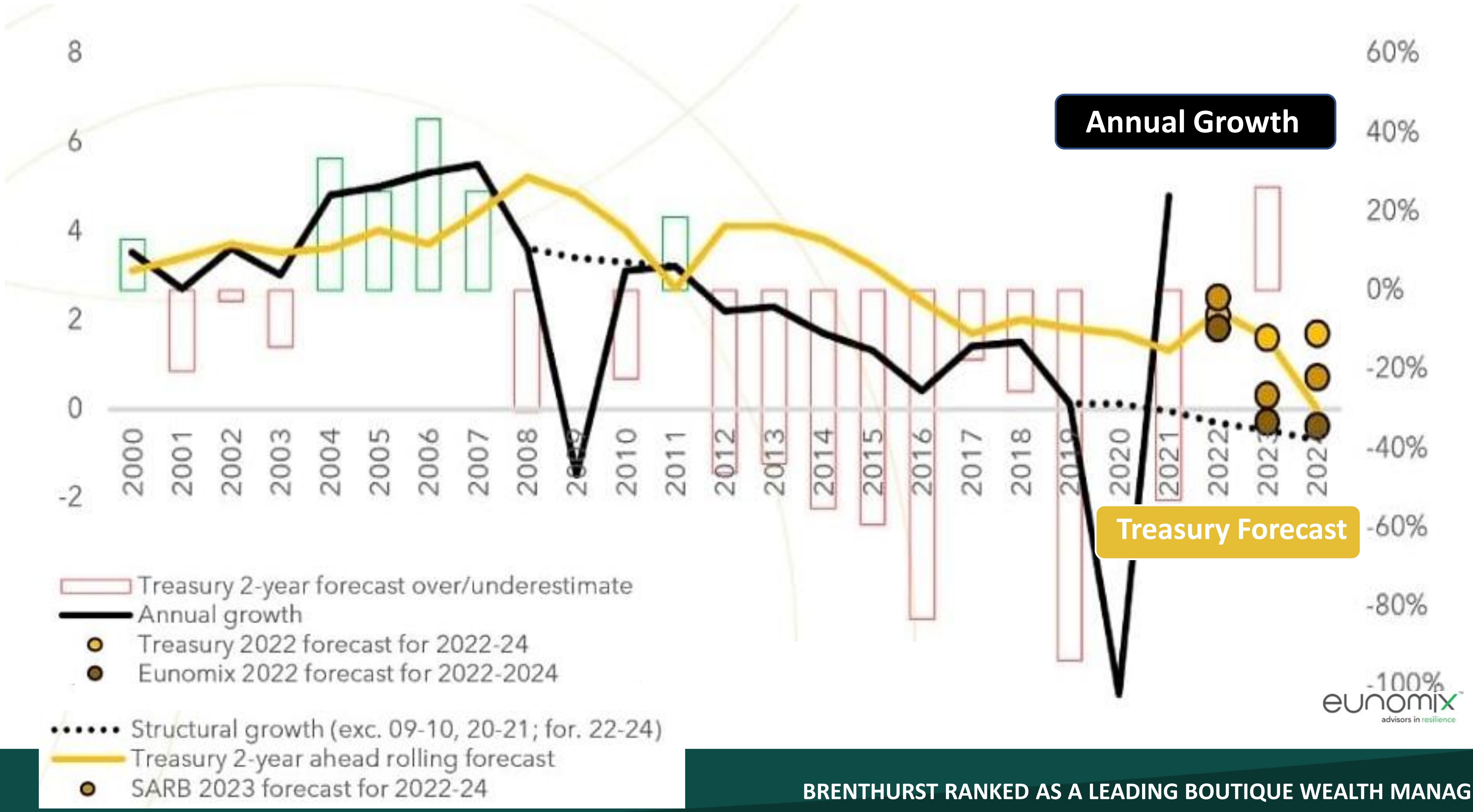
SA'S ECONOMIC DECLINE



BRENTHURST RANKED AS A LEADING BOUTIQUE WEALTH MANAGER
Winner 2020 & 2017, Top 3 2022 & 2021

A TALE OF TWO PROPERTY MARKETS

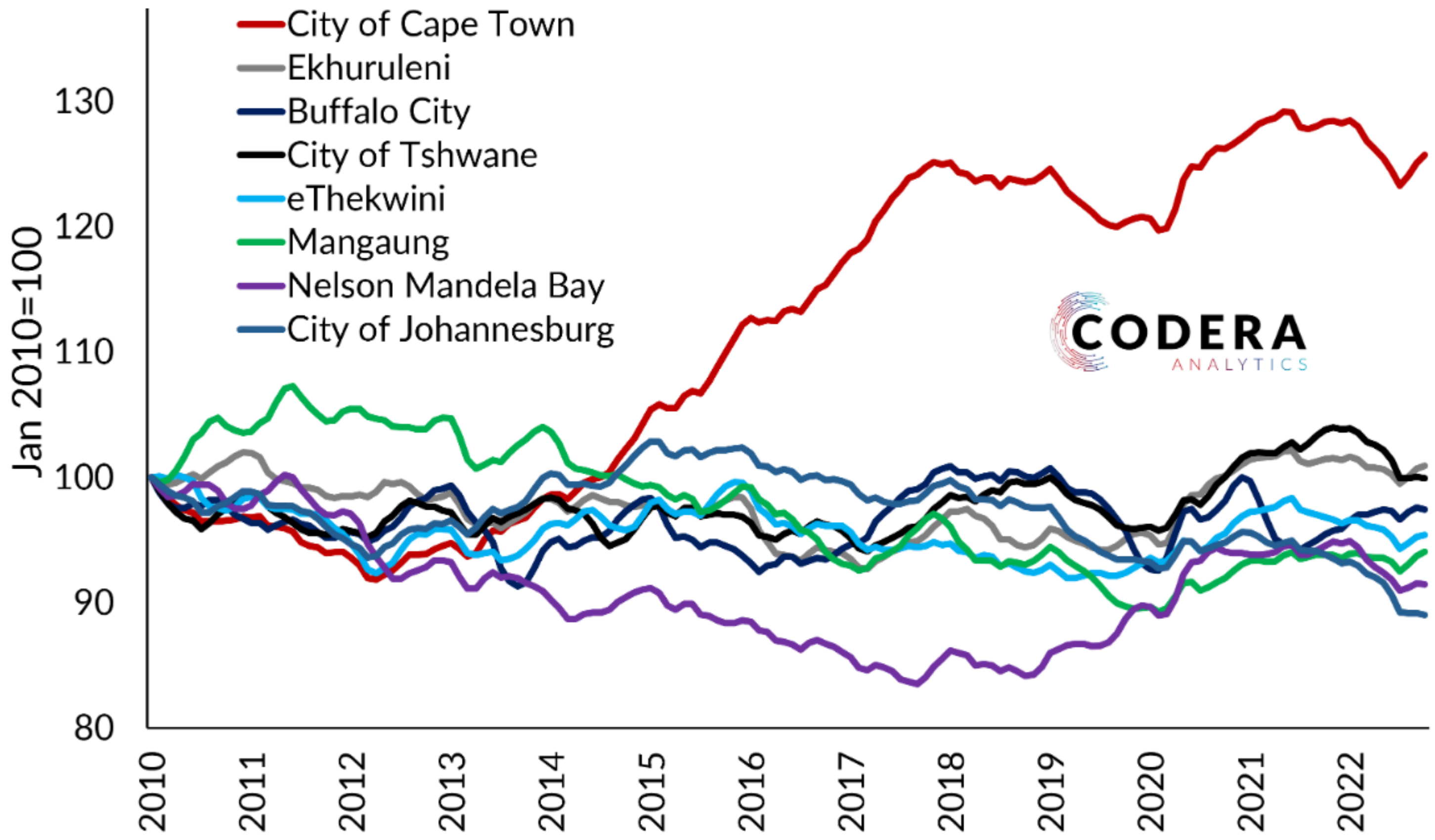
BizNews

Magnus Heystek – Property: A destroyer of wealth

30TH January 2023 By Editor Biznews

A TALE OF TWO PROPERTY MARKETS

REAL RESIDENTIAL PROPERTY PRICES IN SELECTED METROPOLITAN AREAS



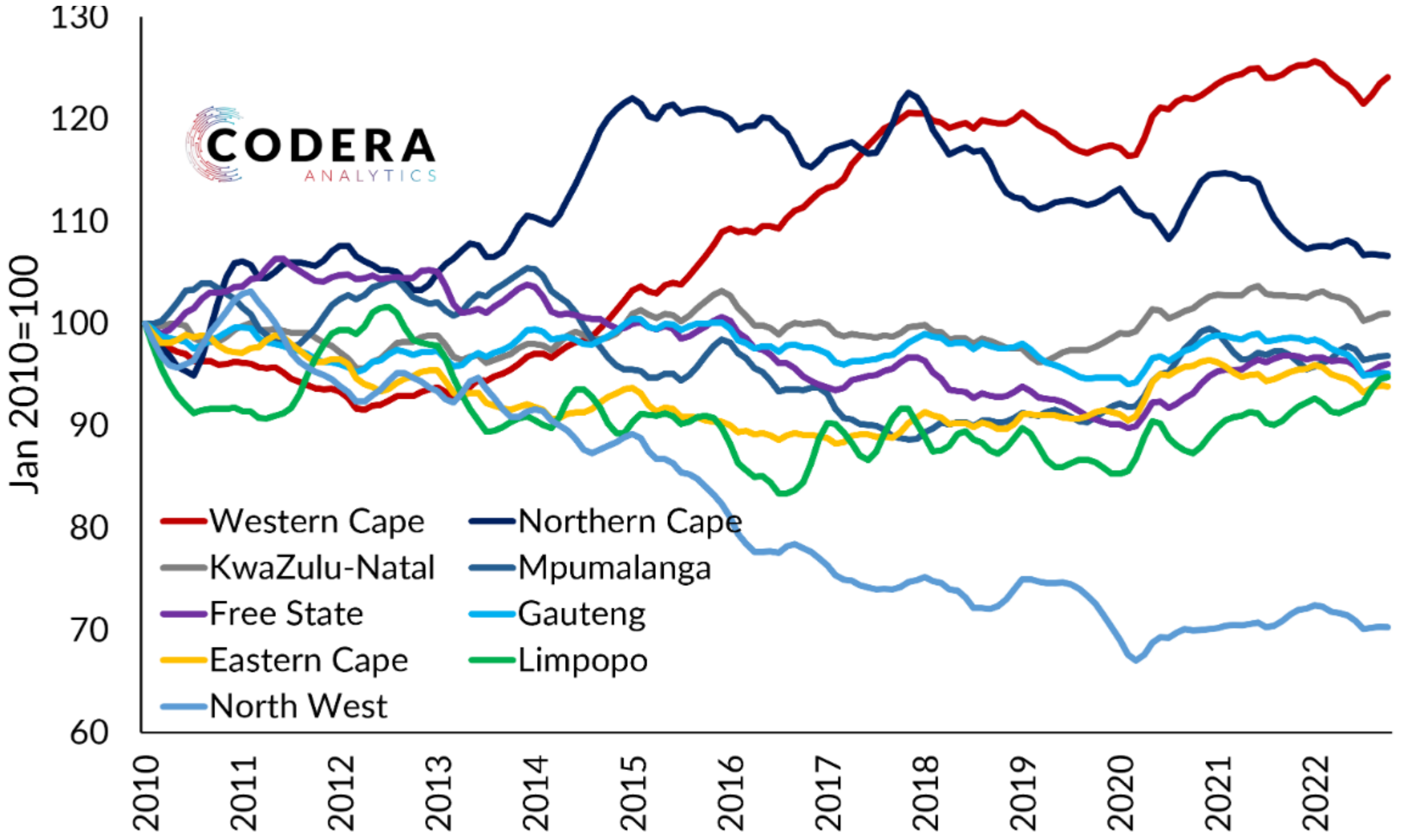
Statistics SA has published new regional property price indices.

These show that Cape Town was the only metropolitan area that has recorded meaningful real price increases since 2010.

When aggregated to provincial level, only the Western Cape and Northern Cape experienced noteworthy real property price growth (prices are up 1% in KwaZulu Natal in real terms).

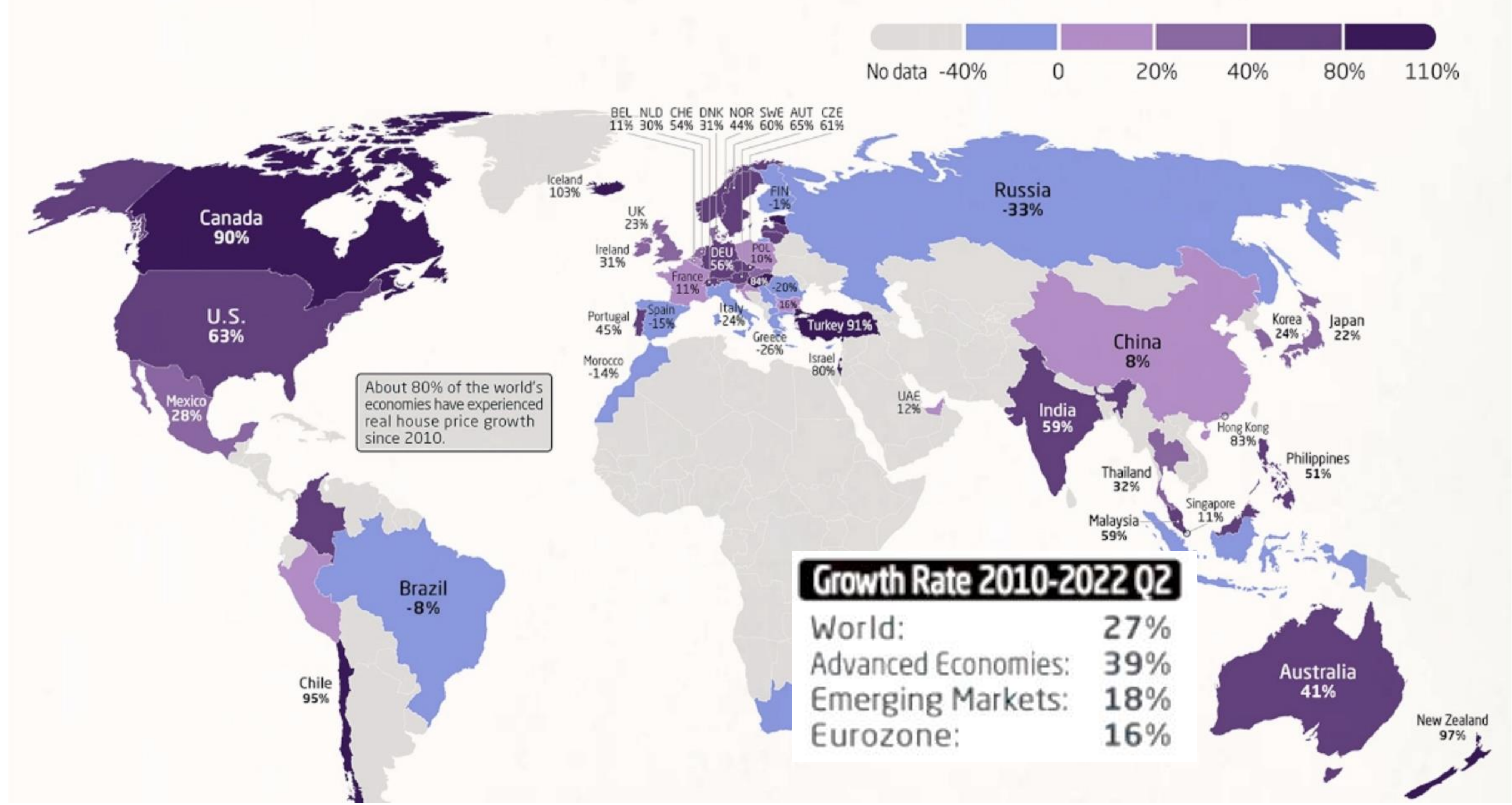
A TALE OF TWO PROPERTY MARKETS

REAL RESIDENTIAL PROPERTY PRICES IN SA PROVINCES



Source: Statistics South Africa, Codera Analytics. Property price index deflated by Headline CPI.

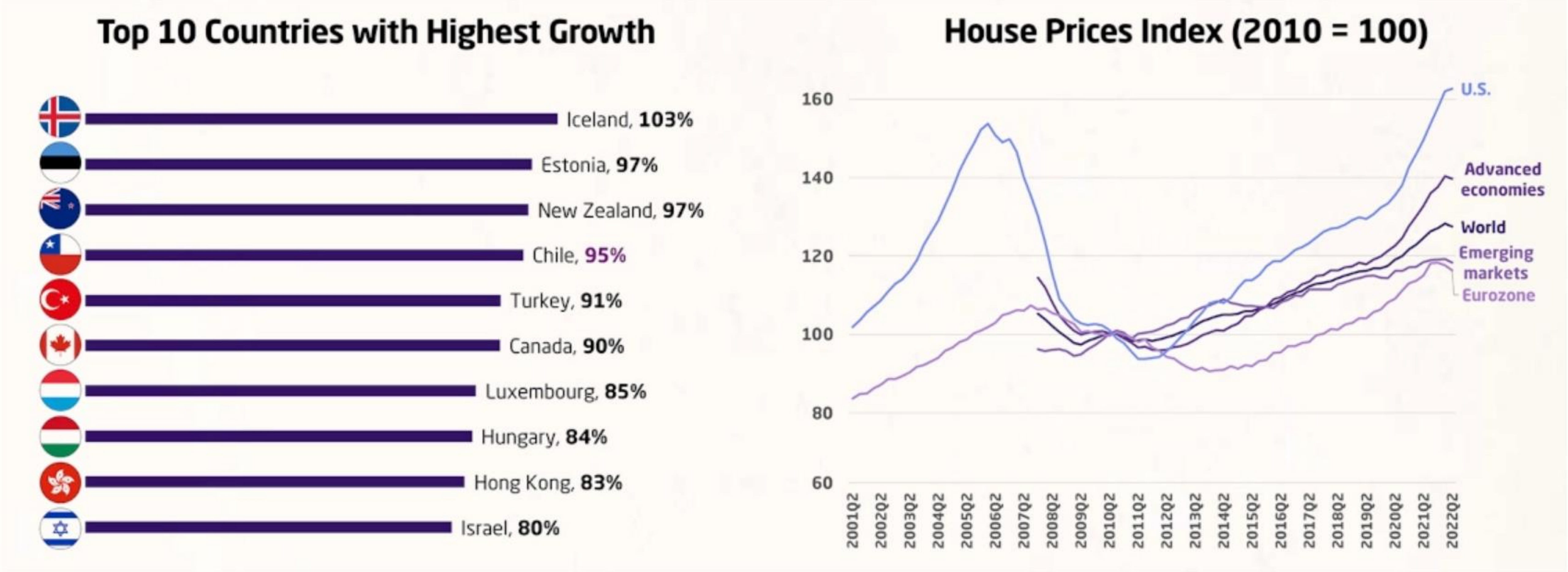
HOW GLOBAL HOUSING PRICES HAVE CHANGED SINCE 2010



About 80% of the world's economies have experienced real house price growth since 2010.

*Real Price means the value after adjusting for inflation.
Real price is expressed in constant values reflecting buying power relative to a base year.

HOW GLOBAL HOUSING PRICES HAVE CHANGED SINCE 2010



COUNTRIES WITH INCREASED HOUSING PRICES (2010 –2022)

Housing Prices by Country	Real Price Growth	Nominal Price Growth
Iceland	103%	202%
Estonia	97%	196%
New Zealand	97%	152%
Chile	95%	205%
Turkey	91%	902%
Canada	90%	148%
Luxembourg	85%	135%
Hungary	84%	168%

Leading the group of 45 countries with increased housing prices is **Iceland**, with local real prices **more than doubling** since 2010

COUNTRIES WITH DECREASED HOUSING PRICES (2010–2022)

Some countries bucked the global trend and actually saw real housing prices fall over the last twelve years:

Housing Prices by Country	Real Price Growth	Nominal Price Growth
Indonesia	0%	62%
Finland	-1%	21%
South Africa	-5%	72%
North Macedonia	-7%	23%
Brazil	-8%	89%
Serbia	-11%	49%
Morocco	-14%	4%
Spain	-15%	5%
Romania	-20%	21%
Italy	-24%	-8%
Greece	-26%	-16%
Russia	-33%	54%

Russia, **Greece**, and **Italy** saw the largest contractions in prices, all with housing price drops of more than 20%.

A TALE OF TWO PROPERTY MARKETS

FINANCIAL TIMES

'Everything is being stripped and stolen': South Africa's run-down city of gold

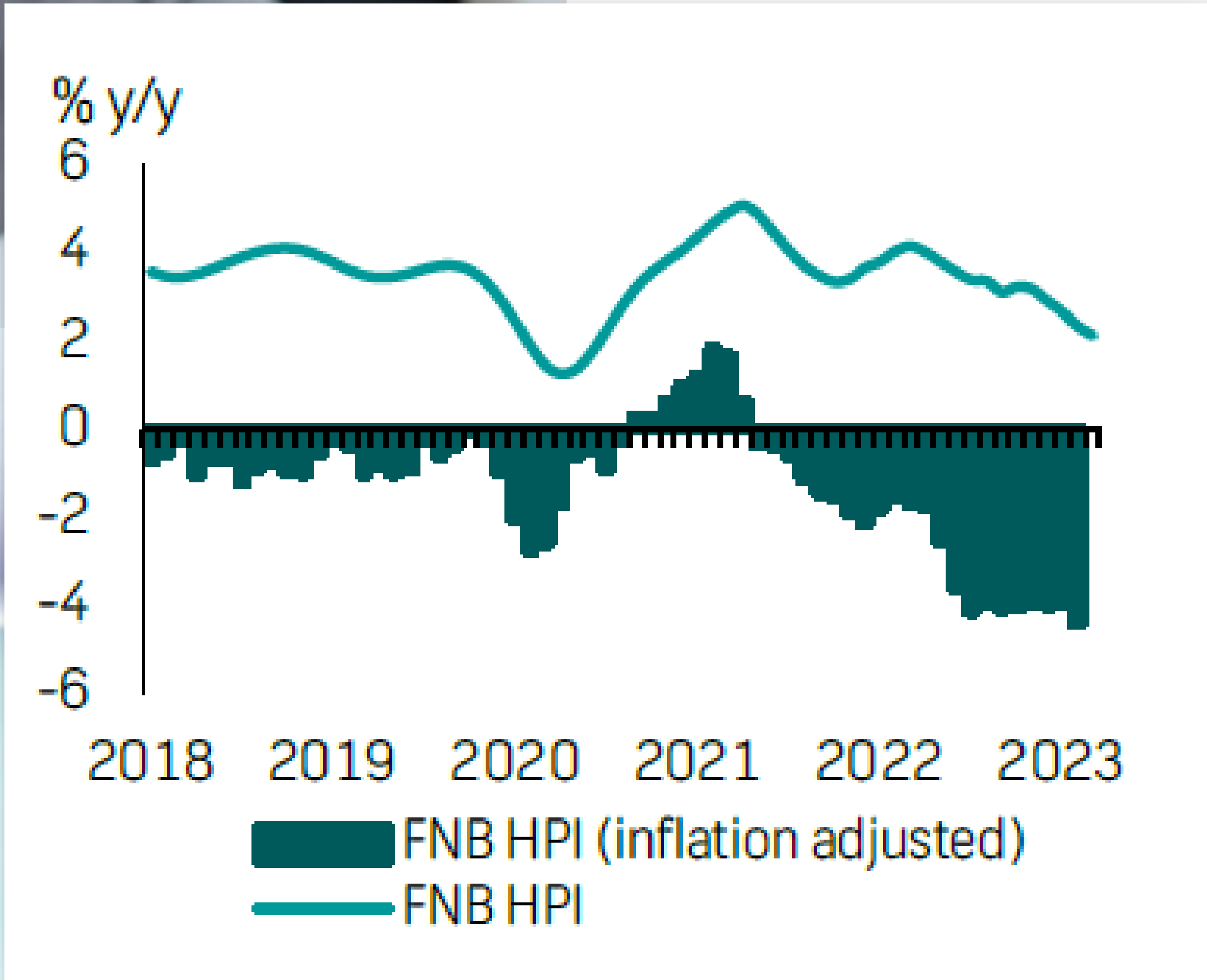
WEALTHY RESIDENTS FLEE JOHANNESBURG AS IT DESCENDS INTO LAWLESSNESS AND INFRASTRUCTURAL COLLAPSE

Johannesburg, like many South African cities, has decayed under the African National Congress.

@Waldo Swiegers/Bloomberg

FNB PROPERTY BAROMETER

RESIDENTIAL PROPERTY MARKET OUTLOOK



MORE SOUTH AFRICANS ARE SEMIGRATING

WORRYING SIGNS FOR SOUTH AFRICA’S PROPERTY


Worrying signs for South Africa’s property market

Staff Writer 3 March 2023

BUSINESSTECH

The survey conducted in 2022 indicated that most tenants across all ages rent because they simply cannot afford to buy, with 54% rating affordability as the number one reason for not purchasing a property.

Rapport

Magnus: Bittereinders gaan bitter arm word

14 Oktober 2018

OP DIE AFGROND

Dié keer brand daar nie ’n liggie voor in die wapad nie

MAX DU PREEZ glo Suid-Afrika gaan die donkerste uur van sy geskiedenis binne en bekommer hom oor volgende jaar se algemene verkiesing.

In die donker gang word die vlam weerkaats

MARKET SOUTH AFRICAN WEALTH TAX WARNING

DAILY INVESTOR

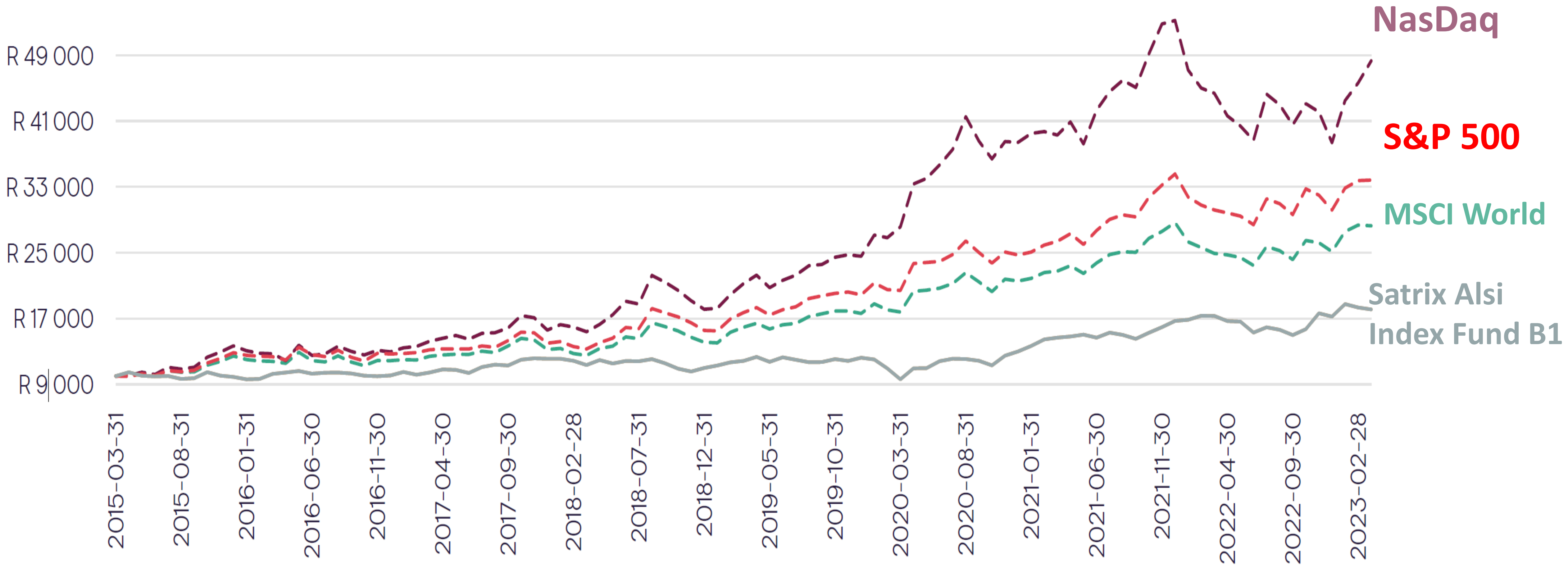
Bianke Neethling • 14 Apr 2023

WEALTH TAX

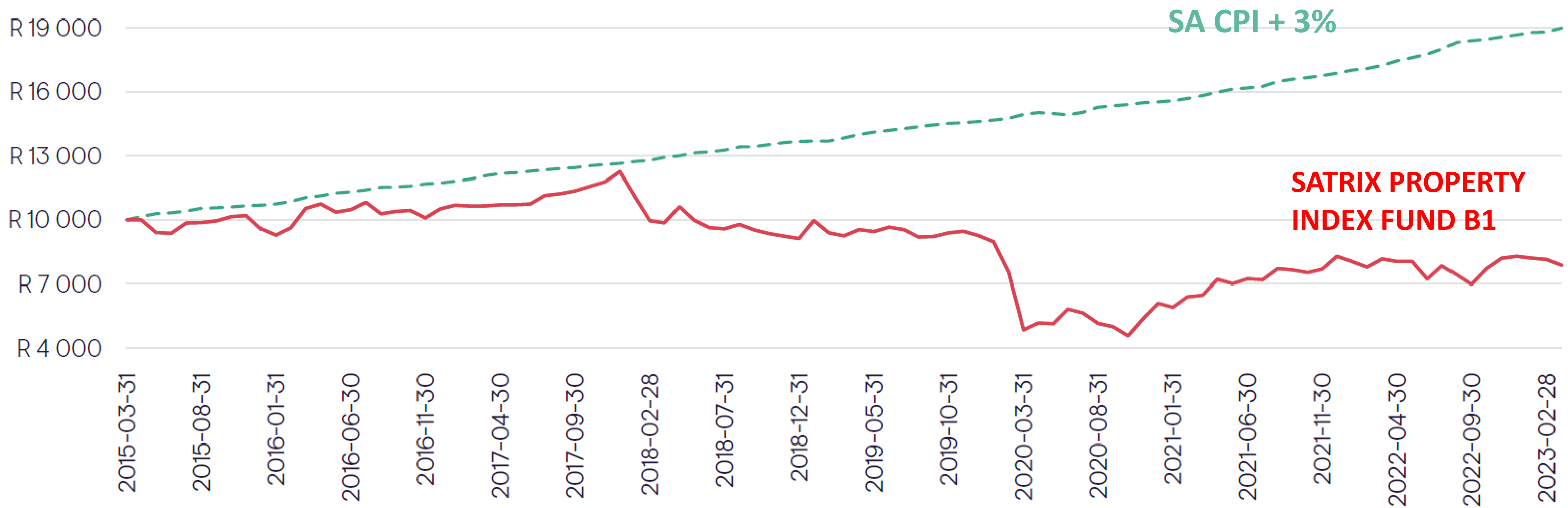
Kubayi said a wealth tax "is the only acceptable option as an increase in income tax or VAT would weigh on already overburdened taxpayers".

AN INTELLIDEX STUDY FROM JULY 2022 ESTIMATED THAT A BIG COULD COST THE COUNTRY BETWEEN R20 BILLION AND R2 TRILLION ANNUALLY.

JSE LAGGING THE WORLD |Fund performance graph (ZAR)



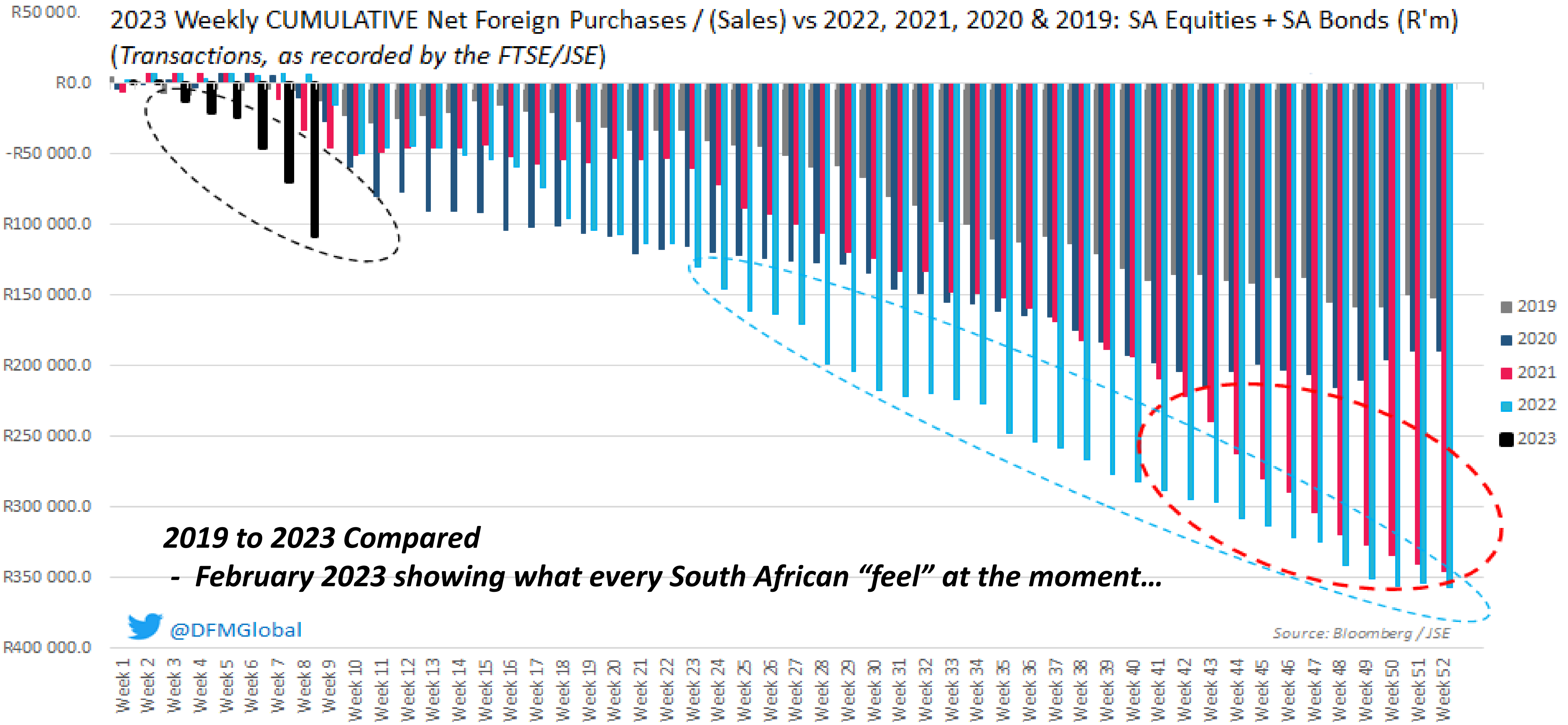
SA LISTED PROPERTY A DISASTER AREA | Fund performance graph (ZAR



Fund	Allocation %	6 months	1 Year	3 Years	5 Years	10 Years
Satrix Property Index Fund B1	100.00%	11.30%	3.38%	14.37%	-4.26%	-
Total weighted average		**11.30%**	**3.38%**	**14.37%**	**-4.26%**	**-**
Benchmark: SA CPI + 3%		3.30%	10.25%	8.31%	7.98%	8.29%

Charting tool generated on 18 Apr 2023

FOREIGNERS SELLING SA ASSETS



Data by: JSE/Bloomberg **SAEQCD Index** = South Africa Equity Sales to Foreigners (*incl. Trade Cancellations Day*) **SABO Index** = South Africa Bond Sales to the Foreigners (*excl. Trade Cancellation*)

YOUR PARTNER IN WEALTH CREATION

BusinessDay

Peter Bruce
Editor-at-large & columnist

PETER BRUCE: Be afraid. It’s going to get worse before it gets worse

BL PREMIUM
13 APRIL 2023 - 05:00

THOSE PARTS THAT STILL WORK DO SO BECAUSE THEY ARE HABITS OR ROUTINES, THINGS WE DO EVERY DAY. WE DRIVE TO WORK. TANKERS FILL OUR PETROL STATIONS. LIGHTS COME ON, SOMETIMES.

We send our kids to school, where the lucky ones are received by caring teachers and the unlucky by indifferent teachers who arrive late and leave early. If you’re poor and sick or old here, nothing can help you...

BusinessDay

DUMA GQUBULE: Our leaders are ready to take us over the precipice

RAMAPHOSA MUST STOP HIS POINTLESS INVESTMENT SUMMITS AND END THE PUBLIC SECTOR INVESTMENT STRIKE

Duma Gqubule
Columnist

18 APRIL 2023 - 05:00

WHY MAURITIUS INVEST IN MAURITIUS

BRENTHURST
THE HOME OF WEALTH

- ✓ Low tax rate
- ✓ Business friendly environment
- ✓ Crime free | High on Happiness Index
- ✓ Close to home |4-hour flight
- ✓ Strong business and cultural links
- ✓ Ideal platform for SA businesses to operate.
- ✓ Speak English. Drive on left hand side of road.
- ✓ Springboard into Africa
- ✓ Large SA presence already on island
- ✓ Opportunity to create a USD/Euro or Sterling based income stream

Legal Disclaimer

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