

MCB Capital Markets advised AEGIDE DOMITYS and 2Futures on the EUR58.5 million leveraged loan/Debt financing for Le Domaine de Grand-Baie senior serviced residence in Mauritius

- AEGIDE DOMITYS, a subsidiary of NEXITY (EPA:NXI), is the leading developer and manager of serviced senior residences in France and currently manages 9,000 apartments across 78 serviced senior home residences in France. The residences will be developed in partnership with 2Futures. Thereafter, AEGIDE DOMITYS will operate and manage the residence under a long term triple net lease
- The transaction sets out several markers: (i) the entrance of AEGIDE DOMITYS into the African Market, (ii) the first residences to be developed and managed by AEGIDE DOMITYS outside of Europe, and (iii) the first institutional senior residences in Mauritius
- MCBCM devised the innovative capital structure underpinning the transaction: it consisted of a syndicated banking facility with multiple tranches, leveraged loan notes, deeply subordinated convertible bonds, and equity

Investor Profile



€350m revenues, 26% CAGR
since 2013



More than 2,000 employees



16,600 permanent and temporary residents
by end of 2017

MCBCM's role

Structuring & Financing

- Devised the capital structure
- Acted as arranger to the syndicated senior lenders and structured the subordinated debt tranches
- Advised on the pricing of the debt tranches and the terms and conditions of the equity raise
- Drafting of the information memorandum and other marketing materials

Corporate

- Negotiation of all transaction documents including the lease agreement, the development management agreement, the private placement memorandum, the shareholders' agreement, etc.
- In conjunction with AEGIDE DOMITYS, prepared and advised on the business plan