



CHANG JIANG  
INVESTMENT LTD

23

Ag. DCA

Due to the independence of judging principle, the ruling of the court cannot be interfered by any organ. If the investor defaulted the credit facility used let him receive by assignor the mortgage.

~~24/9/2020~~  
1/9/2020

24

AS DCA - (F.33)  
For your kind attention, please

~~Ag. DIF~~  
24/9/2020

25

Ag. DIF (F.33)

The parties of the contract are here: M/s. Chang Jiang Investment - Muzhen Cement and Co. Bank. TIC is private to the contract. The investor has defaulted the contract by not pay the loan. Therefore the AB- Bank has legal right to dispose the mortgaged property in order to recover their money.

~~Ag. DIF~~  
24/9/2020  
Lam

26

Ag. DIF

Please refer F.34. It seems TIC wrote a letter to Bank ABC with reference TIC/MAWA001/019207/6 and discussed by the investor. However, the said letter is not found in the file to see its contents. Please find the correspondence of our agreement in the letter for better action.

# MINUTE SHEET

**DOKEZO**  
No.

# MINUTE SHEET

Dokezo  
No.

1.0

**EXD** *Approved. [Signature] 10/07/13*

The approved project has fulfilled the investment requirements, which are: -

- (a) Minimum finance investment threshold has been exceeded, the project expects to invest .....*U.S.\$1.0m*.....
- (b) Legal entity has been incorporated under certificate

No. ....*96319*..... of *01/08/2013*.....

Based on the above, the letter of approval is hereby submitted for signature in order for the project to comply with the requirements of Section 17 of Tanzania Investment Act, 1997.

Submitted for signature.



N. Senzia

**DIF**

27<sup>th</sup> June, 2013

2.0

**EXD** ✓

In response to the TIC letter of registration dated *27<sup>th</sup> June 2013*

the project has submitted the required documents namely: -

- (a) Company Board Resolution.
- (b) Reference letter/Financing from *Elo Bank LTD*
- (c) *Letter from Halmashana ya Wilaya ya Ludewa*

With the above submission EXD is requested to sign Certificate of Incentives No. ....*042479*..... herein attached.

*16/07/2013*



# MINUTE SHEET

Dokezo  
No.

3

DIF

2 draft letters is submitted for EXD's signature  
~~Amponon~~  
14/6/2015

4.

EXD

Draft letters are hereby submitted for your  
signature



5.

DIF

4 draft letters is submitted for your signature.

4/6/2015

~~Amponon~~

12/06/2015

6.

DIF

6 draft copies of Certificate of Occupancy  
and Acknowledgement of Payments is submitted  
for EXD's signature

~~Amponon~~  
JP

14/07/2015

7.

EXD

6 draft copies of Certificate of Occupancies  
and acknowledgement of payments are hereby  
submitted for your signature

14/07/2015



DP

# MINUTE SHEET

Dokezo  
No. 8

DIF

I submit 2 copies of draft letter for EXD's signature

~~Agononi~~  
JP  
03/08/2015

9 EXD

2 copies of draft letter for your signature

03/08/2015

  
DIF

10


DIF

This is submission of 10 <sup>copies of</sup> draft of Derivative Right and 6 copies of Application for Leasehold Title for EXD's signature.

~~Agononi~~  
JP  
17/08/2015

11 Ag. DIF

F23 contains all required documents to facilitate amendments of Location of the project in COI no. 042479. Therefore COI can be forwarded to EXD for signature.

 - Ag. IFM(P)  
28/08/2015

12. EXD M<sub>11</sub>

Please find attached certificate for your review and signature. Amendment on the location of the project has been made.

~~Matthew~~

Ag DIF - 7/9/2015 - 08/09/15

APPROVED BY EXD  
Signature: 

# MINUTE SHEET

Dokezo  
No.

13

EXD

Ref. f. 24

The M/s Chang Jiang Investment Investment Co. LTD has applied for Loan from Banc ABC - see f. 24.

I am writing this to advise that TIC Staff visit the site (i.e. Plot No. 1 Pemba Mwita in Mtwara) to PVV before Consent is given.

J  
PLO

26/01/2016

14.

PLO

Request for audited financial accounts as discussed.

J  
27/01/16

15

EXD

Audited financial accounts already submitted.  
See f. 25 and Investment audited account analysis done as well - see f. 25.

J

PLO

27/01/2016

Ag OIE

Please handle this file and advise on investment made to date vs a vs planned investment & advise me accordingly. J

J

16

EXD

The analysis is shown in folio 25 and also on page 5 of the audited A/C's. The Amount stipulated is TShs 25,474,719,363 Equivalent to US\$ 11,504,074.47

16

submb

27/01/2016

J  
DIF

Ag OIE  
Proceed to  
PVV  
27/01/16

17

EXD

As per your instruction the paper was visited and I hereby submit for your review and final approval of the requested consent of the working capital loan.

APPROVED BY EXD  
 Sign:   
 Date: 29/01/16

DIF 

By DIF they must submit a memorandum schedule before you give the EXD

18

LAND (F-29)

Let the investor be informed with an urgency note to pay within time to avoid penalty. (This is urgent) Please act.  
 For C-DIF. 11/12/2019

19


C-DIF

Ref No. 48 & 30

Notice to re-renew the investor the pay rent has already been prepared and the efforts to reach the investor are on-going. Please

F. 30

I, Subraj,

  
 DIF  
 24/1/2020

# MINUTE SHEET

Dokezo  
No.

20.

LAM

Please read F. 32 and engage with Southern Zone Coordinator for detailed information and provide advise, on 2<sup>nd</sup> Sept 2020

Wustoper  
Ag. DCA-01/09/2020

21

WAMM

21. SLO (Mr. Alex)

Please refer F. 32.

M/s. Chang Tiang Investment Ltd has defaulted to repay the of US\$1,600,000 because he mortgaged the said property and deposited the CT No. 9000 MTW and its attached Derivative Right granted by TIC. Kindly, please verify if the CT & the DR is in our custody. Secondly verify if TIC granted consent before the investor was granted the Credit facility.

~~Wustoper~~  
LAM 01/09/2020.

22.

LAM

I have gone through the file and found the following:

(1) Consent was issued by TIC on 29<sup>th</sup> January, 2016

(2) Derivative title is in our custody

I Submit.

Alex

SLO

01.09.2020.

Nº 038924

Ag DCA

Fya

~~Handwritten signature~~

Ag ED - 14/12/2020

**BancABC**

part of

atlas **mara**

34

**Ref: ABCT/CR/0710/2020**

11<sup>th</sup> December 2020

**PRIVATE AND CONFIDENTIAL**

**Executive Director**  
**Tanzania Investment Centre**  
P.O Box 938  
Dar es salaam  
**Tanzania.**



Dear Sir,

**RE: YOUR LETTER DATED 2<sup>ND</sup> OCTOBER 2020 REQUESTING A MEETING TO DISCUSS LOAN FACILITY EXTENDED TO M/S CHANG JIAN LIMITED OF PLOT NUMBER 1 & 2 BLOCK B SITUATED AT PEMBA MVITA IN MTWARA DISTRICT**

Kindly refer to the caption above.

Reference is made to your letter dated 2<sup>nd</sup> November 2020 with its content.

We African Banking Corporation Tanzania Limited do hereby acknowledge to receive your letter with reference number TIC/MANOF001/019207/16. Through management meeting which received and discussed your letter, we are pleased to invite you for the requested meeting on Tuesday 15<sup>th</sup> December 2020 at 10.00 am in our Head Office Uhuru Heights 6<sup>th</sup> Floor.

Yours sincerely,  
For **AFRICAN BANKING CORPORATION TANZANIA LIMITED**

Beliasi Bunini  
**Head: Collection & Recovery**

Salehe Ramadhan  
**Head of Credit**

**BancABC Head Office**

Uhuru Heights, 5<sup>th</sup> & 6<sup>th</sup> Floor, Bibi Titi Mohamed Road, P.O. Box 31, Dar es Salaam, Tanzania  
t: +255 22 2119422 - 3 f: +255 22 2112402

Web: [www.bancabc.co.tz](http://www.bancabc.co.tz)

Directors: Dr. J.P. Kipokola (Chairman), R.J. Dave, L.H. Sondo, Mr. Protase Ishengoma  
BancABC is a brand name for African Banking Corporation Tanzania Limited



**ChangJiang Investment Ltd (Mtwara Cement)**

TIN: 120-194-771 VRN: 40-019996-H  
P. O. Box 1488, Mtwara, Tanzania.

Ref CJCL/ TIC/21/2020

Date: 8<sup>th</sup> September 2020

The Managing Director,  
Tanzania Investment Center,  
P.O. Box 31,  
**DAR ES SALAAM**

TANZANIA INVESTMENT CENTRE  
**RECEIVED**  
23 SEP 2020  
P. O. Box 938  
DAR-ES-SALAAM

*D.F.*  
*FYA*  
*[Signature]*

**RE: CLARIFICATION ON OUR LETTER DATED 28<sup>th</sup> AUGUST, 2020 WITH REF. NO REF CJCL /ABC-BANK/18/2020**

Reference is made to the above heading

On 28/8/2020 we served you with reference and date mentioned above informing you about auction of the property to wit INDUSTRIAL PROPERTY located at PEMBA MVITA, Plot No 2, Block B, Mikindani Mtwara with CT No. 900MTW.

By this letter we kindly clarify paragraph three of the referenced letter as it has typing errors which states and I quote:-

"That upon default of the said loan, the Bank engaged auctioneers known as Best Group (T) Ltd who had auctioned the said property on 31<sup>st</sup> August 2019. We obtained a temporary injunction order on 25<sup>th</sup> October 2019 from the High Court (Mtwara District Registry) to stop the eviction of our company from the suit premises pending determination of Land Case No. 7 of 2019."

**The correct version of the said paragraph should be read as follows:-  
"In the course of business, dispute arose between the Bank and Chang Jiang Investment limited (Mtwara Cement) concerning the loan.**

Following the dispute, on 31/8/2018, the Bank through Auctioneer known as BEST Group(T) Limited illegally auctioned the premises and we filed land case No. 7/2019 and Misc land Application No. 21/2019 in which we successfully obtained temporary in junction of the premises for maintenance status quo, but the Bank again illegally disobeyed the court order for the same and illegally evicted us from the premises.

The eviction which led us to file Misc. Land Application No.24 of 2019 against the Bank and other respondent for contempt of court orders, and all three cases are pending determination at the High Court of Tanzania at Mtwara Registry before Hon. Ngwembe , J. and Ndyasobera, J.

Mean while, other contents of the letter remain the same.

Kindly be informed  
**CHANG JIANG INVESTMENT LIMITED**

*[Signature]*  
Ming Yong Liu  
**MANAGING DIRECTOR**

C.C. The Registrar,  
High Court of Tanzania  
Mtwara District Registry at Mtwara

F.A.O HON. Ngwembe  
HON. Ndyasobera } For your information and record please

Ag DCA  
Fya  
H. Mather  
Ag DCA - 31/8/2020  
32



**ChangJiang Investment Ltd (Mtwara Cement)**

TIN: 120-194-771 VRN: 40-019996-H  
P. O. Box 1488, Mtwara, Tanzania.

RECEIVED  
31 AUG 2020  
P. O. BOX 1488  
DAR-ES-SALAAM

Ref: CJCL/TIC/20/2020

Date: 28<sup>th</sup> August 2020

The Director General,  
Tanzania Investment Center,  
P.O. Box 938,  
**DAR ES SALAAM**

**RE: MISC. LAND APPLICATION NO. 24 OF 2019 (ORIGINATING FROM LAND CASE NO. 7 OF 2019 AND MISC. APPLICATION NO. 21 OF 2019) – CHANG JIAN INVESTMENT LTD VS AFRICAN BANK CORPORATION TANZANIA LIMITED, BEST GROUP AUCTION MART AND UTEGI TECHNICAL ENTERPRISES (INTL) LTD**

Refer the captioned matter.

We hereby notify you that Our Company had obtained a letter of credit cum short term loan of USD 1,500,000 (United States Dollars One Million Five Hundred Thousand Only) and an overdraft facility cum short term loan of USD 1,600,000 (United States Dollars One Million Six Hundred Thousand Only) by mortgaging an Industrial property located at Pemba Mvita Plot No. 2, Block B, Mikindani, Mtwara with CT No. 9000 MTW. The said property was under a leasehold agreement between TIC and our Company.

That upon default of the said loan, the Bank engaged auctioneers known as Best Group (T) Ltd who had auctioned the said property on 31<sup>st</sup> August 2019. We obtained a temporary injunction order on 25<sup>th</sup> October 2019 from the High Court (Mtwara District Registry) to stop the eviction of our company from the suit premises pending determination of Land Case No. 7 of 2019.

Take note that the proceedings are scheduled to proceed on **10<sup>th</sup> September 2020 for hearing before Hon. Ngwembe, J.**

We have further requested for the auction report and are yet to receive the same from the Bank. Copies attached.

With this letter, we request your good office to schedule a meeting to discuss further and notify you of these pertinent concerns that have arisen with respect to our leasehold agreement. We will be happy to meet you to address any queries you may have.

Kindly take note.

Sincerely,  
**CHANG JIAN INVESTMENT LIMITED**

  
Ming Yong Liu  
**MANAGING DIRECTOR**



CC: The Registrar  
High Court of Tanzania (Mtwara District Registry)

**MTWARA**  
**F.A.O. Hon. Ngwembe, J.**  
The Managing Director,  
ABC Bank - Tanzania,  
P.O. Box 31,  
**DAR ES SALAAM**



## ChangJiang Investment Ltd (Mtwara Cement)

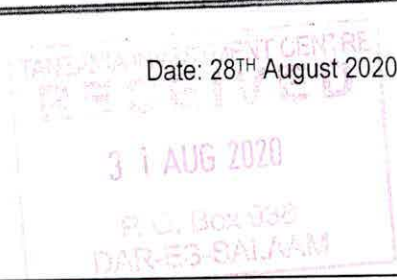
TIN: 120-194-771 VRN: 40-019996-H  
P. O. Box 1488, Mtwara, Tanzania.

Ag DCA  
Fya  
Mathew  
Ag EXD - 31/8/2020  
(31)

Ref CJCL/ABC-BANK/18/2020

Date: 28<sup>TH</sup> August 2020

The Managing Director,  
ABC Bank – Tanzania,  
P.O. Box 31,  
DAR ES SALAAM



RE: MISC. LAND APPLICATION NO. 24 OF 2019 (ORIGINATING FROM LAND CASE NO. 7 OF 2019 AND MISC. APPLICATION NO. 21 OF 2019) – CHANG JIAN INVESTMENT LTD VS AFRICAN BANK CORPORATION TANZANIA LIMITED, BEST GROUP AUCTION MART AND UTEGI TECHNICAL ENTERPRISES (INTL) LTD

AND

NOTICE OF EVICTION FROM PLOT NO. 2, BLOCK B, REGISTERED UNDER CT NO. 9000 MTW,  
MIKINDANI STREET, MTWARA TOWNSHIP

We, **Chang Jian Investment Limited** (the Company) are the Applicant in the above captioned matter instituted at the High Court (Mtwara District Registry).

We issue you with a legal notice in the following terms:

1. That we confirm the receipt of your eviction notice dated 5<sup>th</sup> October 2019 and posted/affixed on the captioned premises on 5<sup>th</sup> October 2019.
2. That we have instituted proceedings in the captioned case, which is scheduled to proceed on **10<sup>th</sup> September 2020 for hearing** before Hon. Ngwembe, J. at the High Court (Mtwara District Registry) at Mtwara. That the actions taken by your Company and the Auctioners – Best Group (T) Limited are contrary to the law and aimed at undermining these proceedings and the likely outcome thereof to the detriment of other creditors of the Company.
3. By this notice you are advised that the captioned property is owned and registered in the name of **Tanzania Investment Center (TIC)** and not **Chang Jian Investment Limited**. That the purported sale and recovery action contravenes the mandatory provisions of the **Government Proceedings Act, Cap. 5** and **The Executive Agencies Act, Cap 245** as amended, wherein the government property such that of Tanzania Investment Center – an Executive Agency, cannot be seized or sold directly.
4. Similarly, **Chang Jian Investment Limited** is a lessee in the captioned property and does not hold the title thus the purported auction thereof is null and of no legal consequence.

5. That no statutory default notice was issued to the registered title holder of the captioned property – Tanzania Investment Center as required or at all.
6. While we had obtained a temporary injunction order dated 25<sup>th</sup> October 2019 before Hon. Dyansobera, J not to be evicted from the suit premises pending the determination of Land Case No. 7 of 2019, the Best Group (T) Ltd agents on the same day had forcefully and illegally implemented the unlawful eviction and removed our Company's items from the Cement Plant and further, you did not provide us with the auction report nor a notice of sale of our interest in the captioned property to a TIC. Therefore, we wish to receive the auction report immediately in accordance with the law for our further review and legal action.
7. Further, be advised that currently, we occupy the leasehold agreement with Tanzania Investment Center who are the owners of the captioned property and wish to receive a copy of the auction report.

**TAKE NOTE THAT** while we have instituted further legal measures, you are advised to observe the laws and procedures in conduct of your duties to avoid unnecessary legal complications.

This is a legal notice.

Sincerely,

**CHANG JIAN INVESTMENT LIMITED**

  
Ming Yong Liu  
**MANAGING DIRECTOR**



CC:

1. The Registrar  
High Court of Tanzania (Mtwara District Registry)  
**MTWARA.**  
**F.A.O. Hon. NGWEMBE, J.**
2. The Managing Director,  
Best Group (T) Ltd,  
P.O. Box 1088,  
**DAR ES SALAAM.**
3. The Director General, ✓  
Tanzania Investment Center,  
P.O. Box 938,  
**DAR ES SALAAM.**

30

**THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)**

**REMINDER NOTICE TO PAY RENT  
[Under Section 104 & 105]**

To: **CHANG JIANG INVESTMENT LIMITED** of P.O BOX 4191 DAR ES SALAAM

Please be advised that as of **12.07.2018** you are in **DEFAULT OF PAYMENT OF LAND RENT** to the Ministry of Lands, Housing and Human Settlement Development in tune of **TZS 12,977,500.00** and Tanzania Investment Centre(TIC) **FACILITATION FEE** in tune of **TZS 1,297,750.00** as per Condition 1 of your Derivative Title granted by TIC pursuant to Section 20 of The Land Act No.4 of 1999 in respect of **Plot No. 1, Block 'B' Pemba Mvita,Mtwara District,Mtwara**

**THEREFORE, YOU ARE HEREBY GIVEN THIS REMINDER NOTICE THAT** you are required to pay the stated amount within thirty days (30) from the date of this reminder notice to the said Ministry and 10% fee of the stated amount as facilitation fee to the Tanzania Investment Centre(TIC) and provide proof of payment to the Centre.

Please pay **TZS 12,977,500.00** to the Ministry of Lands, Housing and Human Settlement Development either through **NMB/CRDB/NBC Banks** or through **M-Pesa, Tigopesa or Halopesa**

**AND**

**TZS 1,297,750.00** to TIC through **National Microfinance Bank** Account Number **20110029985** or through **M-Pesa, Tigopesa or Halopesa.**

**TAKE FURTHER NOTICE** that if you do not comply with this notice, I shall apply against you to the Registrar of Titles in an area of your jurisdiction according to

Section 104 & 105 of the Land Act No.4 of 1999 for termination of the lease without further notice.

Enclosed herewith, please find a copy of Land Rent Assessment Sheet with Government Bill Control Number from the Ministry of Lands, Housing and Human Settlements Development.

Dated at DAR ES SALAAM this ..... day of ..... 2020

\_\_\_\_\_  
Alex Mnyani  
Senior Legal Officer  
For: EXECUTIVE DIRECTOR  
TANZANIA INVESTMENT CENTRE

Served upon me/us:

I, ..... hereby certify that this notice was served at ..... (time) and placed by me upon the Occupier.

Dated at ..... this ..... day of ..... 2020

.....  
AUTHORIZED OFFICER

**NB:** Please ignore this notice if the latter payments have already been made accordingly rather provide proof of the said payments to Tanzania Investment Centre(TIC).

**Copy:** Commissioner for Lands,  
Ministry of Lands, Housing and Human Settlements Development,  
Government City - Mtumba Area,  
P.O. Box 2908,  
40477 DODOMA.

**THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)**

**REMINDER NOTICE TO PAY RENT  
[Under Section 104 & 105]**

To: **CHANG JIANG INVESTMENT LIMITED** of P.O BOX 4191 DAR ES SALAAM

Please be advised that as of **12.07.2018** you are in **DEFAULT OF PAYMENT OF LAND RENT** to the Ministry of Lands, Housing and Human Settlement Development in tune of **TZS 9,849,050.00** and Tanzania Investment Centre(TIC) **FACILITATION FEE** in tune of **TZS 984,905.00** as per Condition 1 of your Derivative Title granted by TIC pursuant to Section 20 of The Land Act No.4 of 1999 in respect of **Plot No. 2, Block 'B'Pemba Mvita,Mtwara District, Mtwara**

**THEREFORE, YOU ARE HEREBY GIVEN THIS REMINDER NOTICE THAT** you are required to pay the stated amount within thirty days (30) from the date of this reminder notice to the said Ministry and 10% fee of the stated amount as facilitation fee to the Tanzania Investment Centre(TIC) and provide proof of payment to the Centre.

Please pay **TZS 9,849,050.00** to the Ministry of Lands, Housing and Human Settlement Development either through **NMB/CRDB/NBC Banks** or through **M-Pesa, Tigopesa or Halopesa**

**AND**

**TZS 984,905.00** to TIC through **National Microfinance Bank** Account Number **20110029985** or through **M-Pesa, Tigopesa or Halopesa**.

**TAKE FURTHER NOTICE** that if you do not comply with this notice, I shall apply against you to the Registrar of Titles in an area of your jurisdiction according to

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Enclosed herewith, please find a copy of Land Rent Assessment Sheet with Government Bill Control Number from the Ministry of Lands, Housing and Human Settlements Development.

Dated at DAR ES SALAAM this ..... day of ..... 2020

\_\_\_\_\_  
Alex Mnyani  
Senior Legal Officer  
For: EXECUTIVE DIRECTOR  
TANZANIA INVESTMENT CENTRE

Served upon me/us:

I, ..... hereby certify that this notice was served at ..... (time) and placed by me upon the Occupier.

Dated at ..... this ..... day of ..... 2020

.....  
AUTHORIZED OFFICER

**NB:** Please ignore this notice if the latter payments have already been made accordingly rather provide proof of the said payments to Tanzania Investment Centre(TIC).

**Copy:** Commissioner for Lands,  
Ministry of Lands, Housing and Human Settlements Development,  
Government City - Mtumba Area,  
P.O. Box 2908,  
40477 DODOMA.

29

C-DIF  
Fanyia hasaka  
Suala hili.  
b.l.m.f  
EXP  
10/12/19



KWENDA : MKURUGENZI MTENDAJI  
KUTOKA : MRATIBU KANDA YA KUSINI  
NAKALA : MRATIBU KURUGENZI HUDUMA ZA  
UWEKEZAJI  
TAREHE : 06, DESEMBA, 2019

**YAH: NOTISI YA MALIPO YA KODI YA ARDHI YA VIWANJA NA.1  
& 2 KITALU "B" PEMBA MVITA VINAVYOPANGISHWA NA  
MTWARA CEMENT LIMITED**

Nimepokea notisi ya malipo kutoka kwa Mkurugenzi Mtendaji wa Halmashauri ya Mtwara kuhusu viwanja vya Kituo cha Uwekezaji vilivotajwa hapo juu, ambavyo vimepangishwa kwa Kampuni ya Mtwara Cement Limited. Kodi ya ardhi ya mwaka wa fedha 2019/2020 ya viwanja hivyo ni **shilingi 22,600,540.**

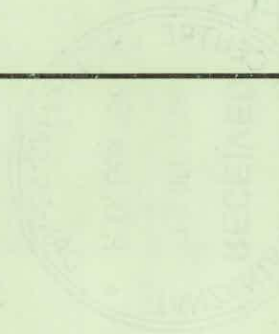
Notisi hii inakitaka Kituo kulipa malipo haya ndani ya siku kumi na nne (14). Ili kuwa na mfumo mzuri wa mawasiliano kuhusu deni hili ninashauri tumwandikie Mtwara Cement Limited mchanganuao wa deni la kodi hii ya ardhi ya viwanja vyote bila kusahau tozo ya asilimia kumi(10%) ya kodi ya ardhi ambayo Mtwara Cement Limited anapaswa kulipwa Kituoni.

Ninawasilisha kwako Fomu ya ardhi Na. 8 yenye masharti kuhusu muda uliotajwa kwenye notisi hiyo kwa taarifa na kwa ajili ya hatua stahiki.

**Doto Stanley**

MINUTE

PAGE NO. \_\_\_\_\_



Handwritten notes in the top right corner, including the date "10/10/10" and some illegible scribbles.

JAMHURI YA MUUNGANO WA TANZANIA



SHERIA YA ARDH, 1999

(Na. 4 YA 1999)

NOTISI YA MALIPO YA KODI

(chini ya kifungu Na. 50)

Na. ya hati.....**991172458816**  
Na. ya L.O.....  
Na. ya faili.....

Kwa: **TANZANIA INVESTMENT CENTRE** wa S.L.P. **4191-DAR-ES-SALAAM**  
Mimi **QS OMARI JUMA KIPANGA** MKURUGENZI MTENDAJI HALMASHAURI YA WILAYA MTWARA wa S.L.P  
528, Mtwara nakutaka kulipa ndani ya siku kumi na nne (14), kuanzia tarehe ya barua hii,  
shilingi.....**12,849,000.00**..... Zikiwa ni malipo ya kodi, malimbikizo na tozo kwa  
kiwanja/shamba Na.....**1**..... kitalu.....**B**..... kilichopo eneo la **PEMBA MVITA**..... Wilaya  
ya Mtwara kama ilivyoonyeshwa hapa chini:-

- a) Kodi ya mwaka 2019/2020  
b) Malimbikizo mwaka .....  
c) Tozo .....  
JUMLA

Tsh.....**12,849,020.00**  
Tsh.....  
Tsh.....  
Tsh.....**12,849,000.00**

Mimi **QS OMARI JUMA KIPANGA** nathibitisha kwamba, kwa kadri ya uelewa wangu, kiasi kinachodaiwa ni shilingi.....**12,849,000.00**

1. Iwapo kama hutatimiza masharti ya ilani hii nitakushitaki mahakamani na ilani hii itakuwa amri ya mahakama itakayotumika dhidi yako.
2. Gharama za kupeleka kesi na kuendesha kesi mahakamani zitalipwa na madaiwa.
3. Ni marufuku kumpatia wakala pesa. Malipo yote yafanyike Wizara ya Ardhi Makao Makuu au kwenye Ofisi za Ardhi za manispaa/Wilaya.

Imetayarishwa tarehe .....**20**..... Mwezi.....**11**..... Mwaka.....**2019**

**MURUGENZI MTENDAJI (W)**  
**MTWARA**  
**Qipanga**  
Mkurugenzi mtendaji  
**Qipanga**  
Saini ya Mpokeaji

Imethibitishwa kwangu/kwetu..... (Jina)

Uthibitisho

Mimi ..... Nakiri kuwa ilani hii imepokelewa  
..... (wakati na mahali) na mpokeaji.  
Tarehe ..... Mwezi..... Mwaka.....

**Qipanga**  
Saini ya mpelekaji

ID 835706 NUMBER 1  
AREA 10.889 HECTARES LOT TYPE Plot  
LAND RENT USE Light Industry  
REGION MTWARA DISTRICT MTWARA DISTRICT COUNCIL  
LOCATION MPEMBA ,MVITA BLOCK B  
OWNER: TANZANIA INVESTMENT CENTRE  
ADDRESS: 4191 DAR ES SALAAM  
BILL CONTROL NUMBER: 991172458816  
SP CODE: SP117

Last Pay Date	Balance	Interest	Total
12-Jul-2018	-30.00	0.00	-30.00
Year	Rent	Interest	Total
2019/2020	12,849,020.00	0.00	12,849,020.00
<b>Total</b>	<b>12,848,990.00</b>	<b>0.00</b>	<b>12,849,000.00</b>

  
.....  
Issued By: Nuru Elizaphan Kamando

#### JINSI YA KULIPIA

1. Unaweza kulipia kwenye tawi lolote la NMB nchini, namba ya malipo (Reference) **991172458816**
2. Unaweza kulipia kwa mitandao M-Pesa, TigoPesa na HaloPesa. Namba ya kampuni **001001**, namba ya malipo (Reference) **991172458816**

JAMHURI YA MUUNGANO WA TANZANIA



SHERIA YA ARDH, 1999

(Na. 4 YA 1999)

NOTISI YA MALIPO YA KODI

(chini ya kifungu Na. 50)

Na. ya hati.....991173403622  
Na. ya L.O.....  
Na. ya faili.....

Kwa: TANZANIA INVESTMENT CENTRE wa S.L.P. 4191 - DAR-ES-SALAAM  
Mimi QS OMARI JUMA KIPANGA MKURUGENZI MTENDAJI HALMASHAURI YA WILAYA MTWARA wa S.L.P  
528, Mtwara nakutaka kulipa ndani ya siku kumi na nne (14), kuanzia tarehe ya barua hii,  
shilingi.....9,751,500.00..... Zikiwa ni malipo ya kodi, malimbikizo na tozo kwa  
kiwanja/shamba Na.....2..... kitalu.....B..... kilichopo eneo la.....PEMBA MWITA.....Wilaya  
ya Mtwara kama ilivyoonyeshwa hapa chini:-

- a) Kodi ya mwaka 2019/2020  
b) Malimbikizo mwaka .....  
c) Tozo .....  
JUMLA

Tsh.....9,751,520.00  
Tsh.....  
Tsh.....  
Tsh.....9,751,500.00

Mimi QS OMARI JUMA KIPANGA nathibitisha kwamba, kwa kadri ya uelewa wangu, kiasi kinachodaiwa  
ni shiling.....9,751,500.00

1. Iwapo kama hutatimiza masharti ya ilani hii nitakushitaki mahakamani na ilani hii itakuwa amri ya mahakama itakayotumika dhidi yako.
2. Gharama za kupeleka kesi na kuendesha kesi mahakamani zitalipwa na madaiwa.
3. Ni marufuku kumpatia wakala pesa. Malipo yote yafanyike Wizara ya Ardhi Makao Makuu au kwenye Ofisi za Ardhi za manispaa/Wilaya.

Imetayarishwa tarehe.....20.....Mwezi.....11.....Mwaka.....2019

QS OMARI JUMA KIPANGA  
MKURUGENZI MTENDAJI (W)  
Mkurugenzi mtendaji  
Saini ya Mpokeaji

Imethibitishwa kwangu/kwetu.....(Jina)

Uthibitisho

Mimi .....Nakiri kuwa ilani hii imepokelewa  
.....(wakati na mahali) na mpokeaji.  
Tarehe .....Mwezi.....Mwaka.....

Saini ya mpelekaaji

**ASSESSMENT DATE:** 19-Nov-2019**ID** 835756 **NUMBER** 2  
**AREA** 8.264 HECTARES **LOT TYPE** Plot**LAND RENT USE** Light Industry**REGION** MTWARA **DISTRICT** MTWARA DISTRICT COUNCIL**LOCATION** MPEMBA ,MVITA **BLOCK** B**OWNER:** TANZANIA INVESTMENT CENTRE**ADDRESS:** 938 DAR ES SALAAM**BILL CONTROL NUMBER:** 991172403622**SP CODE:** SP117

Last Pay Date	Balance	Interest	Total
12-Jul-2018	-30.00	0.00	-30.00
Year	Rent	Interest	Total
2019/2020	9,751,520.00	0.00	9,751,520.00
<b>Total</b>	<b>9,751,490.00</b>	<b>0.00</b>	<b>9,751,500.00</b>



.....  
**Issued By: Nuru Elizaphan Kamando**

**JINSI YA KULIPIA**

- A. Unaweza kulipia kwenye tawi lolote la NMB nchini, namba ya malipo (Reference) **991172403622**
- B. Unaweza kulipia kwa mitandao M-Pesa, TigoPesa na HaloPesa. Namba ya kampuni **001001**, namba ya malipo(Reference) **991172403622**

CHANG JIANG INVESTMENT CENTER  
P.O BOX 4191  
DA ES SALAAM  
PLOT NO. 1 AND 2 BLOCK B MTWARA DISTRICT "MTWARA"

28

20 OCTOBER 2017

TANZANIA INVESTMENT CENTRE  
P.O BOX 938,  
DAR ES SALAAM  
SHABANI ROBERT STREET  
TEL +255(22)2116328-32  
Email: [information@tic.co.tz](mailto:information@tic.co.tz)



**YAH: MAREKEBISHO YA JINA LA MKURUGENZI LILIKOSEWA KUTOKANA  
NA MAKOSA YA UCHAPISHAJI KWENYE CHETI INCENTIVES NO:042479**

Husika na kichwa cha habari hapo juu,

Tunapenda kuomba malekebisho ya jina la mmoja wa wakurugenzi wetu Mr. MINGYONG LIU ambaye ana hisa 10% kwenye kampuni namba 042479 inayosomeka CHANG JIANG INVESTMENT LIMITED, jina ambalo limekosewa kuchapishwa na kuandikwa MINGYANG LIU kama ambayo yamefaywa na wachapaji wa vyeti hapo ofisini kwako TANZANIA INVESTMENT CENTER kwa kuweka A badala ya kuweka O. Tunapenda kuomba marekebisho ya jina hilo kwa ajili ya shughuli za kampuni, na taasisi nyingine zimekuwa zikishidwa kukubaliana na jina hilo licha ya kuwa jina hilo limeandikwa kwenye passport yake nivyo kutupa usumbufu wa kiutendaji wa kila siku.

Katika barua hii tumeambatanisha cheti original cha certificate of Incentives na passport copy yake na kuomba majina yaandikwe kama yalivyo kwenye passport au kwenye maombi tuliyo wasilisha TIC tulipo taka kufungua kampuni kama sheria na taratibu zenu zinavyo/zilivyo elekeza.

Tunapenda kutanguliza shukrani zetu na kuamini ombi letu litasikilizwa na kupatiwa ufumbuzi kwa mda mfupi kwani tunaitaji nayo kwa ajiri ya kuomba renewal work permit certificate yenye majina sahih Mr. MINGYONG LIU na MINGYANG LIU.



CHANG JIANG INVESTMENT LIMITED

20/10/2017



THE UNITED REPUBLIC OF TANZANIA

0222123

# Certificate of Incentives

THIS CERTIFICATE REPLACES / EXTENDS THE PREVIOUS ONE  
 NO. 042479 ISSUED ON 27/6/2013

(Section 17 of the Tanzania Investment Act, 1997)  
 AMENDMENT ON LOCATION HAVE BEEN EFFECTED

No: 042479

## This is to certify that

CHANG JIANG INVESTMENT LIMITED

of address P.O. BOX 4191

DAR ES SALAAM

has been granted a Certificate of Incentives to invest in a new, ~~XXXXXXXXXXXXXXXXXXXX~~ enterprise known as

CHANG JIANG INVESTMENT LIMITED

Which is located at PLOT NO. 1 AND 2 BLOCK B MTWARA DISTRICT

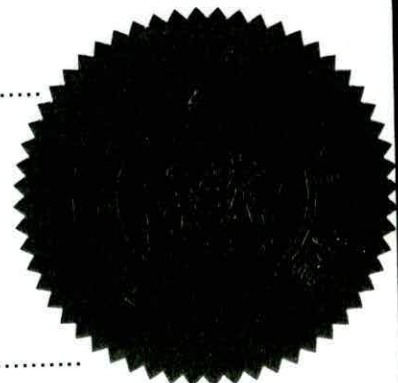
MTWARA - REGION

Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf.

Executive Director

Tanzania Investment Centre  
P.O. Box 938, Dar es Salaam

Dated 27TH AUGUST 2015



This Certificate is issued in accordance with the provisions of Section 17 of the Tanzania Investment Act, 1997 and subject to the conditions prescribed under item 14 and 15 hereafter:—

1. Shareholders
- | Shareholders         | Nationality    | Shareholding (%) |
|----------------------|----------------|------------------|
| <u>Liu Guo Wei</u>   | <u>Chinese</u> | <u>90</u>        |
| <u>Liu Ming Yong</u> | <u>Chinese</u> | <u>10</u>        |
2. Proposed Activities : To establish and operate cement factory in Mikindani
3. Sector: Manufacturing Subsector Cement factory
4. Investment cost: Foreign USD 10m. Local - Total USD 10m.
5. Project Financing: Equity USD 10m. Loans USD 0m. Total USD 10m.
6. Source, terms and conditions of loan -
7. Assets to be invested:
- | Capital items: | Foreign         | Local          | Total           |
|----------------|-----------------|----------------|-----------------|
|                | <u>USD 10m.</u> | <u>USD 0m.</u> | <u>USD 10m.</u> |
8. Technology Agreement None
9. Date of TIC Registration: 27th June 2013
10. Implementation period June 2013 - May 2016
11. Operative date June 2016
12. Investment Incentive Grade: As defined in part III Section 19 (1), (2) and Section 20 of the Tanzania Investment Act, 1997
- (i) Applicable Import Duty And VAT as per Customs Tariff Act, 1976 & VAT Act, 1997
  - (ii) Applicable with-holding Tax As per Income Tax Act, 2004 (as amended)
  - (iii) Eligibility of Capital Allowances As per Income Tax Act, 2004 (as amended)
13. Protection of Investment, Arbitration and Transfer of Foreign Currency: as defined in part III Section 21, 22 and 23 of the Act.
14. Conditions attached to this Certificate of Incentives
- (i) Date of Commencement of investment has to be notified to the Centre.
  - (ii) Certificate not to be transferred, assigned or amended
  - (iii) Failure to commence implementation within two years invalidates Certificate
  - (iv) Failure to operate investment must be notified to the Centre
  - (v) Changes in shareholding, project activities and level of invested capital must be notified to the centre
15. Additional conditions attached to Certificate
- Finished goods are not allowed under this Certificate

Signed   
Executive Director

27

**TICC/PP.10/042479/27**

**29<sup>th</sup> January, 2016**

The Managing Director,  
Chang Jiang Investment Company Ltd,  
P. O. Box 4191

**DAR ES SALAAM**

**RE: REQUEST FOR CONSENT TO CREATE LEGAL MORTGAGE OVER  
LANDED PROPERTY COMPRISED OF LEASEHOLD TITLE No.  
9000/1 PEMBA MVITA MTWARA**

We refer to your letter through Banc ABC Bank with Ref. No. ABCT/CB/034/16 dated 25<sup>th</sup> January 2016 bearing the above subject.

In the said letter, you are asking for Tanzania Investment Centre (TIC) to consent to your loan application from the said Bank; as per item 6 Part 'A' of the Leasehold Agreement (Derivative Right) between your company and TIC.

It is our pleasure to inform you that the TIC Executive Director has approved your application and hence the consent is hereby granted.

However, you are warned to utilize the loan to achieve the objective of your project from which you were issued with the said Certificate of Incentives and Derivative Right/Leasehold Title (i.e. as working capital in order to expand production).

With regards,



Juliet R. Kairuki

**EXECUTIVE DIRECTOR**

# Loan Amortization Schedule

Enter values	
Loan amount	\$ 2,000,000.00
Annual interest rate	8.50 %
Loan period in years	12
Number of payments per year	0
Start date of loan	1/29/2016
Optional extra payments	

Loan summary	
Scheduled payment	\$ 1,163,605.76
Scheduled number of payments	3
Actual number of payments	3
Total early payments	\$ -
Total interest	\$ 1,490,817.29

Lender name:

Pmt. No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	1/29/2020	\$ 2,000,000.00	\$ 1,163,605.76	\$ -	\$ 1,163,605.76	\$ 483,605.76	\$ 680,000.00	\$ 1,516,394.24	\$ 680,000.00
2	1/29/2024	\$ 1,516,394.24	\$ 1,163,605.76	\$ -	\$ 1,163,605.76	\$ 648,031.72	\$ 515,574.04	\$ 868,362.51	\$ 1,195,574.04
3	1/29/2028	\$ 868,362.51	\$ 1,163,605.76	\$ -	\$ 868,362.51	\$ 573,119.26	\$ 295,243.25	\$ -	\$ 1,490,817.29

*Ronan Tami*  
29/01/2016



**BRIEF PROJECT VISIT REPORT CONDUCTED ON 28<sup>TH</sup> JANUARY, 2016  
IN RESPECT OF M/S CHANG JIANG INVESTMENT COMPANY LIMITED;  
A TIC REGISTERED COMPANY**

**1.0 INTRODUCTION**

**M/S CHANG JIANG INVESTMENT COMPANY LIMITED** of P.O. Box 4191 DAR ES SALAAM is having a Certificate of Incorporation No. 96319 and a TIC Certificates of Incentives No. 042479. The Company is also possessing a Derivative Right/Leasehold Title No. 9000/1 for a a term of 98 years running from 01/07/2015, with respect to Plot No. 2 Block "B" situated at Pemba Mvita Area in Mtwara district.

The said company has requested a loan amounting to USD 4,000,000 (USD Four Million only) from BancABC Bank. To that end, the financing bank has written a letter to TIC bearing Reference Number ABCT/CB/034/16 dated 25/01/2016, asking TIC consent as per item 6 of Part 'A' of the Derivative Right/Leasehold Title Agreement (See folio **24** of the company file).

Furthermore, the intended collateral for this transaction is the above stated Plot together with its developments thereon; hence the need for the consent sought.

The aim of the loan asked for is to use it as a working capital and to enable the company to expand its production.

**2.0 PROJECT VISITS OBJECTIVE**

The site visit was made in response to the abovementioned letter. Therefore, the visit intended to verify whether **M/S Chang Jiang INVESTMENT COMPANY LIMITED** qualifies for mortgaging of the respective land.

**3.0 VISITING TEAM**

- i. ILDEFONCE NDEMELA - TIC
- ii. INNOCENT KAHWA - TIC

**4.0 ASPECTS TAKEN INTO ACCOUNT**

During the survey visit the following aspects were taken into consideration:

- i) Adherence to the conditions regarding use of land as per the Derivative Rights/Leasehold Title.
- ii) Development status of the project on the said land sites.
- iii) The amount of capital invested so far.

## 6.0 FIELD FINDINGS

Through site inspection and some enquiries made to the Company Directors and industrial workers/laborers, the following information were gathered:

- i) The industrial compound consists of following buildings/structures of various uses:
  - Two storeys of administration block
  - Two laboratories
  - Large warehouse building
  - Three cement processing units
  - Double production lines
  - One structure for two big electric transformers
  
- ii) The company has already started production of cement material. This is also indicated in the company's Business Plan from which a TIC Certificate of Incentives was issued. This means that the company has full adhered to the development conditions as stipulated in the TIC Certificate of Incentives and Derivative Right/Leasehold Title.
  
- iii) The project is fully operational. What the company is requesting now is working capital for expanding production of the factory.

(See Annexure Marked **1** - project pictures)

## 7.0 GENERAL OBSERVATION

So far the investor has effected such land developments deploying only company's equity. According to the Valuation Report the total investment on the abovementioned plot amounts to TZS **1,901,000,000/-** (See Annexure Marked **2** - Valuation Report).

Similarly, the financial audited report on the project as shown under folio 25 shows that, the company has invested about **USD 11,904,000** equivalents to about TZS 25,474,719,000/- which is more than 100% of its investment cost, being **USD 10,000,000**.

Taking into account the level of land development done by the company so far, we are of the opinion that this level of investment is over and above our requirement of 60% of the total investment cost declared in the Business Plan and as it appears in the Certificate of Incentives.

## 8.0 CONCLUSION & RECOMMENDATION

Based on the current status regarding the level of land development and size of capital invested so far, we are of the opinion that TIC approves this application of **M/S CHANG JIANG INVESTMENT COMPANY LIMITED** of mortgaging the respective land by depositing the Leasehold Title as collateral, in order to secure the required bank loan. By so doing, the company will realize its investment targets.

We submit for your further guidance



.....  
Ildefonce Ndemela



.....  
Innocent Kahwa

DATE: 29/01/2016.....

C120

ANNEXTURE II



WAREHOUSE



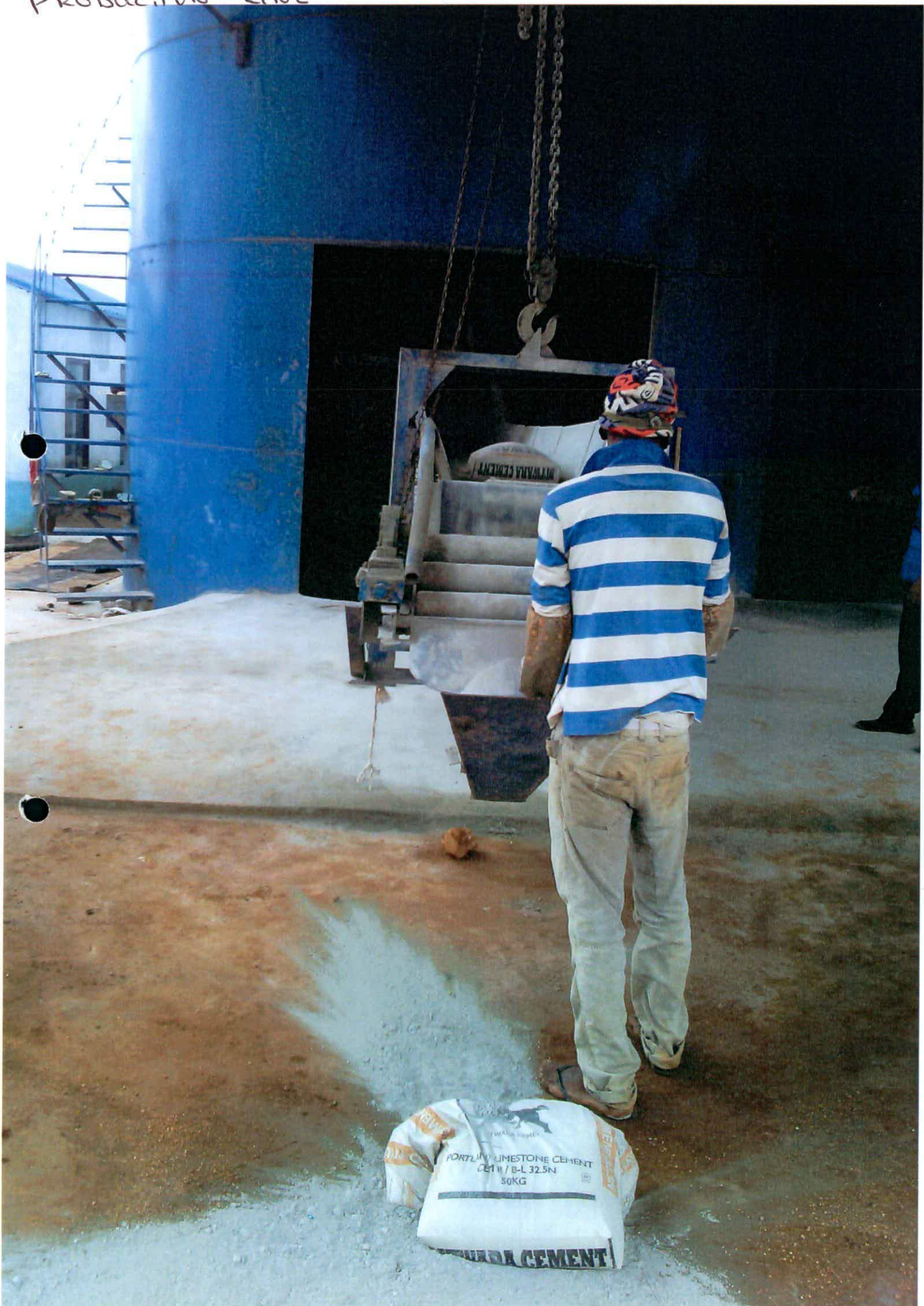
C110 - (FOR)



MARTIN CEMENT INDUSTRIES



PRODUCTION LINE



PORTLAND LIMESTONE CEMENT  
CEM II / B-L 32.5N  
50KG  
ULTRA CEMENT

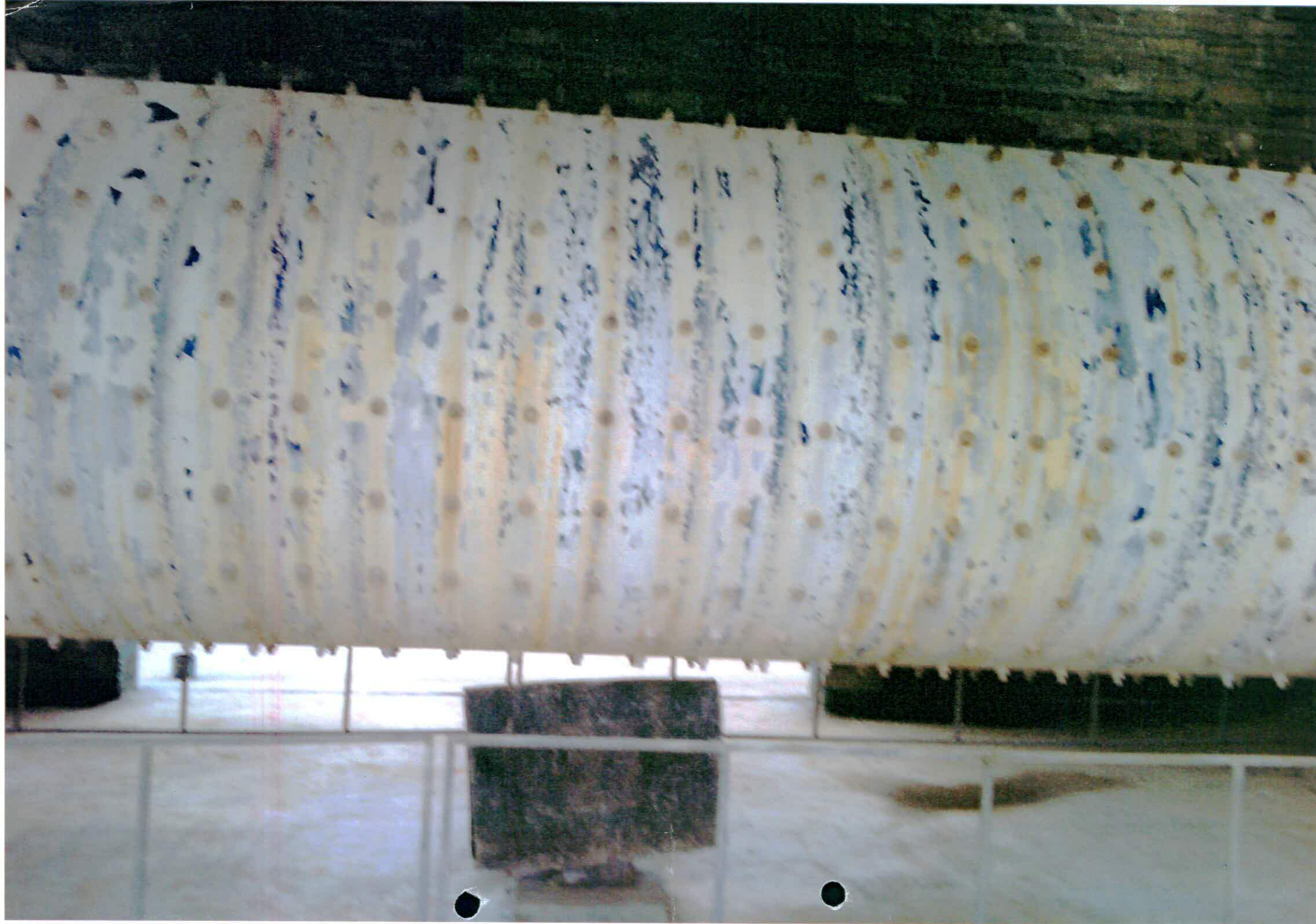
PROCESSING UNIT



ADMINISTRATION BLOCK





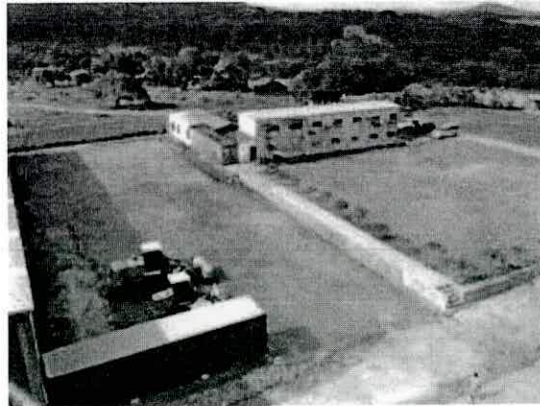




ANNEXURE 2

## Valuation Report

Plot No. 2 Block B Pemba Mvita, Mtwara



Under Instructions from:

BancABC Tanzania Limited  
5<sup>th</sup> & 6<sup>th</sup> Floor, Uhuru Heights  
Bibi Titi Mohammed Road  
P. O. Box 31  
Dar es Salaam



Client:

**Chang Jiang Investment Limited**

Our Reference: 11018

Lloyd Jones Limited  
VIVA Towers, Level 2, Suite 203  
Ali Hassan Mwinyi Road  
Tel: 255 22 212 7834  
Fax: 255 22 212 7835  
P. O. Box 10705 Dar es Salaam, Tanzania  
[www.lloydjones.co.tz](http://www.lloydjones.co.tz)



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## VALUATION SUMMARY

<b>Instructing Party:</b>	Banc Abc Limited	<b>Contact:</b>	Emeza Mchome
<b>Business Unit:</b>	Credit Department	<b>Tel:</b>	255 2121537/8/9
<b>Postal Address:</b>	BancABC Tanzania Limited 5 <sup>th</sup> & 6 <sup>th</sup> Floor, Uhuru Heights Bibi Titi Mohammed Road P. O. Box 31 Dar es Salaam	<b>Fax:</b>	255 222180064
<b>Client:</b>	Chang Jiang Investment Limited	<b>E-Mail:</b>	emchome@bancabc.com
		<b>Ref. No.:</b>	11018

### Property

**Property:** Plot No. 2 Block B Pemba Mvita Mtwara  
**Title Details:** CT No. 9000 MTW/1; L. O. No. 454495; L. D. No. MT/MDC/471; Registered Plan No. 76041; Tenure 98 years effective 1.7.2015  
**Title Holder:** Tanzania Investment Centre (TIC)  
**Registered Lessee:** Chang Jiang Investment Limited  
**Property Type:** Industrial property  
**Age:** 1  
**Built About:** 2014



<b>Site Area:</b>	19.153 hectares	<b>Gross Building Area:</b>	4,725 Sq. m.
<b>Site Dimensions:</b>	266.67m x 465.62m x 132.40m x 350.39m	<b>Net Lettable Area:</b>	4,725 Sq. m.
<b>Zoning:</b>	Industrial	<b>Occupied Area:</b>	4,725 Sq. m.
<b>Condition:</b>	Average	<b>Current Occupancy:</b>	Owner operated
<b>Effective Age:</b>	2 year	<b>Parking Type:</b>	Ground
<b>LGA:</b>	Mtwara	<b>Parking Spaces:</b>	25 spaces
<b>Essential Repairs:</b>	Fair: Property is in average condition; deteriorated surfaces require attention; services are functional, but require attention; backlog maintenance work exists.		
<b>Encumbrances:</b>	Nil		
<b>Environmental Issues:</b>	Not readily apparent		
<b>Location:</b>	The subject property is located at Pemba Mvita/ former Kabisela farm along Mtwara – Dar es Salaam highway about 200 meters from Mtwara Mikindani area to the right hand side as one proceeds towards Lindi from Mtwara.		
<b>Marketability:</b>	The property has good sales prospects located in a good location in a regional market with good prospects of property market growth.		

PROPERTY ADDRESS: Plot No. 2 Block B Pemba Mvita Mtwara

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Page 2 of 32

Based on the defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, our opinion of value for property on Plot No 2 Pemba Mvita Mtwara as of 17 December 2015 which is the effective date of the valuation is as follows:

Market Value: TZS 4,036,000,000.00 (Four Billion Thirty Six Million Shillings Only)

Forced Sale Value: TZS 3,200,000,000.00 (Three Billion Two Hundred Million Shillings Only)

Certified By:

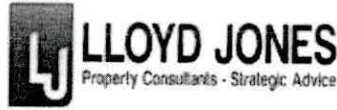
Name: John D Nyabamba  
Qualification: Fully Registered Valuer  
Position: Managing Director  
Firm: LLOYD JONES LIMITED

Inspecting Valuer: Timothy Tirulaga  
Qualification: Fully Qualified Valuer  
Position: Managing Director



UNITED REPUBLIC OF TANZANIA FROM THE DESK OF CHIEF GOVERNMENT VALUER	
VALUATION APPROVED BY	
14/01/16	
OFFICER IN CHARGE	ASSISTANT CHIEF VALUER
EASTERN ZONE	
P.O. BOX 9230, DAR ES SALAAM	

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## PREMISES OF VALUATION

---

**Subject of Valuation**

The subject of Valuation is 98 years Leasehold interest held under Certificate of Title No. 9000 MTW/1 by Chang Jiang Investment Limited demised by the Tanzania Investment Centre commencing on 1<sup>st</sup> July 2015 and expiring on 30<sup>th</sup> June 2113, developed with industrial properties and used for cement manufacturing.

**Purpose of Valuation:**

The objective of the valuation report is to estimate the market value of the subject property.

**Market value** is defined as: 'The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.'

**Effective Date of Valuation:**

The effective date of Value is 17 December 2015. The property was inspected by Timothy Tirulaga on 17<sup>th</sup> December 2015, and our analysis was performed shortly thereafter.

**Use of the Report:**

This valuation report has been prepared for BancABC Limited. The information presented in this report should not be disseminated to the public or third parties without the express written consent of Lloyd Jones Limited.

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Property Consultants - Strategic Advice

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**Scope of Work :**

The subject property is relatively new and site value is well supported, The improvements represent a use that approximates the highest and best use of the site as though vacant. In this valuation the cost approach was given greatest emphasis.

As a part of the valuation process, the appraiser inspected the subject and surrounding properties, the market area and the comparables. The highest and best uses were analyzed and determined for the subject both as vacant and as improved.

A search for comparable land sales was made based upon, but not limited to the following search criteria: 1) Similarly located land within the general area. 2) Date of sale within the past several years and 3) Similar potential use. The most comparable sales were then selected from those transactions which met these criteria.

## VALUATION METHODS

---

**Land and Buildings:** We used the Cost Approach to value Land and Buildings. The Cost Approach is based upon the premise that a prudent buyer will pay no more for a property than it would cost to reproduce or replace a substitute property with the same utility. The Cost Approach is a method in which the value of a property is developed by 1) estimating the replacement or reproduction cost new of the subject improvements, 2) deducting the estimated depreciation from all sources, and 3) adding this depreciated reproduction or replacement cost of the improvements to the site value. The site value is based upon a vacant site's being used to its highest and best use. Generally speaking, the site value is estimated by the Sales Comparison Approach. Replacement or reproduction cost new can be derived from reliable cost manuals or from interviews with reputable local contractors. Depreciation can be from physical, functional, or economic causes. Depreciation can be observed from rent loss or based upon a cost-to-cure. In all cases, information concerning depreciation is developed from the market by observing comparable properties.

## PROPERTY DETAILS

---

### SITE ANALYSIS

**Land Size:** 8.264 hectares

**Zoning:** Special Industrial Use Group 'N' use classe (a)

**Street Improvements:** Mtwara – Dar es Salaam Highway, which is tarmac.

**Ingress/Egress:** The property is functional with adequate ingress and egress.

**Highest and Best Use:** Industrial

**Topography:** Basically level

**Drainage:** During our inspection of the site, we observed no drainage problems and assume that none exist.

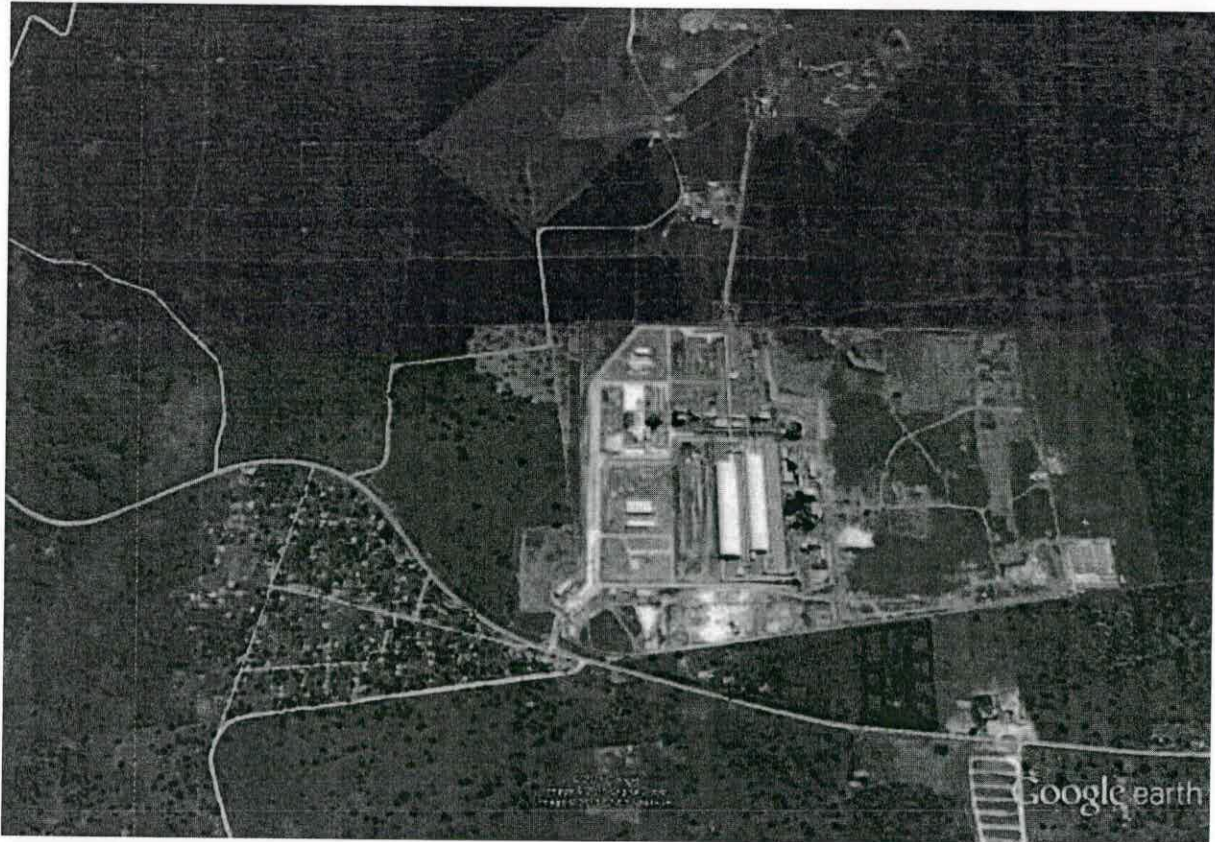
<b>Frontage:</b>	132.40 metres
<b>Depth:</b>	350.39 metres
<b>Soil and Subsoil:</b>	A soils analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soils report, it is a specific assumption that the site has adequate soils to support the highest and best use.
<b>Easements &amp; Encroachment:</b>	None observed
<b>Services:</b>	Water, electricity are connected to the mains.
<b>Adjacent Properties:</b>	The adjacent land uses are summarized as follows: <i>North:</i> Industrial Plot <i>South:</i> Industrial plot <i>East:</i> Industrial Plot <i>West:</i> Mtwara – Dar es Salaam Highway
<b>Neighbourhood:</b>	The subject is surrounded on all sides by industrial plots. Therefore the neighbourhood is anticipated to remain stable for the foreseeable future.
<b>Environmental Issues:</b>	LLOYD JONES is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, Lloyd jones has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.
<b>Conclusion:</b>	We have analyzed the issues of size, topography, access, visibility, and the availability of utilities. In general, development of the site for industrial use is considered good.

PROPERTY ADDRESS: Plot No. 2 Block B Pemba Mvita Mtwara

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## IMPROVEMENTS ANALYSIS

### IMPROVEMENTS SUMMARY

<b>Property Type:</b>	Industrial, manufacturing	<b>No. of Buildings</b>	11
<b>Year Built:</b>	2014	<b>No. of Stories</b>	1
<b>Gross Building Area:</b>	3,288 m <sup>2</sup>	<b>Net Rentable Area:</b>	3,288m <sup>2</sup>
<b>Area Breakdown:</b>	<i>Admin Block</i> 286 m <sup>2</sup>	<i>Warehouse:</i>	2,572 m <sup>2</sup>
	<i>Mill Machine Blg:</i> 205 m <sup>2</sup>	<i>Kitchen</i>	42 m <sup>2</sup>
	<i>Office Extension</i> 15 m <sup>2</sup>	<i>Transformer Block</i>	37 m <sup>2</sup>
	<i>Computer Blg</i> 42 m <sup>2</sup>	<i>Admin Ablution Block</i>	37 m <sup>2</sup>
	<i>Staff Ablution Block</i> 25 m <sup>2</sup>	<i>Weighbridge Office</i>	13 m <sup>2</sup>
	<i>Gate House</i> 14 m <sup>2</sup>		

<b>Description:</b>	There are eleven buildings on site, used for cement production and associated services
<b>Foundation:</b>	The foundation is assumed to be of adequate load-bearing capacity to support the improvements.
<b>Exterior Walls:</b>	The exterior wall structures are of steel framing clad with cement sand blocks.
<b>Windows:</b>	Glazed on steel framing.
<b>Roof Cover:</b>	Corrugated iron sheets on steel frames.
<b>Electrical:</b>	The buildings are supplied by three phase electricity from TANESCO.
<b>Plumbing:</b>	The plumbing system is assumed to be in good working order and adequate for the building. The restrooms appear adequate and are assumed built to local code.
<b>Safety Systems:</b>	On inspection, we were informed that the improvements have adequate safety systems including smoke and fire alarm systems, emergency stairwells, fire extinguishers, fire escapes and/or other fire protection measures, LLOYD JONES is not qualified to determine adequate levels of safety & fire protection, whereby it is recommended that the client/reader review available permits, etc. prior to making a business decision.

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**Quality & Structural Condition:**

The overall quality of the facility is considered to be good for the neighborhood and age. However, LLOYD JONES is not qualified to determine structural integrity and it is recommended that the client/reader retain the services of a qualified, independent engineer or contractor to determine the structural integrity of the improvements prior to making a business decision.

**Functional Utility:**

The overall layout of the property is considered generally functional in utility.

**Environmental Issues:**

LLOYD JONES is not qualified to detect the existence of any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. The existence of such substances may affect the value of the property. For the purpose of this assignment, we have specifically assumed that any hazardous materials that would cause a loss in value do not affect the subject.

**Deferred Maintenance:**

Our inspection of the property indicated no material items of deferred maintenance.

**Economic Age & Life:**

LLOYD JONES' estimate of the subject improvements effective age and remaining economic life is depicted in the following chart:

<b>Actual Age:</b>	1 year	<b>Effective Age:</b>	2 year
<b>Expected Life:</b>	50 years	<b>Remaining Economic Life:</b>	48 years

**Conclusion:**

The improvements are in average overall condition. Overall, there are no known factors that adversely impact the marketability of the improvements.

## ANALYSIS OF DATA AND OPINIONS OF THE APPRAISER

---

### HIGHEST AND BEST USE ANALYSIS

Four criteria are examined in order to determine the highest and best use of the subject property. The criteria and their applicability to the subject, both "as vacant" and "as improved" are as follows:

**Physically Possible:** the size, shape and topography affect the uses to which land may be developed. The utility of a parcel is dependent on its frontage and depth. Sites with irregular shapes may be more expensive to develop, and topography or subsoil conditions may make utilization too costly or restrictive. Highest and best use as improved also depends on physical characteristics such as condition and utility.

**Legally Permissible:** a legally permissible use is determined primarily by current zoning regulations. However, other considerations such as long-term leases, deed restrictions, and environmental regulations may preclude some possible highest and best use.

**Financially Feasible:** the use of the property is analyzed to make a determination as to the likelihood that the property is capable of producing a return which is greater than the combined income needed to satisfy operation expenses, debt service, and capital amortization. Any use that is expected to produce a positive return is classified as financially feasible.

**Maximally Productive:** the use that provides the highest rate of return among financially feasible uses is the highest and best use. The use of the land must yield a profitable net return, and the quantity of land devoted to any specific use must be limited to that quantity which will yield a maximum return to each owner.

### Highest and Best as Vacant

#### Physically Possible

The total site area is 8.264 hectares. The property is located in Pemba Mvita Industrial Area. Characteristics of the site are such that it is most likely best suited for an industrial. Neither the topography nor soil conditions of the subject poses a restriction to development provided that proper engineering and design are adhered to. Given these characteristics, it appears as though the site is suited for industrial development. Furthermore,

any user of the site should comply with its surrounding area. In this case, an industrial use would represent a homogeneous use of the physically possible uses to the site.

#### Legally Permissible

In reviewing the legally permissible uses associated with the site, the subject property is zoned Industrial. The current zoning allows industrial improvements. An onsite inspection did not reveal any visible adverse easements. However, should a current title commitment be completed identifying any damaging encumbrances, the concluded value of this report is subject to change.

#### Financially Feasible

Of the uses that are physically possible and legally permissible, the third element of highest and best use is those uses that are considered Financially Feasible/Maximally Productive. Data gathered and included in this report has been relied upon in determining the feasibility of alternative uses. Based upon the general development in the area, speculative development would not be likely. As a result of the described characteristics of the property, as well as discussions with area brokers, it is concluded that if the site were vacant today, its highest and best use would be to develop it with an industrial property.

#### Maximally Productive

Due to the subject's physical characteristics and the surrounding land use trends, the highest and best use of the subject property, as vacant, is for industrial use.

AS VACANT: Industrial

#### Highest and Best as Improved

##### Physically Possible

With respect to the potential uses that are physically possible, a range of uses are possible for the subject property if being considered as vacant property. However, the uses are influenced and limited by the subject's current industrial improvements. As noted, the parcel is improved with a concrete block structure that is 100% occupied. Based upon a physical inspection of the site, the improvements are in good condition and there does not appear to be any physical hindrances to reconstruction of the improvements should it be deemed necessary.

##### Legally Permissible

The subject site is zoned Industrial and all new development would need to adhere to the applicable zoning requirements. A review of the zoning requirements and consideration of the current improvements indicates that the existing improvements are allowed within Industrial zoning.

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Financially Feasible

In consideration of the existing and surrounding development, as well as the final value conclusions presented in this report, it appears continued use of the property as is represents the highest and best use of the property as improved.

Maximally Productive

Since only the existing use meets all the tests above, it is the maximally productive and highest and best use for the improvements.

AS IMPROVED: Industrial

## LAND VALUE OPINION

There are several methods appraisers can employ when developing an opinion land value. The six basic procedures are the Sales Comparison Approach, Allocation Method, Extraction, Subdivision Development Method, the Land Residual Technique, and the Ground Rent Capitalization Method. All six methods are derived from the three basic approaches to value. Sales Comparison and income capitalization (i.e. Ground Rent Capitalization) can be directly applied to land valuation. Allocation and Extraction procedures reflect the influence of the Sales Comparison and Cost approaches; the Land Residual Technique is based on the income capitalization and the Cost Approach. Subdivision Development draws on elements of all three approaches. The Sales Comparison Approach will be used in this report.

### Sales Comparison Approach (Land Valuation)

The Sales Comparison Approach is a process of comparing actual comparable property sales. This approach to value is based upon the Principle of Substitution, which holds that "the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time. This principle implies that the reliability of the Sales Comparison Approach is diminished if substitute properties are not available in the market." (The Appraisal of Real Estate, Thirteenth Edition, page 418).

This approach is based upon the collection of similar sales and offering data for comparison. Market-derived adjustments for relevant factors can sometimes be extracted from these and other sales. The sales data is compared to the subject on the basis of those elements of comparison which include real property rights conveyed, financing terms, conditions of sale, and date of sale. Location and other physical characteristics are then considered. Physical characteristics typically used in comparison are shape, topography, utilities, zoning, frontage, and flood plain. Because adjustments for these relevant factors are market derived, the desires and actions of typical buyers and sellers are reflected in the comparison process. Listed on the following pages are sales, which were considered to be the most comparable to the subject property.

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Sale #	Address or Location	City, State	Sale Date	Sale Price	Land Sq. m.	Cor	Loc Fea	Zon	Misc Comments	Sale Sh/Sq. m.
1	Pemba Mvita	Mtwara	1-May-2015	120,000,000.00	6,070	No	Similar	Same	NA	19,769.36
2	Pemba Mvita	Mtwara	10-Jun-2014	350,000,000.00	16,187	No	Similar	Same	NA	21,622.29
<i>Statistics</i>			<i>Min</i>	120,000,000.00	6,070					19,769.36
			<i>Max</i>	350,000,000.00	16,187					21,622.29
			<i>Avg</i>	235,000,000.00	11,129					20,695.82
Subj	Pemba Mvita	Mtwara	2-Dec-2015	-	82,640	No	Good	Same	NA	1.00

Notation Used Above	
Loc Fea = Location Features	Cor = Corner
NEC = Northeast Corner	Zon = Zoning
SWC = Southwest Corner	

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	Subject	Sale #1	Sale #2
Address City, State	Pemba Mvita Mtwara	Pemba Mvita Mtwara	Pemba Mvita Mtwara
Proximity to Subject	NA	Next	200 metres
Current Use	Industrial	Industrial	Industrial
Information Source	N/A	Lloyd Jones	Lloyd Jones
Sale Price	NA	120,000,000	350,000,000
Site sq. m.	82,640.00	6,070.00	16,187.00
Sale Tsh per sq. m.	NA	19,769	21,622
Property Rights	99	99 0%	33 0%
Adjusted Sale Price Financing	Mkt Rate	Mkt Rate 19,769 0%	Mkt Rate 21,622 0%
Adjusted Sale Price Conditions of Sale	Typical	Typical 19,769 0%	Typical 21,622 0%
Adjusted Sale Price Expendit. After Sale	None	None 19,769 0%	None 21,622 0%
Adjusted Sale Price Date of Sale	Dec-15	May-15 19,769 0%	Jun-14 21,622 0%
Adjusted Sale Price		19,769	21,622
Location	Good	Fair 10%	Fair 10%
Site sq. m.	82,640.0	6,070.0 0%	16,187.0 0%
Shape	Rectangular	Similar 0%	Similar 0%
Terrain Slope	Level	Level 0%	Level 0%
Utilities	Readily Avail	Similar 0%	Similar 0%
Density (Units / Ac)	1.00	1.00 0%	1.00 0%
Zoning	Industrial	Industrial 0%	Industrial 0%
Corner	None	No 0%	No 0%
Total Adjustment		10%	10%
Subject Value Per Sq. M.		21,746	23,785
Indicated Subject Value		1,797,114,200	1,965,552,700
Weighting (1-10)		10	10
Weighted Average		22,765	
Say		23,000	per sq. m.
Total Value		1,901,000,000	Total area 82,640.00

Min Unit Value	21,746
Max Unit Value	23,785
Range	9.4%

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Conclusion

After making adjustments the comparables have a value range of 21,746 and 23,785 per Square Metre with an adjusted mean of 23,000. The appraiser's ESTIMATE after reviewing the land sales and considering the current market conditions is shillings 1,901,000,000.00.

### ESTIMATE OF REPLACEMENT COST NEW

In valuing the subject property, information researched by Lloyd Jones on construction activity in the subject area has been considered.

#### **Direct Cost**

Salient details regarding the direct costs are summarized in the Cost Approach Schedule that follows this section. The cost estimates include the following:

1. average architect's and engineer's fees for plans, plan check, building permits and survey(s) to establish building line;
2. normal interest in building funds during the period of construction plus a processing fee or service charge;
3. materials, sales taxes on materials, and labour costs;
4. normal site preparation including finish grading and excavation for foundation and backfill;
5. utilities from structure to lot line figured for typical setback;
6. contractor's overhead and profit, including job supervision, workmen's compensation, fire and liability insurance, unemployment insurance, equipment, temporary facilities, security, etc.;
7. site improvements (included as lump sum additions); and
8. initial tenant improvement costs are included in the cost estimate. However, additional lease-up costs such as advertising, marketing and leasing commissions are not included.

Base building costs (direct costs), indicated above, are adjusted to reflect the physical characteristics of the subject. Making these adjustments, including the appropriate local and current cost multipliers, the Direct Building Cost is indicated.

#### **Additions**

Items not included in the direct building cost estimate include parking and walks, signage, landscaping, and miscellaneous site improvements. The cost for these items is estimated separately using the segregated cost guide.



### Indirect Cost

Several indirect cost items are not included in the direct building cost figures. These items include developer overhead (general and administrative costs), property taxes, legal and insurance costs, local development fees and contingencies, lease-up and marketing costs and miscellaneous costs.

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Nr.	Description	Area Total (m2)	Year of Erection	Average Age	Basic Construction Rate /Square Metre	Professional Fees & Admin Costs	Adjusted Rate of Construction	Replacement Cost	Replacement Costs With Sub-Totals	Technical Duration in years	Linear Depreciation %	Depreciated Replacement Cost using linear depreciation	Depreciated Replacement Costs	Useful Life left according to Technical Duration	Effective Age according to actual building state	Effective life used	Appreciation %	Residual Value (Depreciação Linear) (usd)	Market Value
2015																			
1.0	<b>FACTORY BUILDINGS</b>								4,359,272,500				4,272,256,764						
1.1	Administration Block	296	2014	1	650,000	10%	715,000	204,490,000	204,490,000	50	2%	200,400,200	200,400,200	49	2	2	-1%	2,044,900	198,000,000
1.2	Warehouse	2,572	2014	1	500,000	10%	550,000	1,414,600,000	1,414,600,000	50	2%	1,386,308,000	1,386,308,000	49	2	2	-1%	14,146,000	1,372,000,000
1.3	Office Extension	15	2014	1	500,000	10%	550,000	8,250,000	8,250,000	50	2%	8,085,000	8,085,000	49	2	2	-1%	82,500	8,000,000
1.4	Kitchen	42	2014	1	300,000	10%	330,000	13,860,000	13,860,000	50	2%	13,582,800	13,582,800	49	2	2	-1%	138,600	13,000,000
1.5	Mill Machine Block	205	2014	1	600,000	10%	660,000	135,300,000	135,300,000	50	2%	132,594,000	132,594,000	49	2	2	-1%	1,353,000	131,000,000
1.6	Transformer /Genset House	37	2014	1	400,000	10%	440,000	16,280,000	16,280,000	50	2%	15,954,400	15,954,400	49	2	2	-1%	162,800	16,000,000
1.7	Ablution Block (Admin)	37	2014	1	300,000	10%	330,000	12,210,000	12,210,000	52	2%	11,975,192	11,975,192	51	2	2	-1%	122,100	12,000,000
1.8	Ablution Block (Staff)	25	2014	1	250,000	10%	275,000	6,875,000	6,875,000	54	2%	6,747,685	6,747,685	53	2	2	-1%	68,750	7,000,000
1.9	Computer Building	42	2014	1	500,000	10%	550,000	23,100,000	23,100,000	56	2%	22,687,500	22,687,500	55	2	2	-1%	231,000	22,000,000
1.1	Weigh Bridge Office	13	2014	1	400,000	10%	440,000	5,720,000	5,720,000	58	2%	5,621,379	5,621,379	57	2	2	-1%	57,200	6,000,000
1.11	Gate Hoyse	14	2014	1	400,000	10%	440,000	6,160,000	6,160,000	50	2%	6,036,800	6,036,800	a) 49	2	2	-1%	61,600	6,000,000
	<b>Subtotal</b>	3,288						1,846,845,000	1,846,845,000			1,809,992,957	1,809,992,957					-18,468,450	1,791,000,000
2.0	<b>INFRASTRUCTURES</b>																		
2.1	WATER DISTRIBUTION NETWORK	1	2014	1	100,000,000	10%	110,000,000	110,000,000	110,000,000	50	2%	107,800,000	107,800,000	a) 49	2	2	-1%	1,100,000	107,000,000
2.2	SEWAGE NETWORK	1	2014	1	75,000	10%	82,500	82,500	82,500	50	2%	80,850	80,850	a) 49	2	2	-1%	825	-
2.3	ROADS, PARKING and PAVING (2500 m2)	1,500	2014	1	150,000	10%	165,000	247,500,000	247,500,000	50	2%	242,550,000	242,550,000	a) 49	2	2	-1%	2,475,000	240,000,000
2.4	FENCING								308,000,000				301,840,000						
2.5	- Net (560m)	2,800	2014	1	100,000	10%	110,000	308,000,000	308,000,000	50	2%	301,840,000	301,840,000	a) 49	2	2	-1%	3,080,000	3,000,000
2.6																			
	<b>Subtotal</b>							655,582,500	655,582,500			652,270,850	652,270,850					-6,655,825	344,000,000
3.0	<b>LAND</b>																		
	- Urban Land (Sq. M.)	82,640					0	23,000	1,900,720,000				1,900,720,000	0	0				1,901,000,000
	<b>Subtotal</b>								1,900,720,000				1,900,720,000						1,901,000,000
									4,413,147,500				4,362,983,807					50,248,550	4,036,000,000

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### RECONCILIATION AND FINAL VALUE ESTIMATE

In this section of the report, the appraiser(s) bring together all of the data gathered during the appraisal, culminating with their opinion of the most probable value. It is in this section, they summarize their thoughts about the property to reconcile the value indicators into a final conclusion. Your attention is directed to the following which summarizes the value estimates presented throughout this report.

#### MARKET VALUE CONCLUSIONS

Valuation Methodology	As Is
Land and Buildings	TZS 4,036,000,000.00

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## FORCED SALE VALUE ESTIMATE

At our client's request, appraisers were asked for a Forced Sale Value. There is no industry-accepted standard for this term. In general, it means the discounted price necessary to induce disposal of real property over a shorter than normal marketing period.

According to Advisory Opinion of IVSC, marketing time is the amount of time it might take to sell real property at the concluded market value during the period immediately **after** the effective value date. In short, exposure time precedes the effective value date whereas marketing time follows the effective value date. If market forces are expected to change after the effective value date, then exposure time and marketing time may span different periods. Exposure time is based on historical evidence (past sales) while marketing time is a forecast based on expectancies of the future. With all the above in mind, the following is presented.

	"As Is" Values	Marketing Time (Months)	Discount
Market Value	4,036,000,000	3	
Forced Sale Value	3,200,000,000	1	20%

Since a Forced Sale Value is a forecast, it based upon the appraisers experience and judgment, not market evidence.

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PHOTOGRAPHS



Access Road



Entrance Gate

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Administration Block



Administration Block

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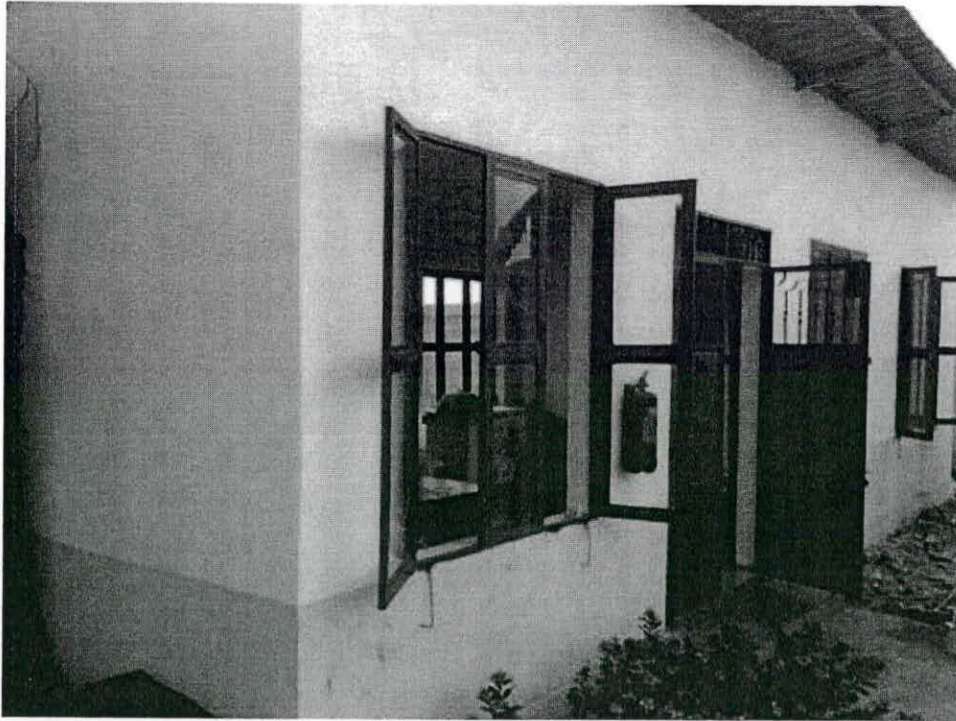


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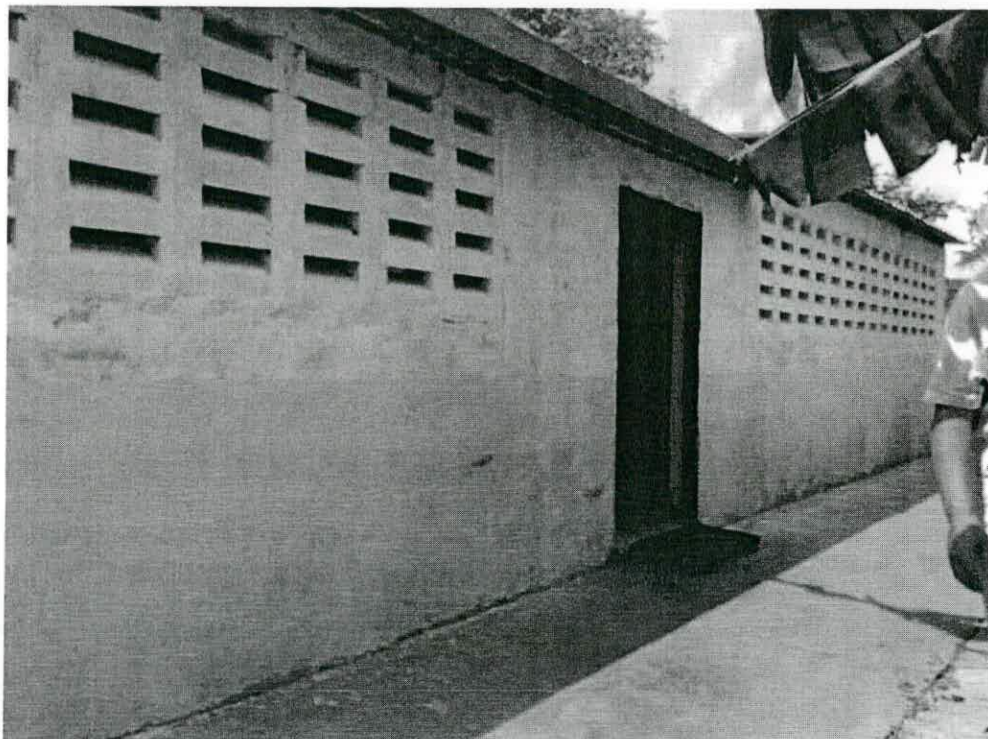
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Office Extension



Admin Ablution Block

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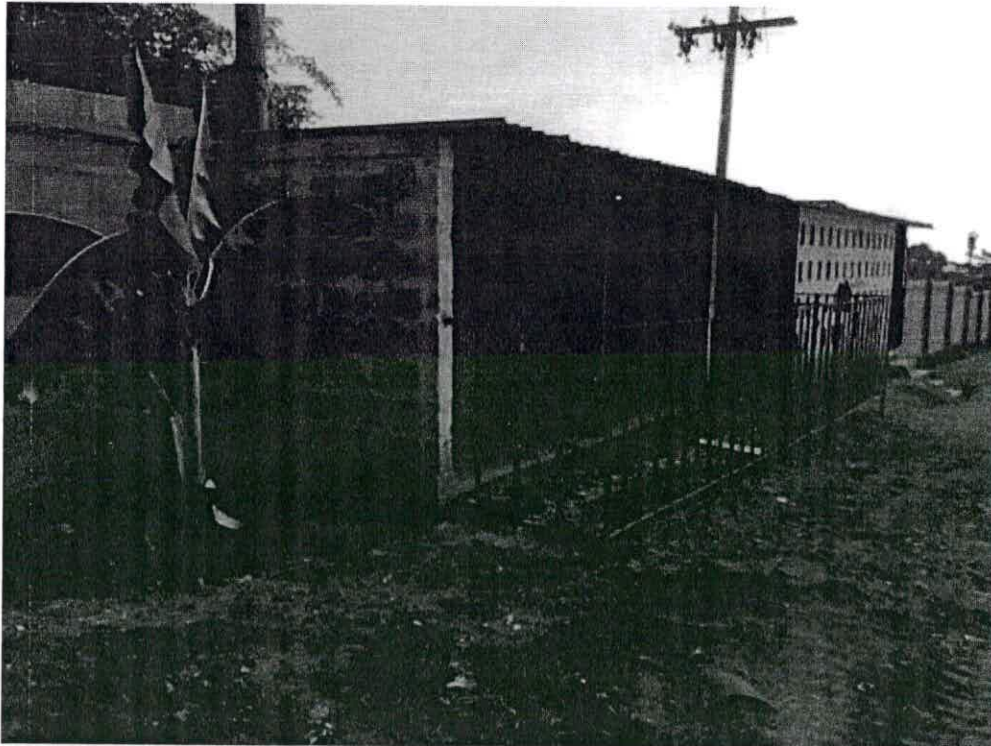


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Transformer/Genset House



Transformer/Genset House

PROPERTY ADDRESS: Plot No. 141/10 & 141/11 Mbagala

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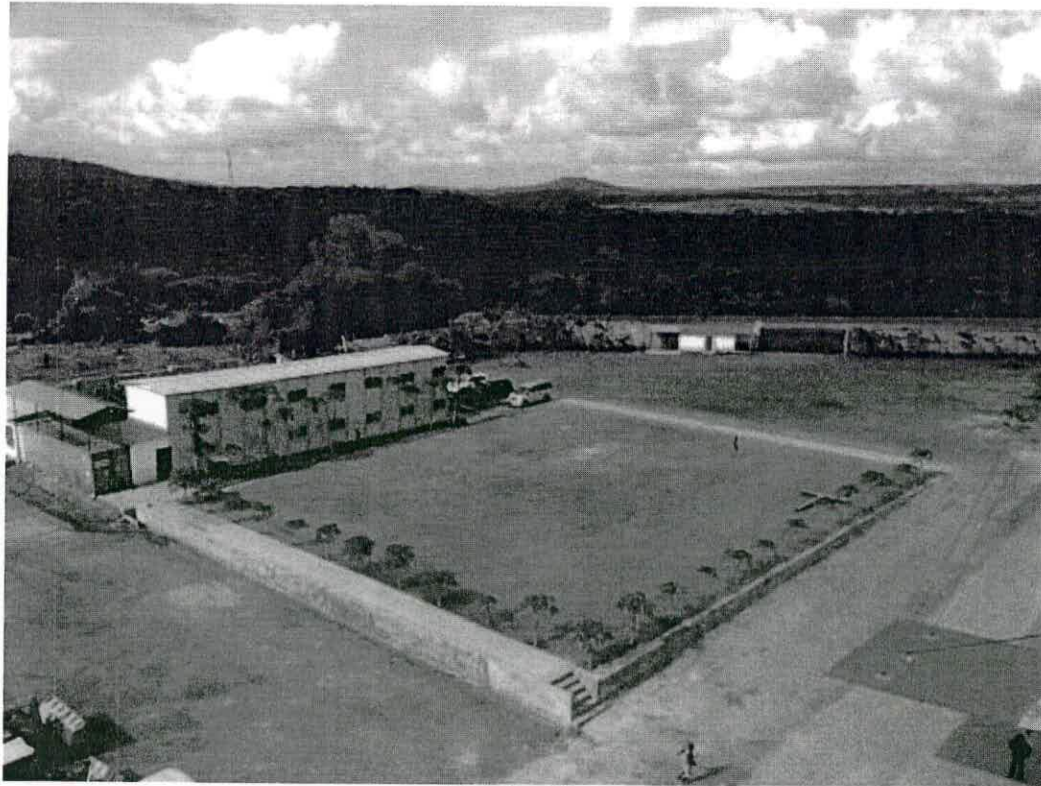


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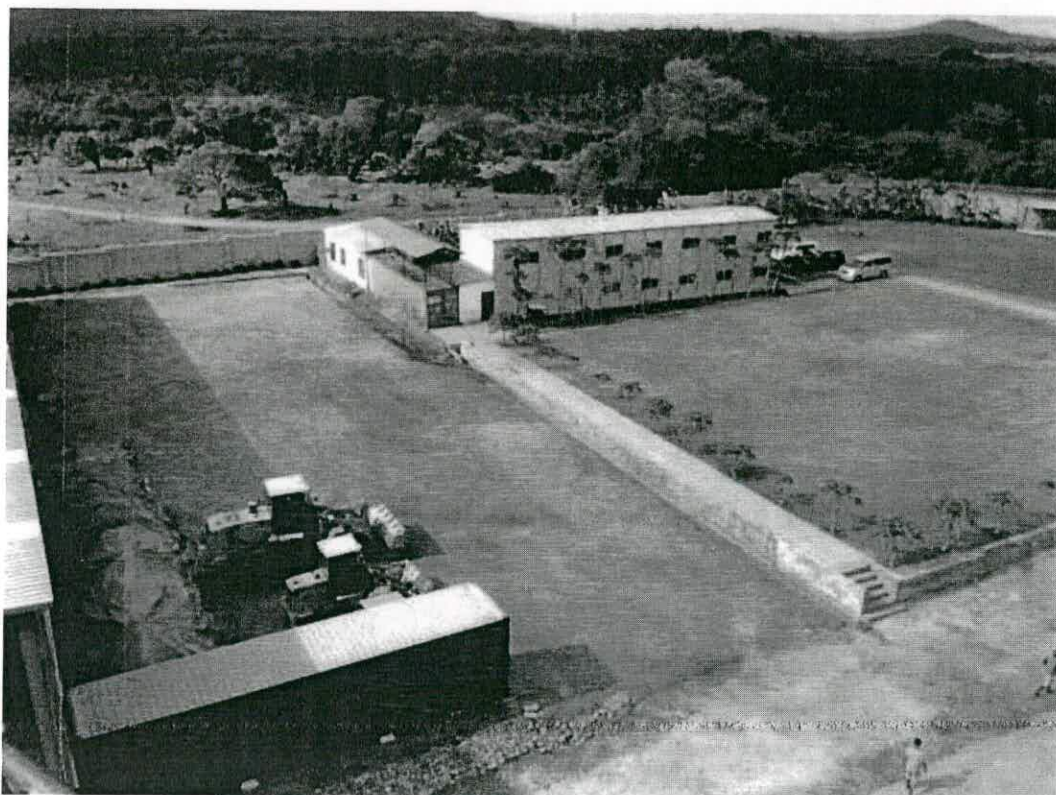
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Birds Eye View



Birds Eye View

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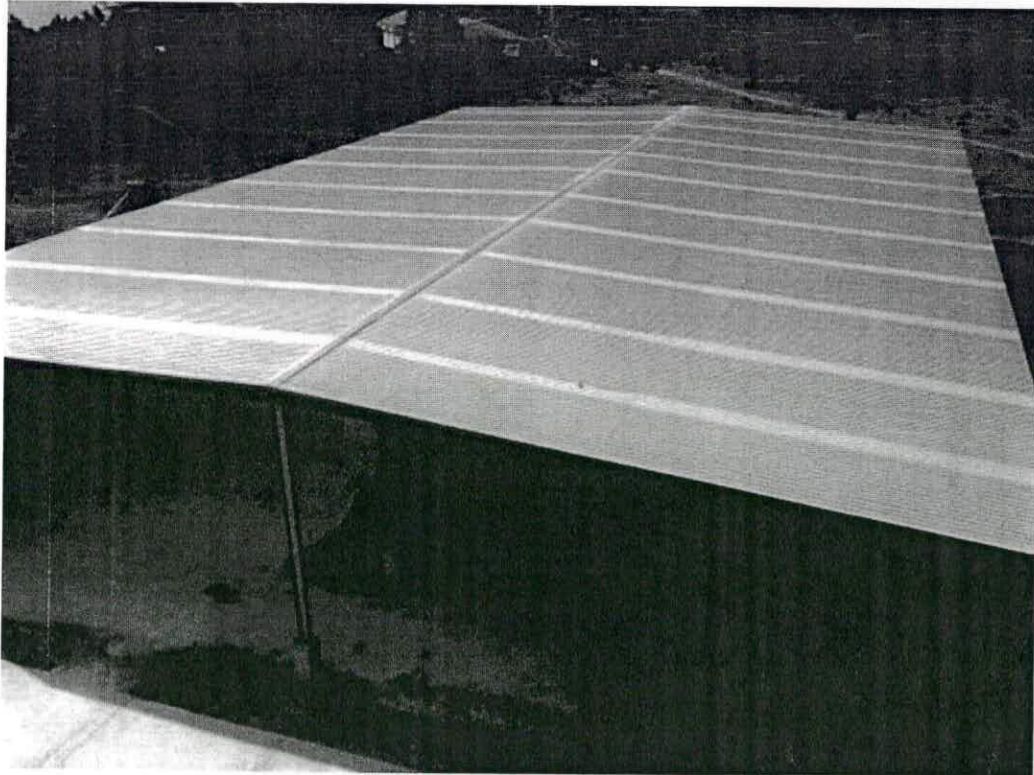


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Warehouse



Warehouse

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**TANZANIA INVESTMENT CENTRE**

**LEASEHOLD AGREEMENT**

(Issued under Section 20 of the Land Act, Cap. 113 R.E. 2002)

Date of Issue:

Land Office Number:

Land Description:

PROPERTY ADDRESS: Plot No. 141/10 & 141/11 Mbagala

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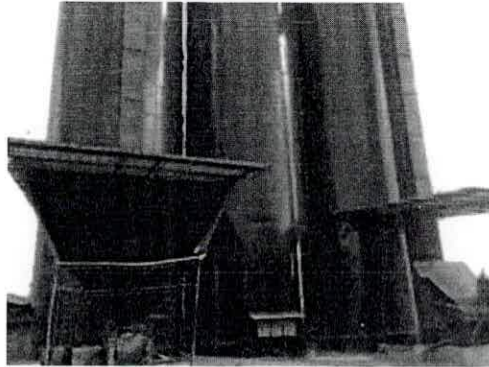
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# Valuation Report

Plant & Machinery on Plot No. 2 Block B  
Pemba Mvita, Mtwara



Under Instructions from:

BancABC Tanzania Limited  
5<sup>th</sup> & 6<sup>th</sup> Floor, Uhuru Heights  
Bibi Titi Mohammed Road  
P. O. Box 31  
Dar es Salaam



Client:

**Chang Jiang Investment Limited**

Our Reference: 11012

Lloyd Jones Limited  
VIVA Towers, Level 2, Suite 203  
Ali Hassan Mwinyi Road  
Tel: 255 22 212 7834  
Fax: 255 22 212 7835  
P. O. Box 10705 Dar es Salaam, Tanzania  
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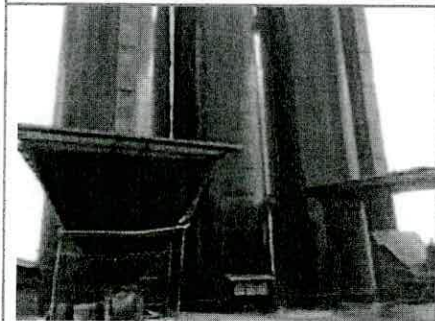
## VALUATION SUMMARY

<b>Instructing Party:</b>	BancABC Tanzania Limited	<b>Contact:</b>	Emeza Mchome
		<b>Tel:</b>	255 2121537/8/9
<b>Business Unit:</b>	Credit Department	<b>Fax:</b>	255 222180064
<b>Postal Address:</b>	BancABC Tanzania Limited 5 <sup>th</sup> & 6 <sup>th</sup> Floor, Uhuru Heights Bibi Titi Mohammed Road P. O. Box 31 Dar es Salaam	<b>E-Mail:</b>	emchome@bancabc.com
<b>Client:</b>	Chang Jiang Investment Limited	<b>Ref. No.:</b>	11012

### Property

<b>Type &amp; Location:</b>	Plant & Machinery on Plot No. 2 Block B Pemba Mvita Mtwara
<b>Description:</b>	Cement manufacturing plant
<b>Products:</b>	cement
<b>Plant Capacity:</b>	300,000 tons per annum
<b>Date of Manufacture:</b>	Unknown but supplied as used and reconditioned
<b>Efficiency:</b>	Good
<b>Obsolescence:</b>	Dated, less efficient compared to comparable modern models
<b>Operating Model:</b>	One shift, 8 hours a day

Property Photo



<b>Essential Repairs:</b>	Fair: Plant is in average condition.
<b>Encumbrances:</b>	Nil
<b>Marketability:</b>	The plant has good sales prospects.

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DCF Approach

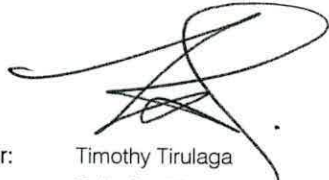
Property's Net Present Value (NPV)	\$16,000,000
Discount Rate	18.00%
Terminal Cap Rate	22.0%

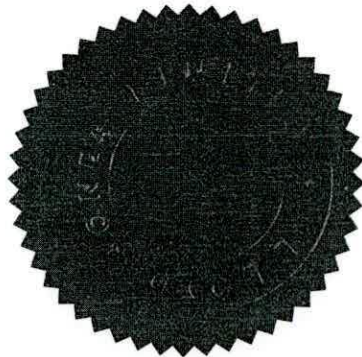
Based on the defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, our opinion of value for Plant and Machinery on Plot No 2 Block B Pemba Mvita Mtwara as of 17 December 2015 which is the effective date of the valuation is as follows:

	MARKET VALUE	FORCED SALE VALUE
Plant and Machinery	US\$16,000,000.00	US\$12,500,000.00

Certified By:

Name: John D Nyabamba  
 Qualification: Fully Registered Valuer  
 Position: Managing Director  
 Firm: LLOYD JONES LIMITED

Inspecting Valuer:   
 Timothy Tirulaga  
 Qualification: Fully Qualified Valuer  
 Position: General Manager



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## PREMISES OF VALUATION

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**Subject of Valuation** The subject of the Valuation Report is a cement manufacturing plant installed on Plot No. 2 Block B Pemba Mvita Mtwara.

**Purpose of Valuation:** The objective of the valuation report is to estimate the market value of the subject plant.

**Market value** is defined as: 'The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.'

**Definition of Plant & Machinery:** According to International Valuation Standards Committee (IVSC) Plant & Machinery includes installation and support facilities for processes or manufacturing which are designed to perform a specific predetermined function. These include all non-realty devices, in fixed or movable form, deployed in processing, manufacturing or assembling products from the stage of raw materials to finished goods.

**Effective Date of Valuation:** The effective date of Value is 17 December 2015. The plant was inspected by Timothy Tirulaga on 17<sup>th</sup> December 2015, and our analysis was performed shortly thereafter.

**Use of the Report:** This valuation report has been prepared for BancABC Tanzania Limited. The information presented in this report should not be disseminated to the public or third parties without the express written consent of Lloyd Jones Limited.

**Scope of the Report:**

The following items were considered in this valuation.

- Quality of initial installation, unit layout, environment, level of operators, type of maintenance, availability of spare parts, life of plant and machines economic viability.
- Information from the owner of the Plant and Machinery himself. These included documents such as list of plant and machines, purchase bills, balance sheets, year of purchase, engineers certificates, addresses of manufacturers, life of machines indicated by manufacturers, installation costs, duties paid, exchange rates, technical specifications of plant and machinery, etc
- Physical inspection of the plant and machinery focusing on information on the name plates, environment, maintenance schedules, level of operators, in-operation or idle, type of installation, physical existence, technology etc.
- Estimate of Factors to be applied for Design, Technology, Environment, Maintenance, level of operators, Idle Plant and Machinery etc. Economic viability factor, which depends on Government Policies, Custom Duties, Excise, International prices of raw materials and end products may be applied to work out overall commercial value of the Plant and Machinery.

## VALUATION METHODS

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**Conceptual Framework:** In broad terms capital market participants adopt a concept of market value based on a discounted future cash flow approach. Financial reporting adopts an untidy mixed model of historic cost and (supposedly) market value with a gradual (arguably glacial) shift to the latter. Valuers, although generally reporting on market value, fall into three broad camps, viz. market values based on:

- discounted future cash flows similar to capital markets approach;
- comparable sales/running yields (real estate); and
- depreciated replacement/indexed cost.

Theoretically, contemporaneous truly comparable sales are reflective of market values. However, underlying this simple proposition are a number of (generally) implicit assumptions concerning true homogeneity (rare in practice), market depth and transaction frequency. These characteristics are generally present in the stock market.

True comparability is less common even in residential real estate. However, differences are often relatively immaterial or can generally be specifically and readily allowed for.

In the case of larger idiosyncratic assets e.g. refineries, smelters, mines (and large city buildings, large hotels etc.) there are often no real comparable, (let alone contemporaneous comparable) sales to use as a reference point. Even where there are transactions, they are often relatively infrequent and/or there may be significant difficulties in determining all the factual circumstances and contractual conditions of the actual transaction.

It is easy to see why capital market participants that are the source of capital for the purchase and sale of larger assets, and whose decision making is grounded in terms of present value of future cash flows, prefer valuations based on the same conceptual framework. Alternatively, they need to be fully aware of the impact of any conceptual differences in the valuation prepared by specialist valuers e.g. property and plant and machinery valuers if their conceptual approach differs.

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**Practice in Valuation:**

Conventional Plant and Machinery valuations essentially look backwards and analyse:

- the historic cost of the assets;
- an estimate of what they would cost today; and
- an estimate of how much they have been used up.

By way of contrast, DCF-based valuations look forward and analyse:

- what cash flows are expected to be generated from the asset in the future; and
- what is the present value of those cash flows at the valuation date.

In the case of mobile fixed assets such as vehicles and bulldozers, there is generally a relatively active, liquid market and sufficient transaction frequency from which reliable current market value data can be readily obtained. However, in the case of larger more complex fixed assets, from a cost and timeliness perspective, it is easy to see why valuers favour methods of valuation based on depreciated historic cost (DHC) or depreciated replacement cost (DRC).

In some cases, and for some purposes, these depreciated cost-based values may be an acceptable surrogate for market value. However, in the case of high-value complex and integrated fixed assets such as refineries, smelters and complex plant, large valuation errors can arise if cost-based valuation techniques are used. Valuation errors arise, in particular, if:

- the cash generating ability of the asset in situ (i.e. its true value in use) materially exceeds depreciated indexed or depreciated historic cost; and/or
- there is a failure to recognize all indirect costs that would need to be incurred, particularly for older assets, to put the asset in place; and/or
- inappropriate depreciation rates are used.

### Depreciating Assets

The basic principle of value being a function of future cash flows is not just a capital markets/equity valuation perspective. It also applies to the acquisition of depleting assets, i.e. assets that deplete in value over time such that, at some point in the future, the asset will have a nil value (in that their economic benefits have expired). Such assets are acquired by businesses because, although they diminish in value over time, the present value of future cash flows that the asset can generate over that period via use and ultimate disposal is expected to exceed the initial outlay.

However, at any point in time subsequent to the acquisition of the asset and prior to its effective life ceasing, the price a notional purchaser of the asset will pay for the asset will only be paid if the present value of the future cash flows that the asset can generate from that time onwards exceeds the price paid.

### Fully Depreciated Assets

An asset can have the ability to generate cash flows even though it may be fully depreciated for accounting and tax purposes. In such circumstances, it is highly unlikely that a rational buyer or seller of the asset would consider that it had 'no value'.

Changes in time-based depreciation and the use of constant annual depreciation charges, difficulties in forecasting useful life and the impact on economic life of repairs and maintenance all contribute to the likelihood that depreciation rates used to determine book or tax values may result in a value that is significantly different from the asset's market value.

### Conclusions:

The subject, being an in-situ plant and machinery and bought and installed based on its ability to earn income until depreciated, is therefore better valued using the income approach and specifically by DCF. In-situ fixed assets may be worth a lot more than DHC, DRC or DRC because:

- the basis of depreciation used may not reflect economic use; and
- the future cash flows assets can generate are the real measure of their market value.

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## DESCRIPTION OF THE PLANT

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**Description:** 300,000 Tons per Annum Cement Plant

**Preparation Section:** Drilling rig, loader, crusher, bucket elevators, silos, grinding mill, dust collector, pumps, roller mill.

**Burning Section:** Fan, dust collector, preheater, rotary kiln, grater cooler, bucket elevator, storage tanks.

**Clinker Grinding:** Silos, grinding mill, air separator, dust collector, becket elevator.

**Auxiliaries:** Power supply system, fuel storage tanks, water supply unit, compressed air system, workshop

**Date of Manufacture:** Unknown but dated and reconditioned

**Products:** Cement.

### Plant process:

The manufacture of cement comprises of many operations, which are complex to enumerate and describe. However, these operations can be grouped into three major ones. These include:

- I. Preparation of raw mix: (Quarrying, crushing and transportation; Proportioning of the ingredients; Grinding of raw mix
- II. Calcinations and storage: (Homogenizing of raw mix; Burning of raw mix in kiln and storing of clinker
- III. Production of cement: (Grinding of clinker and gypsum (96/4%); Packing of cement

In cement production so far two types of kilns are used. One is shaft kiln and the other is rotary kiln. These two differ in design, capacity and operation. Before the year 1990, Portland cement was burnt in small shaft kilns, but from that year onward even at present more than 95 per cent of all cement is manufactured in rotary kiln plants. This is a total shift from shaft to rotary because of operational difficulties as well as quality disadvantages observed in the former. Thus, the manufacture of cement in rotary kiln plants is the most preferred one nowadays.

Clinker production by rotary kiln plants may be carried out by different types of processes, the most common process being the dry and the wet method. The major difference between the two is the raw material preparation and handling method before it is fed to the kiln. The dry prepare dry raw meal while the wet prepare raw thick slurry. Each of these methods requires unique equipment and machinery set-ups in the preparation section.

Wet process do require high fuel oil consumption due to which there is a high shift to dry method of cement production in modern times. In a dry process, the moisture content of the raw materials is kept below 6%. Hence in the dry process the raw materials are dried in a separate dryer or in a dryer crusher or dryer mill and ground to the fineness required for the clinking process. The dry raw meal from the raw mill is homogenized in special silos before it is fed to the dry processes kiln. The resultant raw feed is introduced into the kiln system, usually a rotary one, where the material is heated to about 27000 F (14820 C). There the material progressively losses first the water, then the carbon dioxide, CO<sub>2</sub>, at about (9540 C) and at about (12600 C) a small amount of liquid phase forms. This liquid is the medium through which the higher-melting phases are formed. The resultant product, called Clinker because the whole never truly melts, is cooled and again ground in ball mills to such a fineness that about 90% will pass a screen, during grinding, about 5% of calcium sulfate (gypsum or anhydrite) is added to control setting time, strength development and other properties.

PROPERTY ADDRESS: Plant & Machinery on Plot No. 2 Block B Pemba Mvita Mtwara

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Plant Capacity: 300,000 Tons per annum  
Plant The plant is operating on trial runs at 60% of its optimum capacity.  
Efficiency/Obsolescence  
Operating Mode: One shift per day, 6 days per week

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## MARKET FOR THE INDUSTRY

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Tanzania's total cement production is expected to more than double in the next year. The current four firms that produce Twiga, Simba, Rhino and Tembo brands have a combined installed annual capacity of 3.75 million tonnes and output is expected to reach 8.65million tonnes per year in 2015. The new producers are Dangote Cement, Lake Cement, and Lee Building Material plus the existing firms' expansion expected to boost production by 4.9 million tonnes per annum. The firms are taking advantages of increased cement demand pushed by construction activities that grew at an annual average rate of eight per cent over the past five years. We expect local demand to grow at over 10 per cent if infrastructure investments are sustained at the current levels and the economic momentum remains as projected.

The demand, currently standing at four million tonnes, has been growing at a compound annual growth rate of 10 per cent over the past five years to 2012. Tanzania is currently a net importer of cement, importing about 500,000 tonnes per annum or 12 per cent of the total consumption. We estimate that current sector utilization of the installed capacity is 90 per cent, offering minimal room for upside unless the projected new capacity is added.

The existing companies that are expected to increase capacity are Tanzania Portland Cement Company (Twiga) 700,000 tonnes, Tanga Cement (500,000tonnes) and Athi River (Rhino) 1.2million tonnes. The new entrants are locally owned Lake Cement in which Banco of India has acquired 51 per cent stake. The new joint venture formed a Greenfield plant to be erected in Lindi with an investment of 12.5 million US dollars. Plant which is scheduled to commence production next year has the capacity of 500,000 tonnes annually. The Nigerian Dangote Cement— an industry conglomerate—plans a two million tonne gas fired cement plant in Mtwara as part of their pan- African strategy to expand across the continent. Another is a Chinese firm Lee Building Minerals that has started construction of a 12.5 million US dollars cement factory in Lindi with a capacity of 300,000 tonnes per annum.

## VALUATION PROCEDURE AND METHODOLOGY

---

Current appraisal standards recognize three basic approaches to real estate value. These are identified as the Cost, Income, and Sales Comparison Approaches.

The Cost Approach to value is developed by two fundamental opinions: the value of the land and the value of the improvements to the land. Initially, the current fair market value of the land is estimated as if unimproved and capable of being put to its highest and best use. The reproduction or replacement cost new of the improvements, less any depreciation, is then added, along with any contributory value of the site improvements. The validity of the resulting value estimate is impacted to varying degrees by the accuracy of the cost estimates and the depreciation estimate.

The Income Approach measures value by capitalization of the net income from the real estate. The potential gross income is first estimated based on data derived directly from the market. Deductions are then made for vacancy and collection loss, and normal operating expenses. The resulting net income figure is then converted to a value estimate by any one of several capitalization methods.

The Sales Comparison Approach is based on comparison between the subject property and similar properties which sold within a reasonable period prior to the date of appraisal, and which are capable of providing insight into the valuation of the subject property. Units of comparison are examined and developed and after making the appropriate adjustment for differences such as Location and physical characteristics, are then applied to the subject to derive an indication of value. Critical in this valuation methodology, is the availability of sufficient market comparables with which to make valid comparisons.

In this valuation, we adopted two approaches to value, the cost approach and the income approach.

## COST APPROACH TO VALUE

The following steps were adopted in this valuation.

1. First, we determined the replacement cost new of the equipment as of date of valuation. Where we found that the subject equipment has undergone more than minimal changes in technology, we established the available replacement equipment comparable to the subject. Betterment cases were reflected in the Replacement cost by rationing the Replacement Cost down to the subject capacity using a Scale Factor.
2. We then estimated physical deterioration, a loss in value which may be the result of wear and tear from either use or exposure to various elements. We adopted the age/life ratio and applied a rate of return to account for the time value of money.
3. We then calculated replacement cost new less physical deterioration.
4. Functional obsolescence was estimated next. Functional obsolescence is the loss of value in a property caused by the design of the property itself. Two common methods of estimating functional obsolescence, if present, include analysis of excess capital costs and analysis of excess operating expenses.
  - a. As we began our valuation with replacement cost, the step attributed to calculation of functional obsolescence from excess capital costs was therefore eliminated.
  - b. We thus calculated excess operating expenses by quantifying the penalty of operating the equipment rather than the cost to cure.
5. We then deducted the estimated functional obsolescence from the replacement cost new less physical deterioration.
6. External obsolescence, a loss in value resulting from adverse factors external to the property that decreases the desirability of the property, was estimated next. This was done by calculating an inutility penalty.
7. Finally, the replacement cost new less physical deterioration, functional obsolescence, and external obsolescence was established.

Description	Quantity	Year	Average Age	Cost New	Installation & Administrator Costs	Unit Replacement Costs	Total Replacement Costs	Replacement Cost total With Sub-Totals	Technical Duration in years	Depreciation %	Depreciated Replacement Cost with Subtotals	Depreciated Replacement Cost	Useful Life left according to Technical Duration	Effective Age as per actual condition of the Asset	Useful Remaining Economic Life	Appreciation %	Residual Value	Market Value
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2015

<b>300,000 TONS PER ANNUM CEMENT PLANT</b> <b>Preparation Section:</b> Drilling rig, loader, crusher, bucket elevators, silos, grinding mill, dust collector, pumps, roller mill. <b>Burning Section:</b> Fan, dust collector, preheater, rotary kiln, grater cooler, bucket elevator, storage tanks. <b>Clinker Grinding:</b> Silos, grinding mill, air separator, dust collector, bucket elevator. <b>Auxiliaries:</b> Power supply system, fuel storage tanks, water supply unit, compressed air system, workshop	1	2005	10	22,000,000	15%	25,300,000	25,300,000	25,300,000	25	40%	15,180,000	15,180,000	15	10	15	0%	-	15,180,000
	TOTAL							25,300,000				15,180,000					-	15,180,000

60%

60%

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## INCOME APPROACH TO VALUE

When valuing income-producing properties such as the subject, the most appropriate appraisal technique is to develop an estimate of value by applying the Income Approach.

The Income Approach to value presumes that no prudent buyer will pay more for the right to receive the future income stream for the subject property than an amount for which he can obtain the rights to a substitute future income stream, assuming similar quality, quantity, and durability of the income streams. The quality of the future benefits affects investment risk and the buyer's ability to receive a return on his initial investment, as well as, a return of his investment. The quantity of the future benefits reflects the amount of the future income stream plus potential appreciation or depreciation over the buyer's term of ownership. Durability relates to the amount of time that an investment will continue to provide positive benefits of ownership adequate to meet the investor's criteria.

## DISCOUNTED CASH FLOW ANALYSIS

A Discounted Cash Flow Analysis estimates the market value of a property based upon the present value of the net income stream during the holding period, and the proceeds of the sale of the property at the end of the holding period. The present value of the income stream is calculated by discounting each year's net operating income by an appropriate discount rate (Internal Rate of Return.) The discount rate applied is representative of the risks inherent in the subject property and is considered in comparison with competitive alternate investments. The reversionary value (less selling costs) is based upon capitalization of a projected net income. Following is a discussion of each of the various components of Discounted Cash Flow Analysis utilized herein.

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### Discounted Cash Flow Analysis

Period	1	2	3	4	5	6	7	8	9	10	11
Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Gross Potential Rent	78,542,000	79,720,130	80,915,932	82,129,671	83,361,616	84,612,040	85,881,221	87,169,439	88,476,981	89,804,135	91,151,197
Vacancy & Collection Loss	(73,436,770)	(74,538,322)	(75,656,396)	(76,791,242)	(77,943,111)	(79,112,258)	(80,298,941)	(81,503,426)	(82,725,977)	(83,966,867)	(85,226,370)
PGI	93.50%	93.50%	93.50%	93.50%	93.50%	93.50%	93.50%	93.50%	93.50%	93.50%	93.50%
EGI	5,105,230	5,181,808	5,259,536	5,338,429	5,418,505	5,499,783	5,582,279	5,666,014	5,751,004	5,837,269	5,924,828
<b>Expenses</b>											
Management	-	259,090.42	262,976.78	266,921.43	270,925.25	274,989.13	279,113.97	283,300.68	287,550.19	291,863.44	296,241.39
Utilities	472,000.00	103,636.17	105,190.71	106,768.57	108,370.10	109,995.65	111,645.59	113,320.27	115,020.07	116,745.38	118,496.56
R. E. Taxes (1)	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632	91,425
Insurance	50,000	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755	60,950
Maintenance	375,000.00	382,500.00	390,150.00	397,953.00	405,912.06	414,030.30	422,310.91	430,757.13	439,372.27	448,159.71	457,122.91
Misc.	200,000	155,454	157,786	160,153	162,555	164,993	167,468	169,980	172,530	175,118	177,745
<b>Total Expenses</b>	<b>1,172,000</b>	<b>1,028,181</b>	<b>1,046,154</b>	<b>1,064,447</b>	<b>1,083,067</b>	<b>1,102,019</b>	<b>1,121,309</b>	<b>1,140,944</b>	<b>1,160,930</b>	<b>1,181,273</b>	<b>1,201,980</b>
NOI	3,933,230	4,153,628	4,213,382	4,273,982	4,335,438	4,397,764	4,460,970	4,525,069	4,590,074	4,655,996	4,722,848
Discount Rate	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%
Discount Factor	0.847458	0.718184	0.608631	0.515789	0.437109	0.370432	0.313925	0.266038	0.225456	0.191064	
Present Value	3,333,246	2,983,071	2,564,394	2,204,472	1,895,060	1,629,070	1,400,410	1,203,841	1,034,860	889,595	

#### Assumptions

1.50%	Income Growth
93.50%	Vac. & Coll. Loss
2.00%	Expense Growth
18.00%	Discount Rate
22.00%	Terminal Rate
2.50%	Marketing Costs

#### Reversion

Net Income	4,722,848
Terminal Rate	22.00%
Resale Value	21,467,490
Marketing Costs	(536,687)
Net Resale	20,930,803
Discount Factor	0.161919
Value	3,389,096

#### Estimated Value

Sum of Pres. Values	12,980,243.16
Reversion	3,389,095.51
Cost to Complete	-
Estimated Value	16,000,000.00

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### RECONCILIATION AND FINAL VALUE ESTIMATE

In this section of the report, the appraiser(s) bring together all of the data gathered during the appraisal, culminating with their opinion of the most probable value. It is in this section, they summarize their thoughts about the property to reconcile the value indicators into a final conclusion. Your attention is directed to the following which summarizes the value estimates presented throughout this report.

#### MARKET VALUE CONCLUSIONS

Valuation Methodology	As Is
Cost Approach	\$15,000,000.00
Income Approach	\$16,000,000.00
<i>Reconciled Value</i>	<b>\$16,000,000.00</b>

The **Income Approach** measures value by capitalization of the net income from the real estate. The potential gross income is first estimated based on data derived directly from the market. Deductions are then made for vacancy and collection loss, and normal operating expenses. The resulting net income figure is then converted to a value estimate by any one of several capitalization methods.

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## FORCED SALE VALUE ESTIMATE

At our client's request, appraisers were asked for a Forced Sale Value. There is no industry-accepted standard for this term. In general, it means the discounted price necessary to induce disposal of real property over a shorter than normal marketing period.

According to Advisory Opinion of IVSC, marketing time is the amount of time it might take to sell real property at the concluded market value during the period immediately **after** the effective value date. In short, exposure time precedes the effective value date whereas marketing time follows the effective value date. If market forces are expected to change after the effective value date, then exposure time and marketing time may span different periods. Exposure time is based on historical evidence (past sales) while marketing time is a forecast based on expectancies of the future. With all the above in mind, the following is presented.

	"As Is" Values	Marketing Time (Months)	Discount
Market Value	\$16,000,000	3	
Forced Sale Value	\$12,500,000	1	20%

Since a Forced Sale Value is a forecast, it based upon the appraisers experience and judgment, not market evidence.

PROPERTY ADDRESS: Plant & Machinery on Plot No. 2 Block B Pemba Mvita Mtwara

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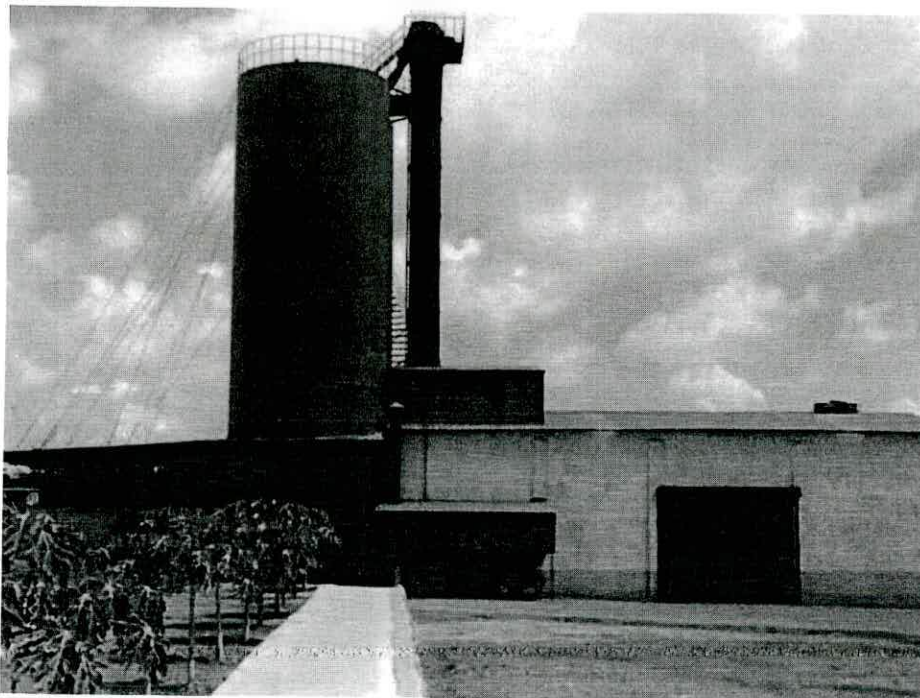
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PHOTOGRAPHS



PROPERTY ADDRESS: Plant & Machinery on Plot No. 2 Block B Pemba Mvita Mtwara

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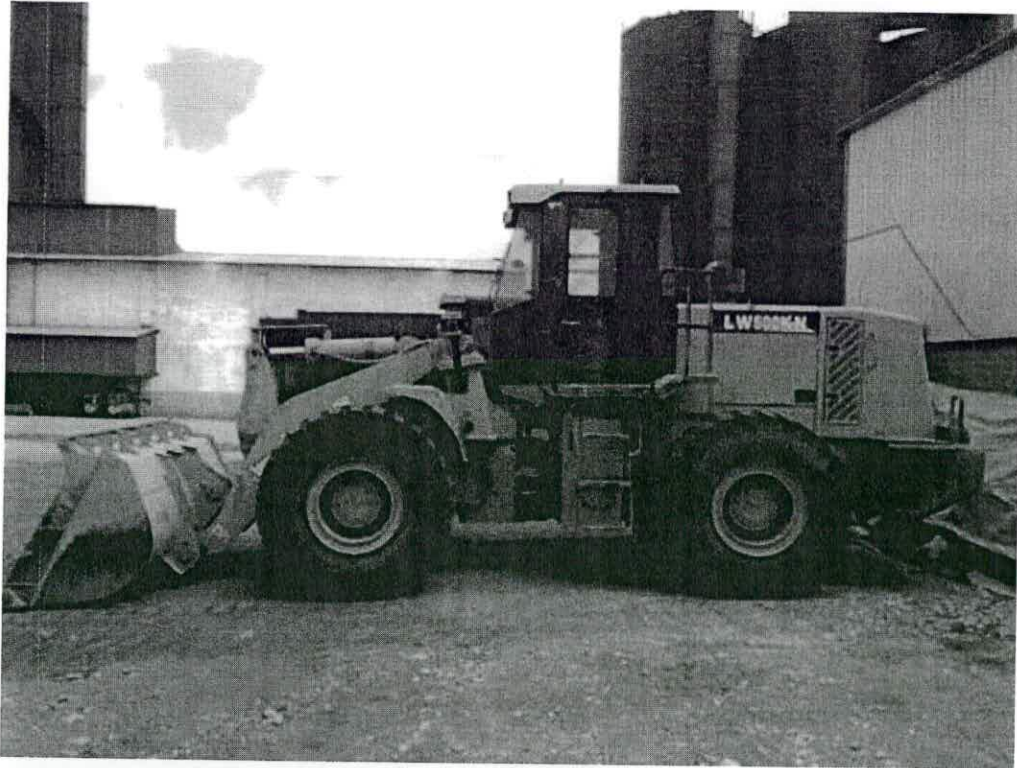


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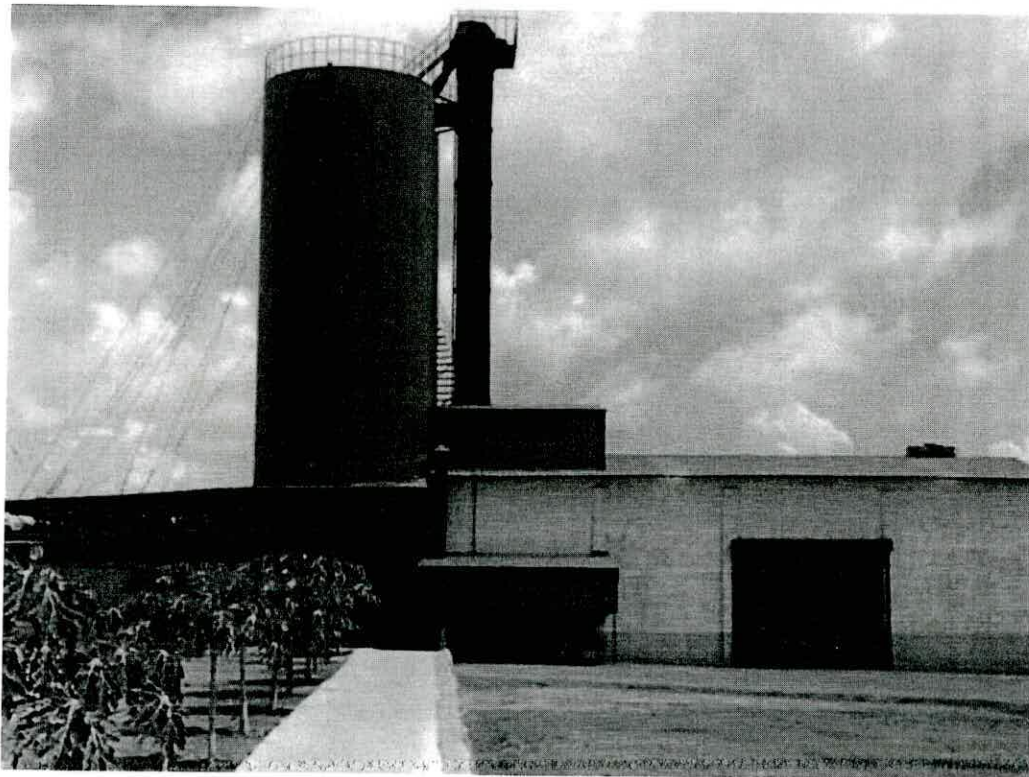
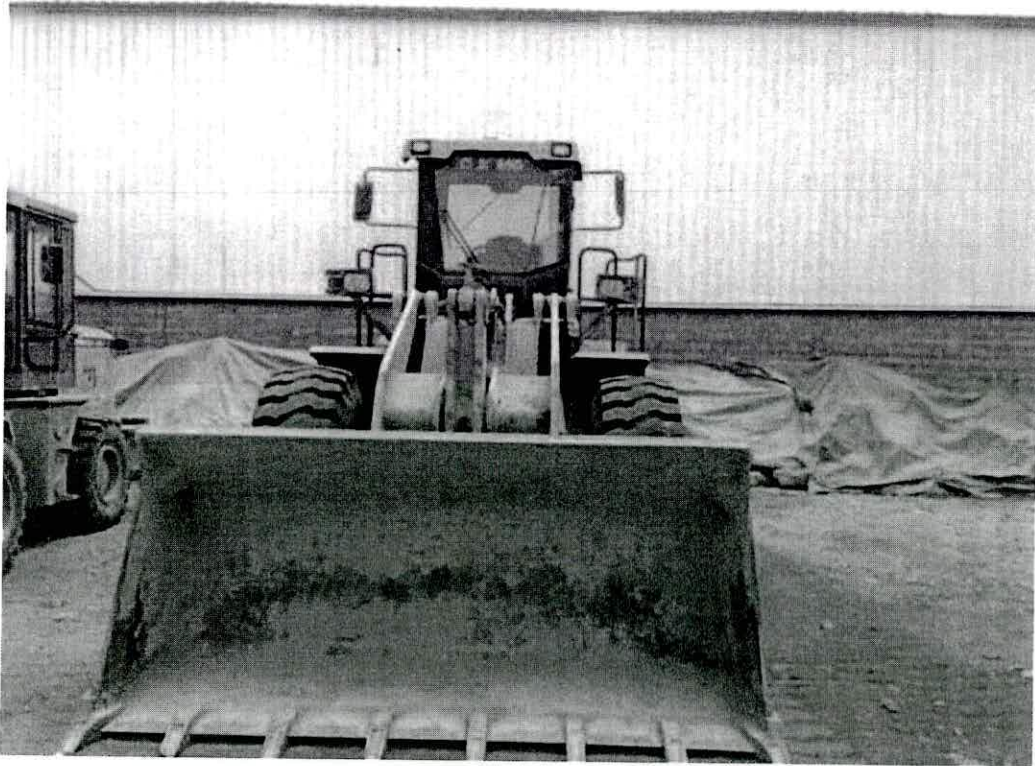


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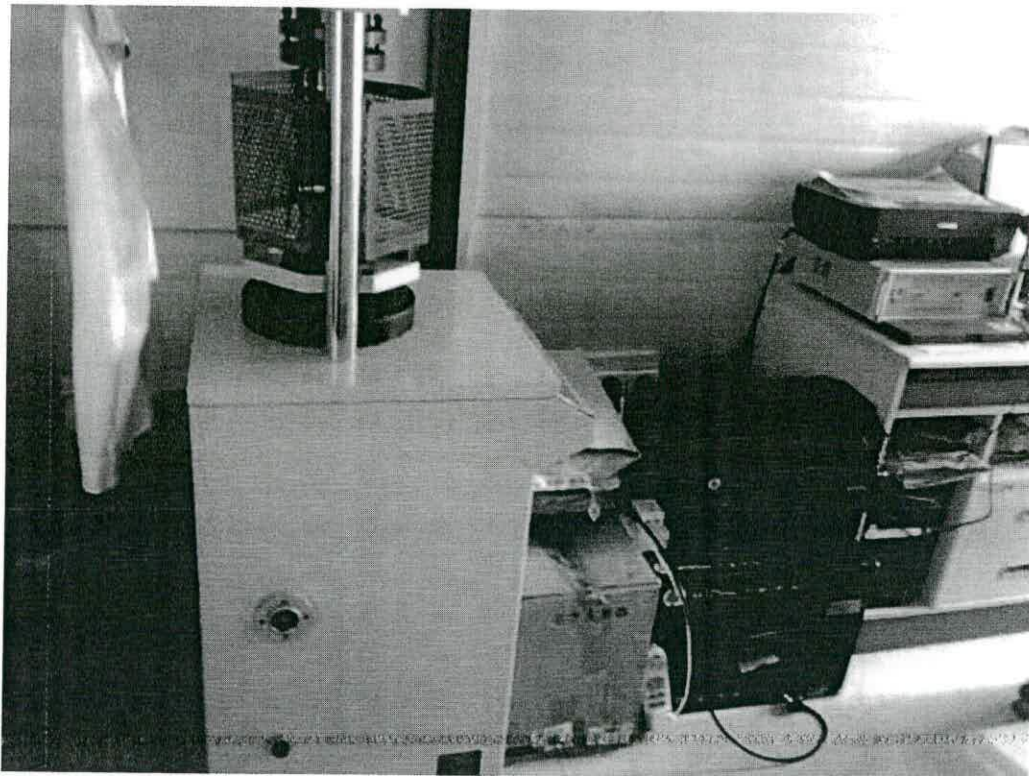
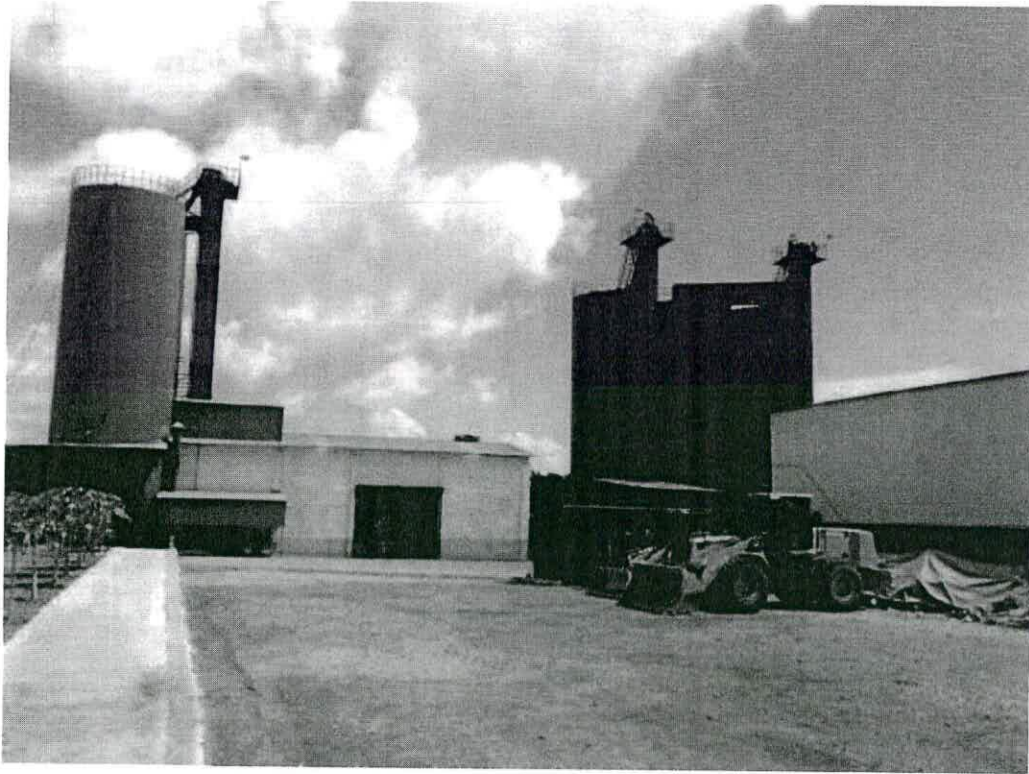


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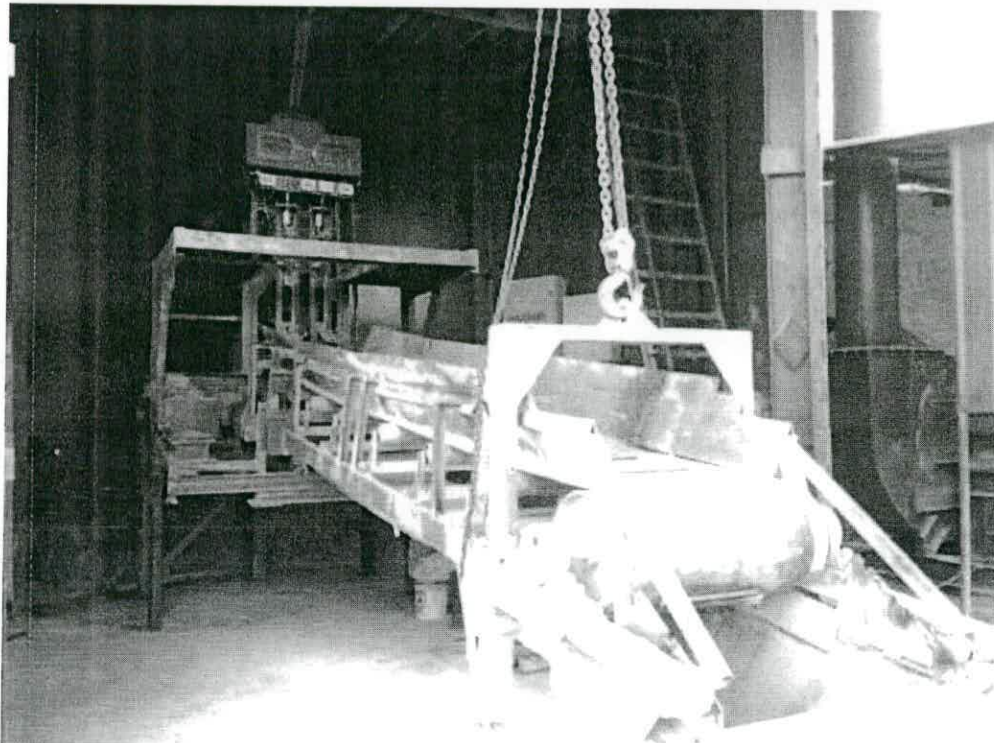


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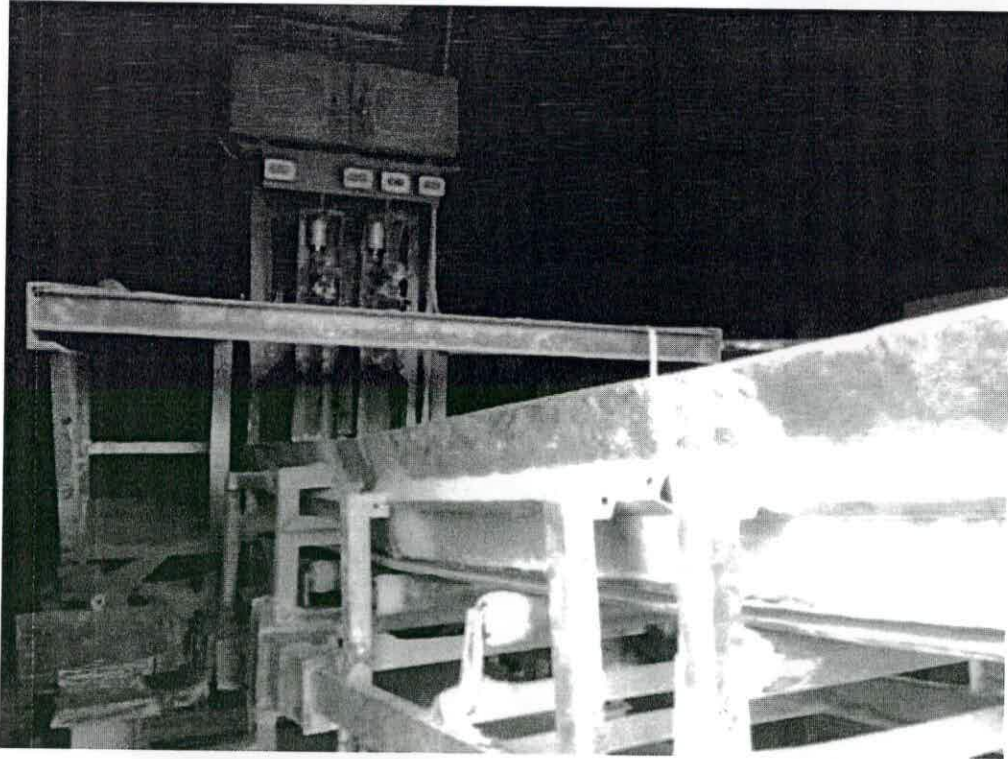


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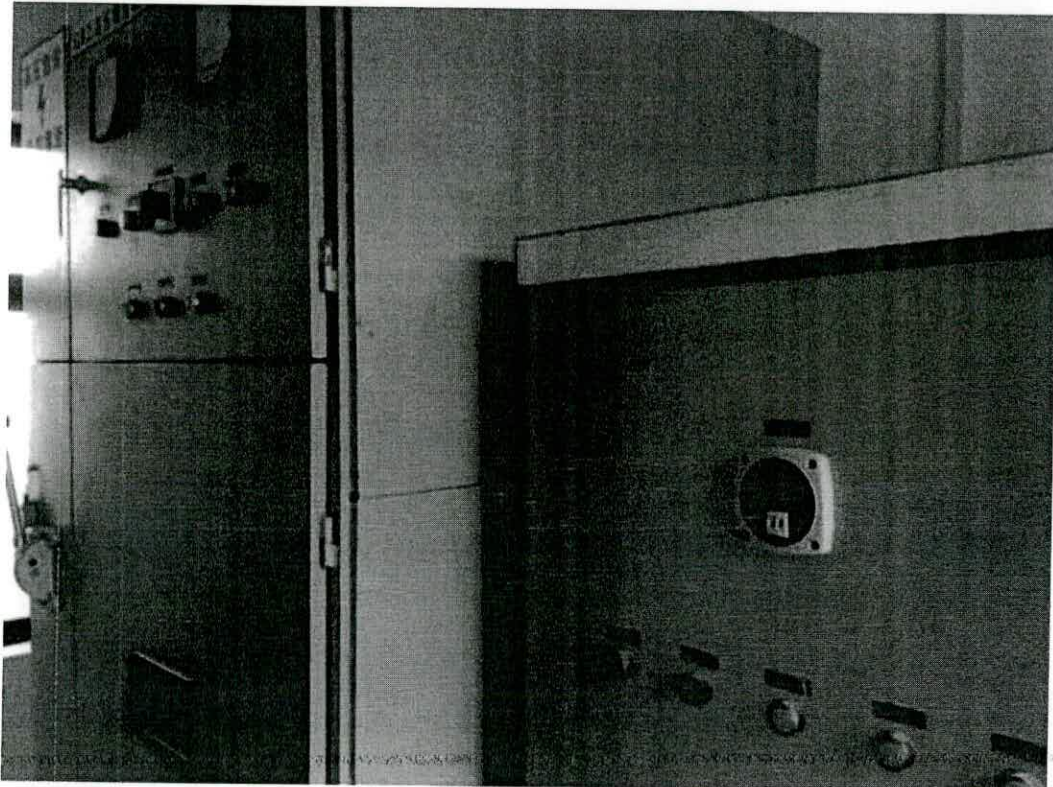


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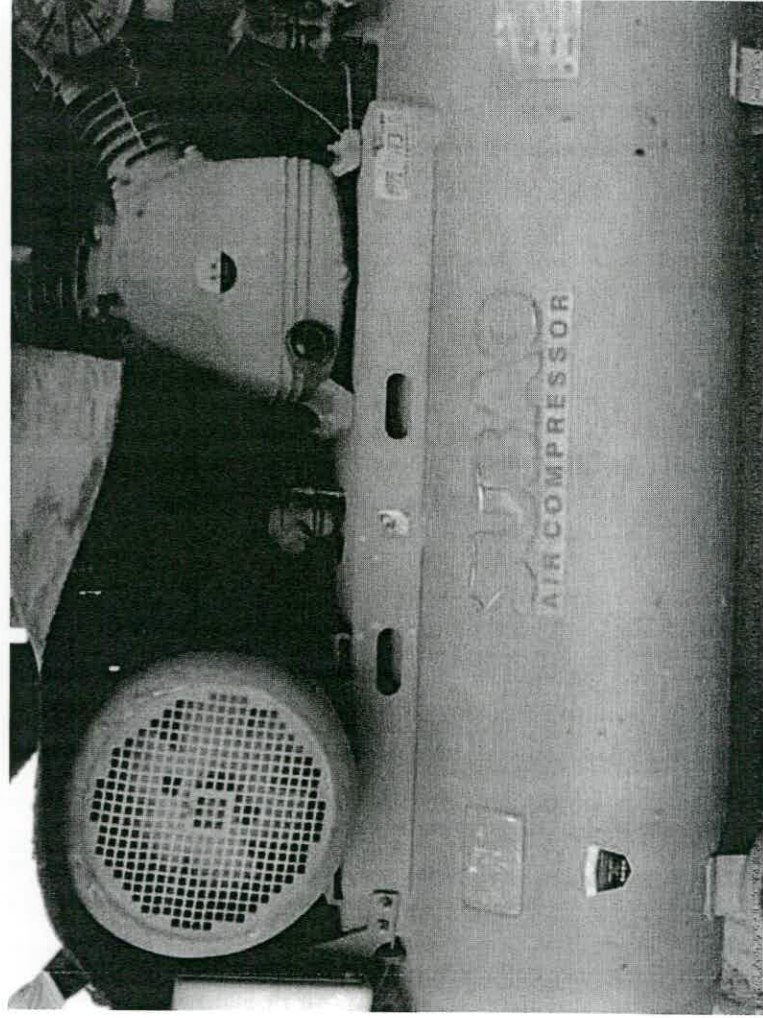
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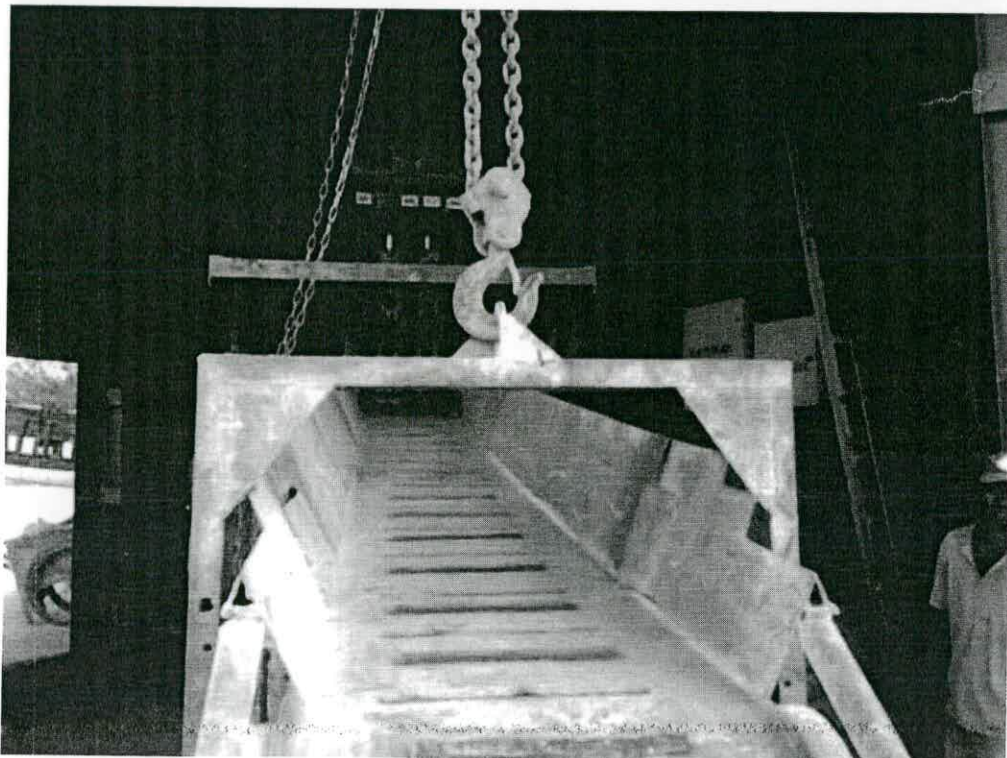
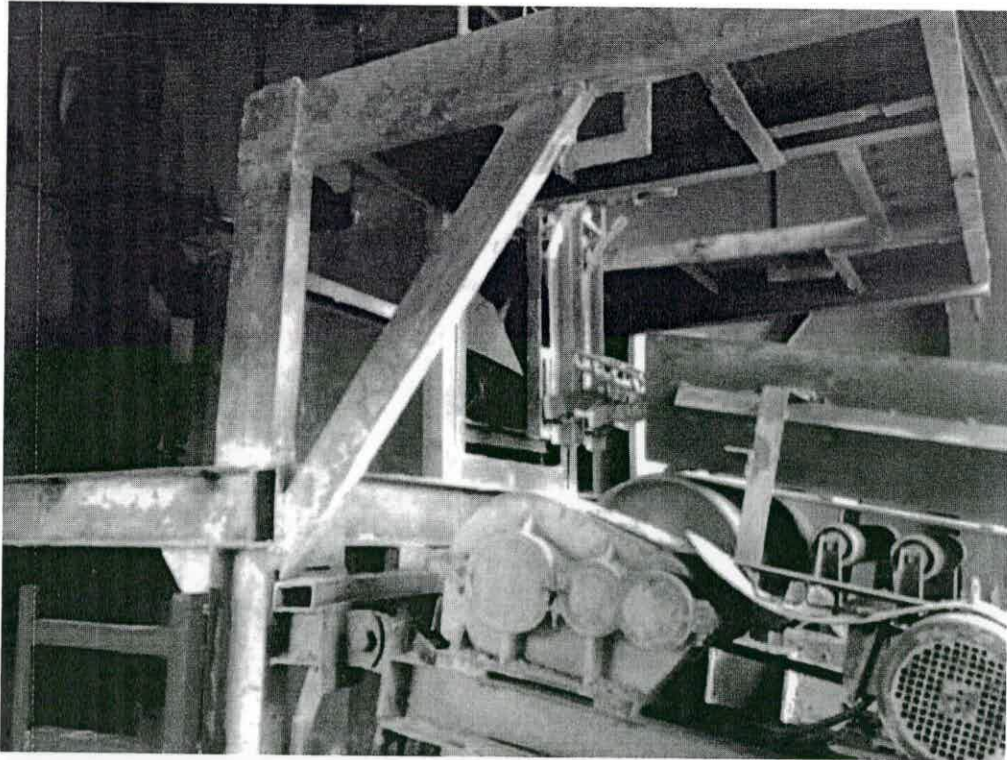


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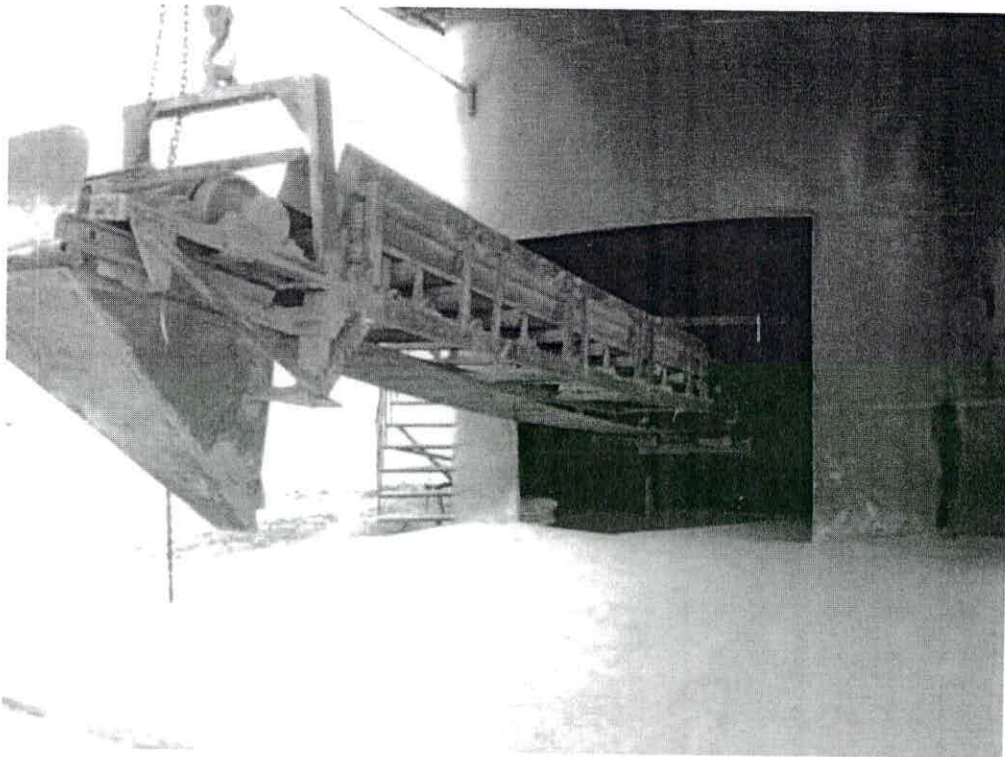


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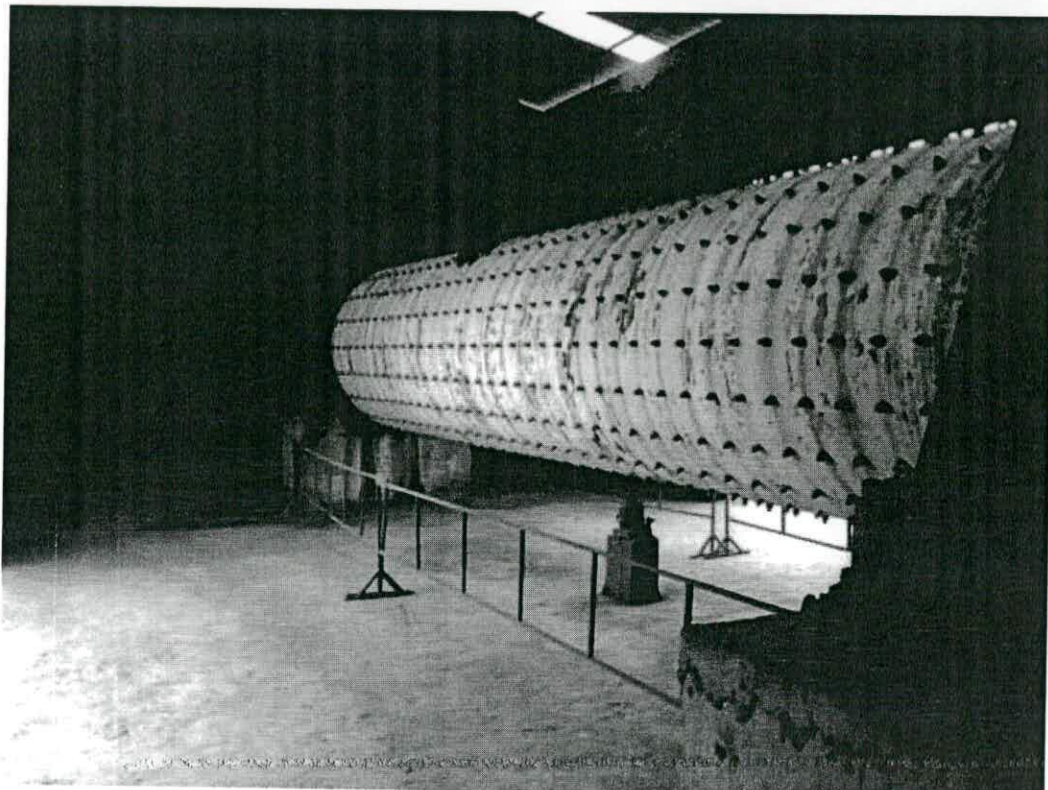


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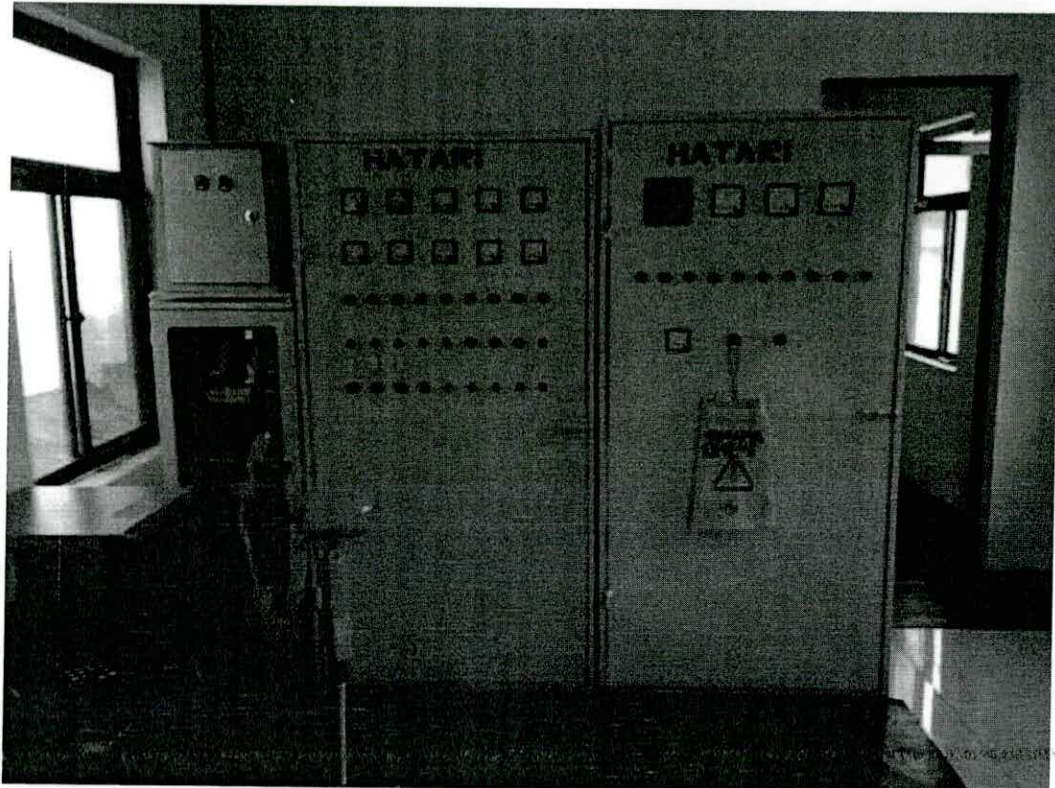
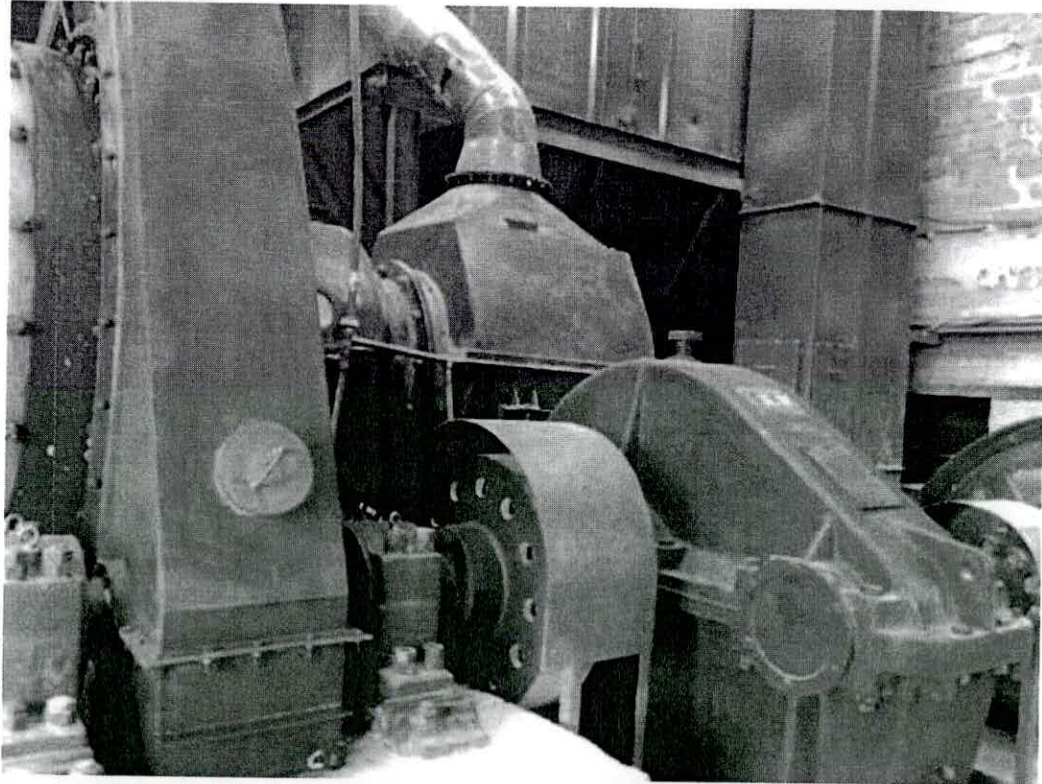
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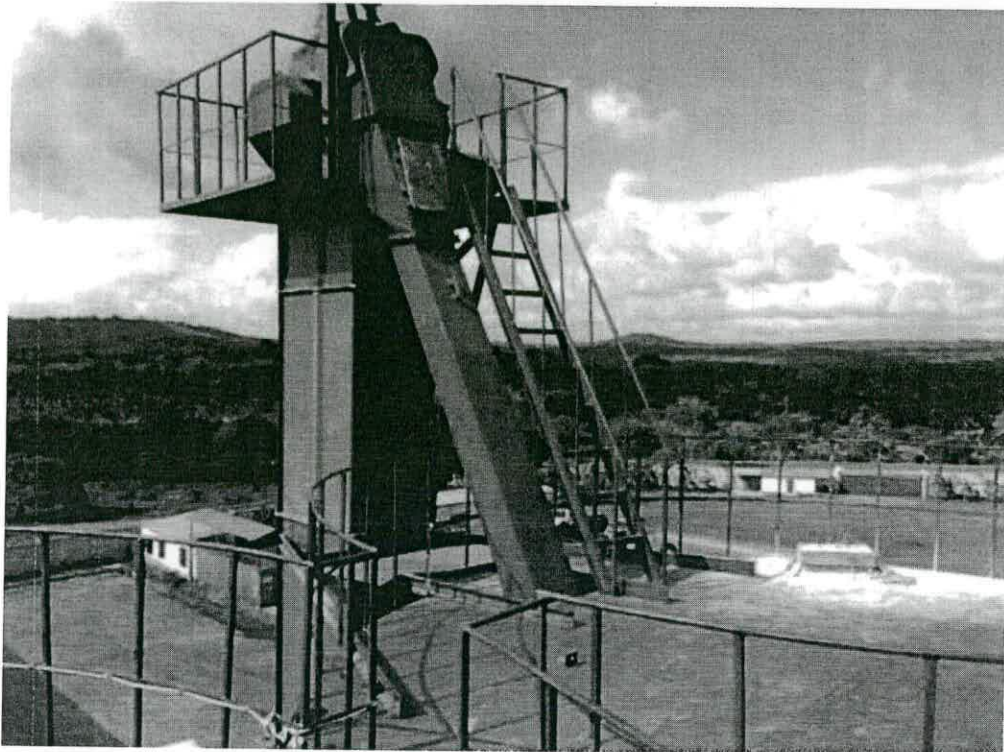
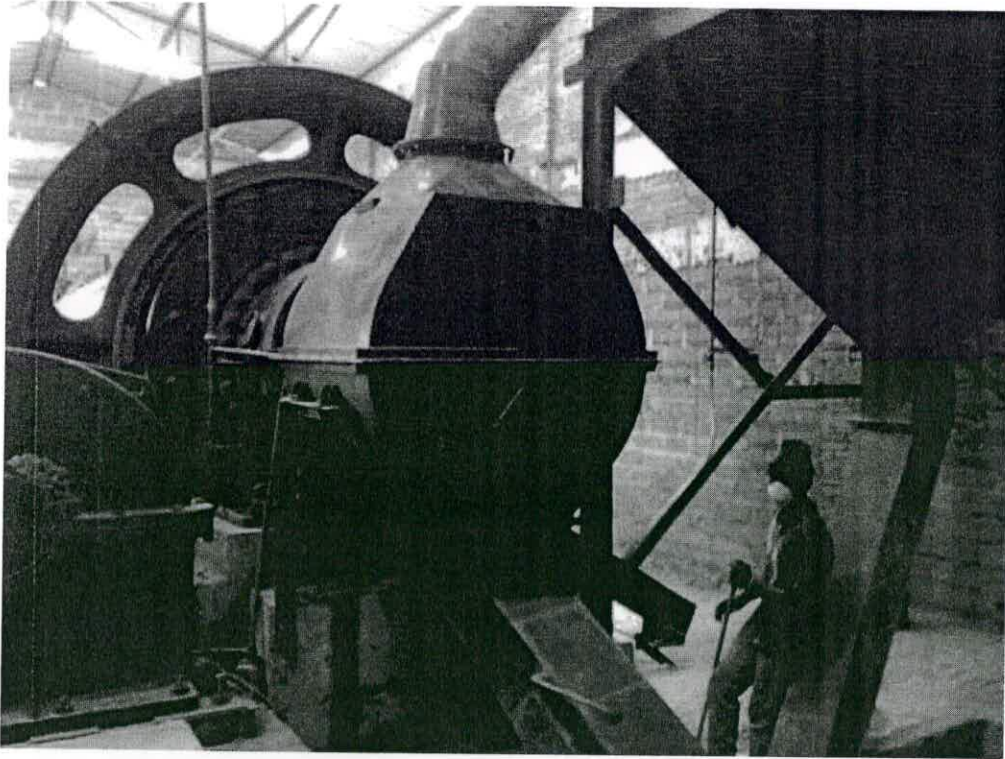


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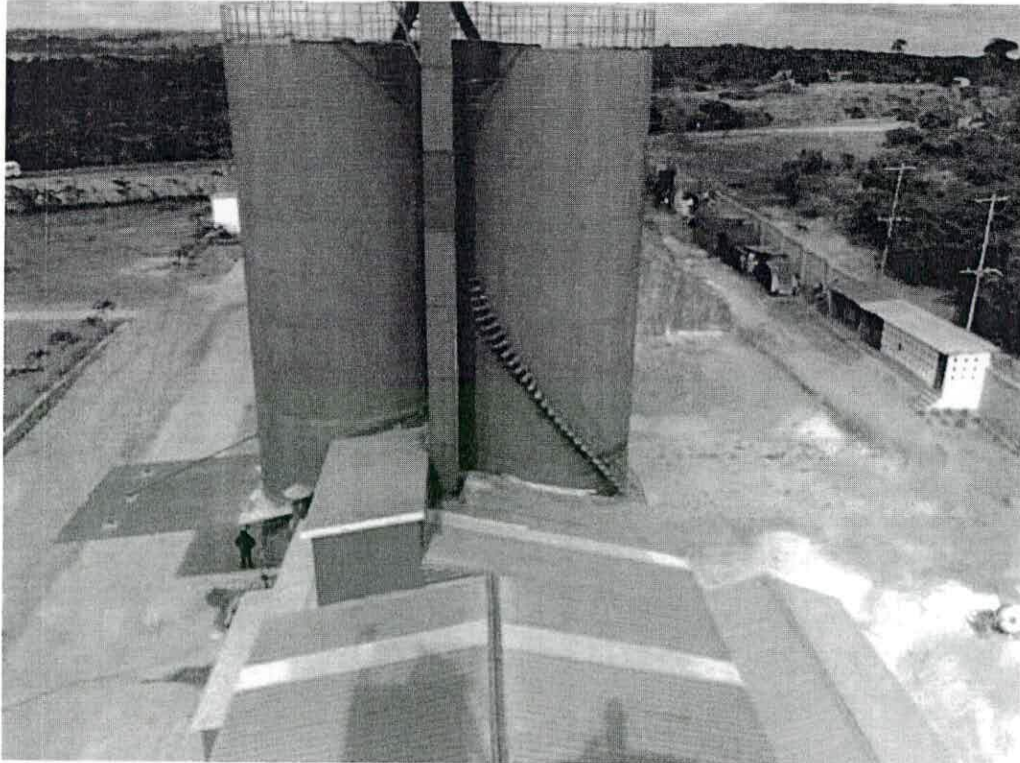
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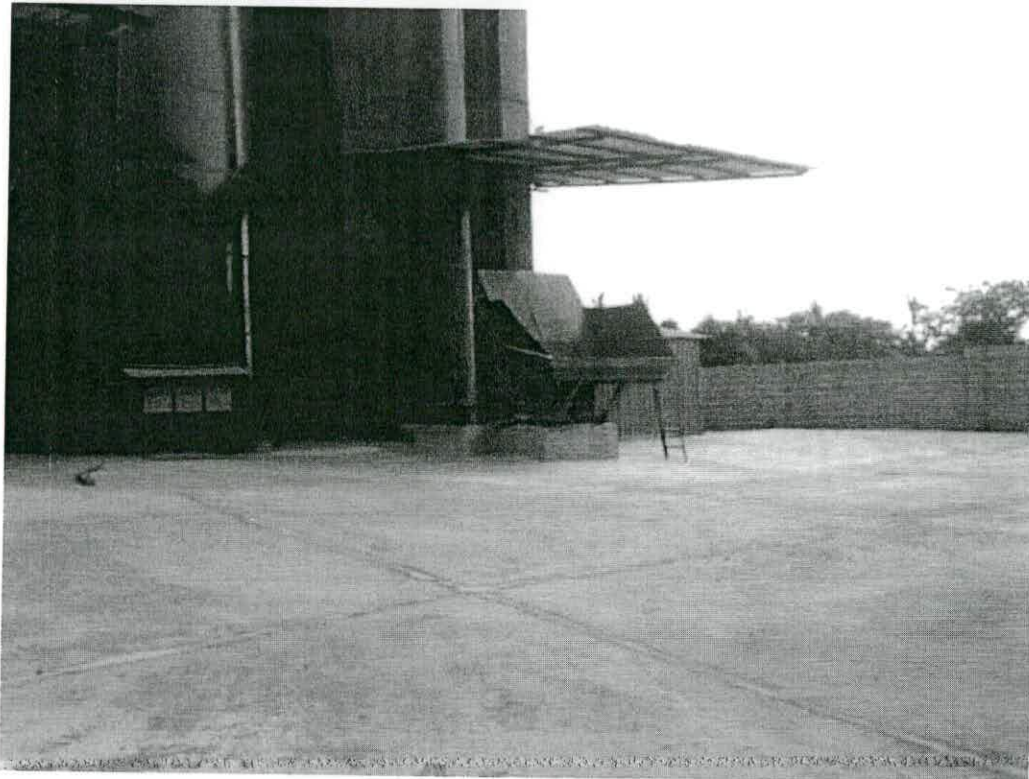
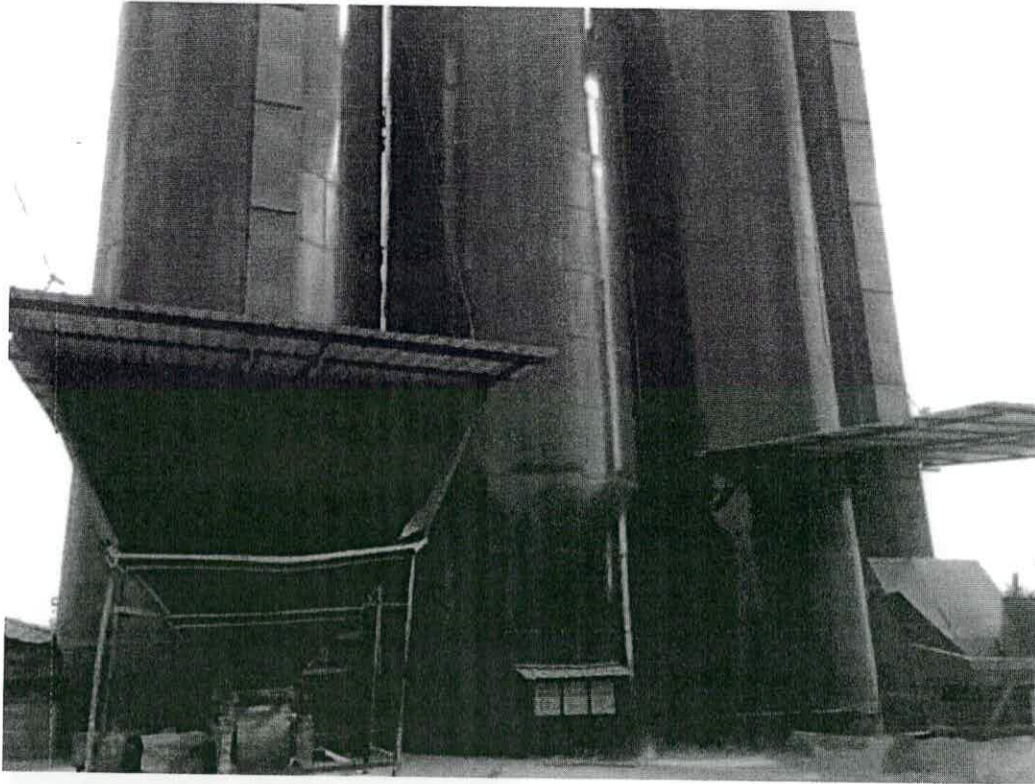


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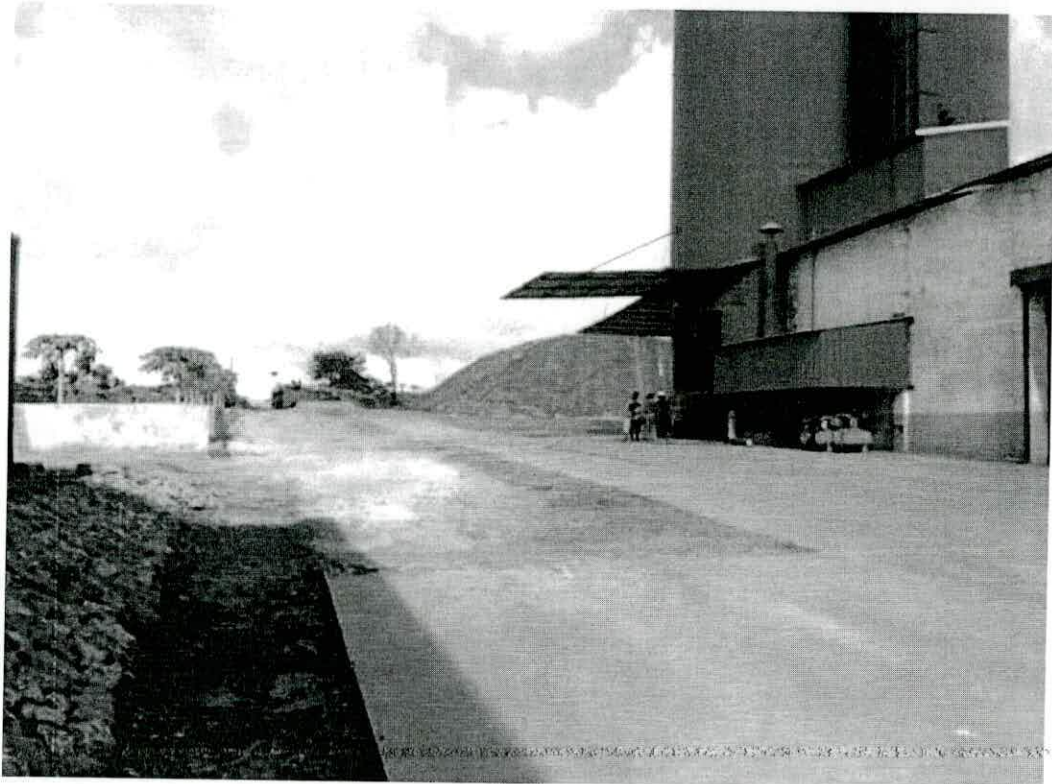
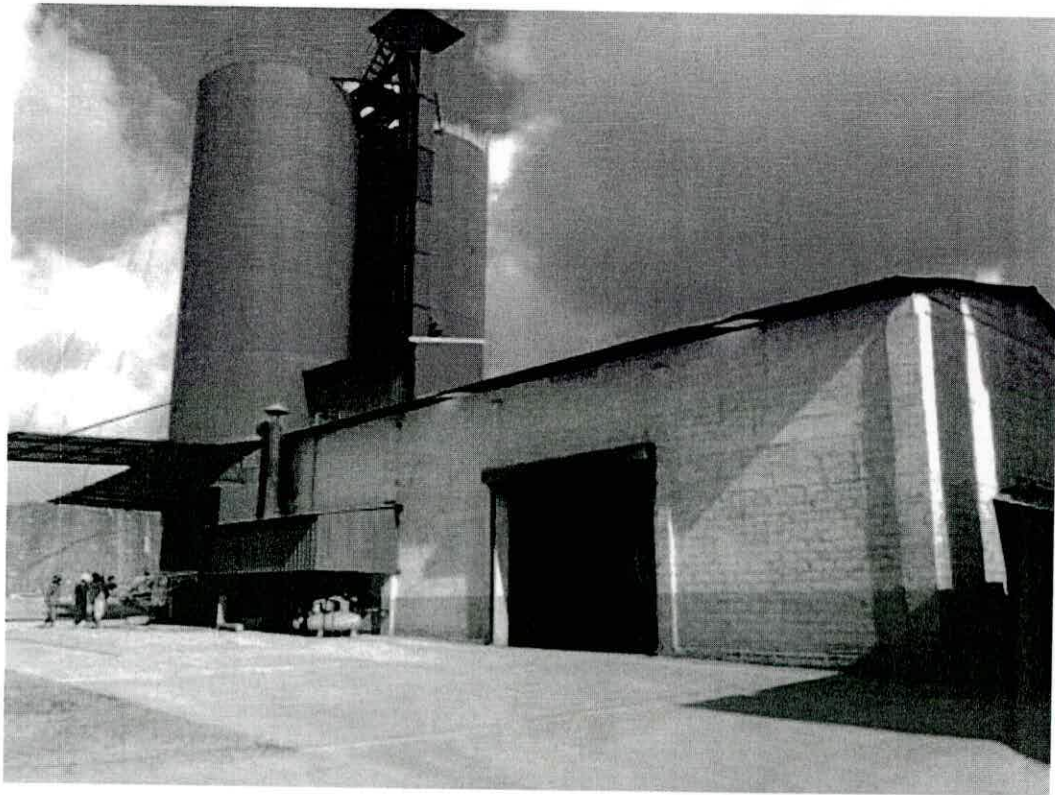
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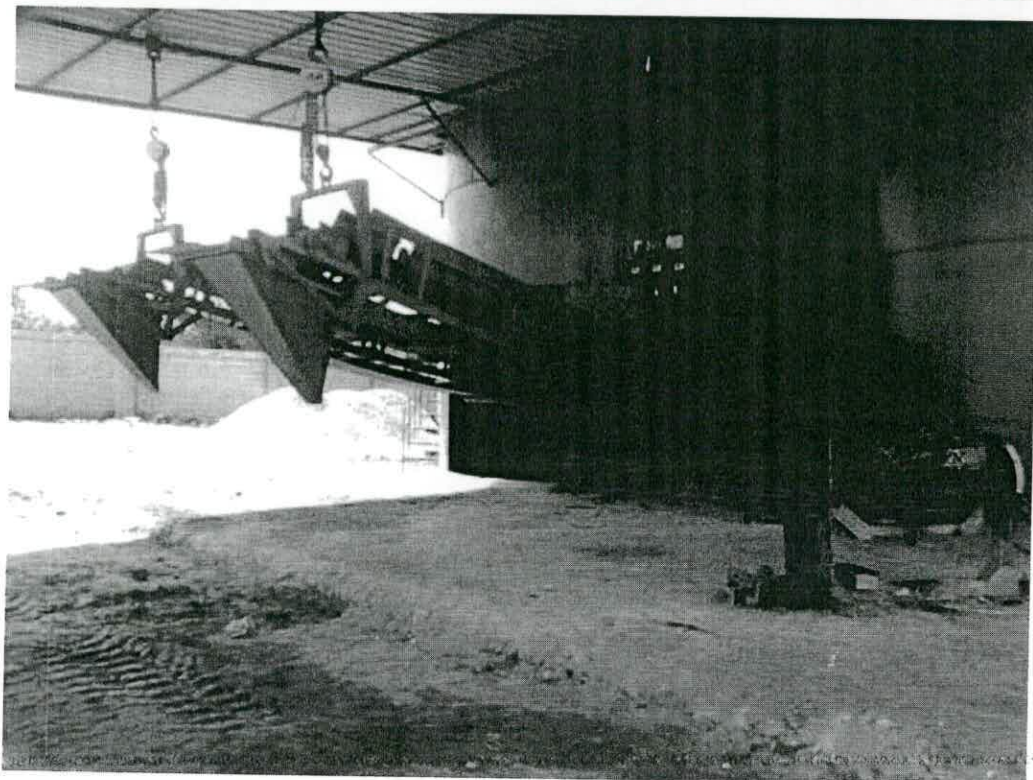
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<b>CHANG JIANG INVESTMENTS COMPANY LIMITED</b>				
<b>PLANNED INVESTMENT</b>		<b>INVESTMENT MADE UP TO 2014</b>		
	<b>USD</b>	<b>TSH</b>	<b>USD</b>	<b>% OF TOTAL INVESTMENT</b>
Total Assets	10,000,000	25,474,719,363	11,904,074.47	119
Loan		-	-	-
Shareholders' Equity		8,000,000,000	3,738,317.76	37

**NOTE: 1\$ = 2140\$**

**CHANG JIANG INVESTMENT LTD**

**DAR ES SALAAM**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 DECEMBER 2014**

**ADOLPH ASSOCIATES  
CERTIFIED PUBLIC ACCOUNTANTS AND AUDITORS**

**CHANG JIANG INVESTMENT LTD**  
**DAR ES SALAAM**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2014**

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**CHANG JIANG INVESTMENT LTD**  
**DAR ES SALAAM**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2014**  
**CORPORATE INFORMATION**

**Directors** Mr. Liu Guo Wei  
Mr. Liu Ming Yong

**Registered Office** P.O.Box 80380  
Dar Es Salaam

**Accountants** Adolph Associates  
5th Floor, Posta House Building  
Ghana/Ohio Street  
P.O.Box 19080  
Dar Es Salaam

**Principal Bankers** Diamond Trust Bank Limited  
Dar Es Salaam

CHANG JIANG INVESTMENT LTD

DAR ES SALAAM

REPORT OF THE DIRECTORS

**1 INTRODUCTION**

The Directors have pleasure in presenting their report together with the financial statements for the year ended 31st December 2014, which disclose the state of affairs of the company.

**2 STATEMENT OF DIRECTORS RESPONSIBILITIES IN RESPECT OF FINANCIAL STATEMENTS**

The Board of directors is responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the company. They are also responsible for safeguarding the assets of the company and hence take reasonable steps for prevention and detection of frauds and other irregularities.

**3 PRINCIPAL ACTIVITIES**

The Principal activity of the company is that of production and selling of cement

**4 RESULTS**

The results for the period and the appropriation thereof are set out on page 5

**5 DIRECTORS**

The present membership of the Board is set out on page 1.

**6 STAFF WELFARE**

**(a) Medical**

The company provides for incidental medical treatment expenses arising in the course of their duties.

**(b) Financial assistance to employees**

The company gives financial assistance to employees in form of loans and advances depending on the financial ability of the company.

**7 EFFORTS TO SECURE NATIONAL BENEFITS AND GOALS**

The company supports the national economy by striving to purchase goods at the most competitive rates in the international and local markets in order to meet local demand.

**8 ADMINISTRATIVE EFFICIENCY**

All statutory dues and financial obligations were paid regularly and within stipulated time. Company assets are adequately insured.

**9 AUDITORS**

The Auditors, Adolph Associates, have expressed their willingness to be re-appointed for the next year.

**BY ORDER OF THE BOARD**

DIRECTOR

Date.....

刘国伟



## INDEPENDENT AUDITORS' REPORT

To the Directors of

### CHANG JIANG INVESTMENT LIMITED

We have audited the accompanying financial statements of **CHANG JIANG INVESTMENT LIMITED** for as set out on page 4 to 6, which comprise the statement of financial position as at 31st December 2014 and the statement of income, statement of changes in equity and the statement of cash flow for the year then ended, and a summary of significant accounting policies and other explanatory notes. We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of audit.

#### Director's responsibility for the financial statements

Directors are responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

#### Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

#### Opinion

In our opinion, proper books of accounts have been kept and the financial statements which are in agreement therewith give a true and fair view of the financial position of **CHANG JIANG INVESTMENT LIMITED** as at **31st December 2014** and of its financial performance and its cash flow for the year then ended in accordance with International Financial Reporting Standards for SMEs.

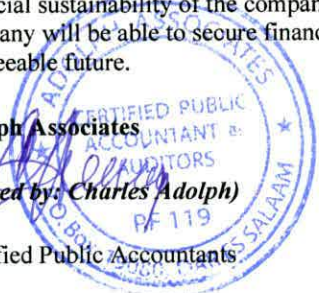
#### Emphasis of matter-Internal Control System

Without qualifying our audit opinion above, we draw attention to the company's system of internal control and financial sustainability which is dependent upon close involvement of the directors. Where independent confirmation of the completeness of accounting records was therefore not available, we have accepted assurances from the directors that all the company's transactions have been reflected in the accounting records and adequately supported by relevant third party documents. Also, where independent confirmation of the future financial sustainability of the company is uncertain, we have accepted assurances from the directors that the company will be able to secure financial resources to enable it to continue trading as a going concern in the foreseeable future.

Adolph Associates

(Signed by: Charles Adolph)

Certified Public Accountants



## Adolph Associates Certified Public Accountants

5th Floor Posta House  
Ghana / Ohio Street  
P.O.Box 19080  
Dar es Salaam, Tanzania

Tel: +255 22 2134909,  
Fax: +255 22 2137390,  
Email: info@adolphassociates.co.tz

**CHANG JIANG INVESTMENT LTD**

**STATEMENT OF FINANCIAL PERFORMANCE**

**AS AT 31 DECEMBER 2014**

	Notes	<u>2014</u> <u>Tshs.</u>	<u>2013</u> <u>Tshs.</u>
<b><u>INCOME</u></b>			
Sales of Cement		-	-
<b><u>COST OF SALES</u></b>			
Direct Costs	7	60,688,711	55,324,675
Gross profit/(Loss)		(60,688,711)	(55,324,675)
<b><u>LESS: EXPENDITURE</u></b>			
Employment	8	122,147,829	110,076,969
Establishment	9	92,292,523	93,295,645
Administration	10	68,401,649	62,923,634
Selling	11	9,406,215	8,958,300
Financial	12	5,304,667	4,947,530
		<u>297,552,883</u>	<u>280,202,078</u>
Net profit/(Loss) Before tax		<u>(358,241,594)</u>	<u>(335,526,752)</u>

**STATEMENT OF RESERVES AND SURPLUS OR LOSS ACCOUNT**

Net profit/(Loss) after tax	(358,241,594)	(335,526,752)
Add: Retained profit (loss) B/fwd	(335,526,752)	-
Retained Profit/(Loss) C/fwd to next year	<u>(693,768,346)</u>	<u>(335,526,752)</u>

**Nb: These notes forms part of the financial statements**

**CHANG JIANG INVESTMENT LTD**

**STATEMENT OF FINANCIAL POSITION**

**31 DECEMBER 2014**

<b>ASSETS</b>	<b>NOTES</b>	<b>2014</b>	<b>2013</b>
		<b>Tshs.</b>	<b>Tshs.</b>
<b>Non current assets</b>			
Property, Plant and Equipments	13	24,204,153,614	16,556,529,556
		<u>24,204,153,614</u>	<u>16,556,529,556</u>
<b>Current assets</b>			
Bank & Cash	3	1,108,051,748	379,681,674
Debtors, Advances & Prepayment	4	162,514,000	182,600,000
		<u>1,270,565,748</u>	<u>562,281,674</u>
<b>Total assets</b>		<u>25,474,719,363</u>	<u>17,118,811,230</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Capital and Reserves</b>			
Authorized Share Capital 10,000 shares @80,00		8,000,000,000	8,000,000,000
Issued & Paid up share capital 10,000 shares @		8,000,000,000	8,000,000,000
Advance Towards Share Capital		18,051,255,368	9,343,766,110
Reserve & Surplus - (Profit and Loss Account)		(693,768,346)	(335,526,752)
		<u>25,357,487,022</u>	<u>17,008,239,358</u>
<b>Current liabilities</b>			
Creditors	5	117,232,341	110,571,872
		<u>117,232,341</u>	<u>110,571,872</u>
<b>Total Equity and liabilities</b>		<u>25,474,719,363</u>	<u>17,118,811,229</u>

Above statement of Financial Position includes all our Assets and Liabilities of Company. No expenses of personal or Capital nature have been charged against revenue account. The stock is valued at cost or net realizable value, whichever is lesser. To the best of my knowledge and belief, the above statement of financial position gives a true and fair view of the state of affairs of the business.

刘文丽  
DIRECTOR  
DATED: .

**CHANG JIANG INVESTMENT LTD****STATEMENT OF CASH FLOW****31 DECEMBER 2014**

	<b>2014</b>	<b>2013</b>
	<b><u>Tshs.</u></b>	<b><u>Tshs.</u></b>
<b><u>CASH FLOW FROM OPERATING ACTIVITIES</u></b>		
Net Profit before tax	(358,241,594)	(335,526,752)
Adjustment for: Depreciation	24,958,123	33,175,645
Operating profit before Working Capital Changes	<u>(333,283,471)</u>	<u>(302,351,107)</u>
<b>Working Capital changes:</b>		
(Increase)/Decrease in Debtors	20,086,000	(182,600,000)
Increase/(Decrease) in creditors	6,660,469	110,571,872
	<u>26,746,469</u>	<u>(72,028,128)</u>
Cash generated from operations	(306,537,002)	(374,379,236)
Less: Tax paid during the year-provisional	-	-
NET CASH FLOW FROM OPERATING ACTIVITIES A	<u>(306,537,002)</u>	<u>(374,379,236)</u>
<b><u>CASH FLOW FROM INVESTING ACTIVITIES</u></b>		
Purchase of Fixed Assets	(7,672,582,182)	(16,589,705,201)
NET CASHFLOW FROM INVESTING ACTIVITIES B	<u>(7,672,582,182)</u>	<u>(16,589,705,201)</u>
<b><u>CASH FLOW FROM FINANCING ACTIVITIES</u></b>		
Increase/(Decrease) in Share Capital	-	8,000,000,000
Increase/(Decrease) in Advance Towards Share Capital	8,707,489,258	9,343,766,110
NET CASH FLOW FROM FINANCING C	<u>8,707,489,258</u>	<u>17,343,766,110</u>
NET INCREASE/DECREASE IN CASH AND CASH EC A+B+C	<u>728,370,075</u>	<u>379,681,674</u>
Cash & Cash equivalent as at the beginning of the year	379,681,674	-
Cash & Cash equivalent as at the end of the year	<u>1,108,051,748</u>	<u>379,681,674</u>

CHANG JIANG INVESTMENT LTD

STATEMENT OF CHANGES IN OWNERS EQUITY

31 DECEMBER 2014

	<u>Share Capital</u> TZS	<u>Retained Earnings</u> TZS	<u>Total Equity</u> TZS
Share capital At 01 January 2014	8,000,000,000	-	8,000,000,000
Advance towards share capital	18,051,255,368	-	18,051,255,368
Retained earning b/forward	-	(335,526,752)	(335,526,752)
Prior year Adjustents		-	-
Profit/(Loss) for the year 2014		<u>(358,241,594)</u>	<u>(358,241,594)</u>
Retained earning at the end 2014	<u>26,051,255,368</u>	<u>(693,768,346)</u>	<u>25,357,487,022</u>
Share capital At 1 January 2013	8,000,000,000	-	8,000,000,000
Advance towards share capital	9,343,766,110	-	9,343,766,110
Retained earning b/forward	-	-	-
Profit/(Loss) for the year 2013		<u>(335,526,752)</u>	<u>(335,526,752)</u>
Retained earning at the end 2013	<u>17,343,766,110</u>	<u>(335,526,752)</u>	<u>17,008,239,358</u>

**CHANG JIANG INVESTMENT LTD**

**31 DECEMBER 2014**

**NOTES TO THE FINANCIAL STATEMENTS**

**1 SIGNIFICANCE OF ACCOUNTING POLICIES**

**a Accounting Convention**

As in the previous years the financial statement have been prepared under the historical cost convention. A summary of more important accounting policies is set out below.

**b Fixed Assets**

Fixed assets are stated in the balance sheet at cost less depreciation. Continuing existence and usage of fixed assets is certified by the Management.

**c Depreciation**

Depreciation is provided so as to write off the fixed assets on a reducing balance on Other Assets except for Land and Building which its straight line. The principal annual rates used for this purpose are:

		straight line
Land & Building	5.00% p.a	
Computer & Accessories	37.50% p.a	
Motor Vehicles	37.5% p.a	
Furniture & Fittings	12.5% p.a	
Plant & Machinery	20.00% p.a	

**2 REGROUPINGS**

Previous figures have been re-grouped/re-arranged whenever necessary so as to make them comparable with current figures.

	2014 Tshs.	2013 Tshs.
<b>3 CASH AND BANK BALANCE</b>		
Cash & Bank balance	1,108,051,748	379,681,674
	<u>1,108,051,748</u>	<u>379,681,674</u>
<b>4 DEBTORS &amp; PREPAYMENT</b>		
Other receivables	162,514,000	182,600,000
	<u>162,514,000</u>	<u>182,600,000</u>
<b>5 CREDITORS &amp; ACCRUALS</b>		
Other payables	90,122,330	85,830,790
Statutory Liabilities	22,110,012	19,741,082
Audit fee payable	5,000,000	5,000,000
	<u>117,232,341</u>	<u>110,571,872</u>
<b>6 TAXATION</b>		
Balance as at 1st January	-	-
Provision for the year	-	-
Less: Tax paid during the year-provisional	-	-
Balance at the end	<u>-</u>	<u>-</u>

**CHANG JIANG INVESTMENT LTD****31 DECEMBER 2014****OPERATING EXPENSES**

	2014	2013
	<u>Tshs.</u>	<u>Tshs.</u>
<b>7 Direct Costs</b>		
Fuel & Lubricants	42,056,921	37,550,822
Maintenance	11,706,123	11,590,220
Materials	6,925,668	6,183,632
	<u>60,688,711</u>	<u>55,324,675</u>
<b>8 Employment</b>		
Salaries & Wages	113,837,678	101,640,784
SDL	5,691,884	6,098,447
Staff Welfare	2,618,267	2,337,738
	<u>122,147,829</u>	<u>110,076,969</u>
<b>9 Establishment</b>		
Office Rent	67,334,400	60,120,000
Depreciation	24,958,123	33,175,645
	<u>92,292,523</u>	<u>93,295,645</u>
<b>10 Administration</b>		
Audit fee	8,302,000	8,800,000
Traffic expenses	5,287,421	4,720,912
Other expenses	730,598	652,320
Office expenses	19,712,709	18,774,008
Donation	1,300,000	300,000
Communication	4,225,811	3,463,779
Water & Electricity charges	4,220,044	3,487,640
Meeting expenses	2,219,542	1,804,506
Publication relation	236,280	196,900
Visa	6,897,300	6,720,000
Land fees	4,194,792	3,995,040
Groceries	5,019,983	4,482,128
Royalty	2,016,000	1,920,000
Security	4,039,168	3,606,400
	<u>68,401,649</u>	<u>62,923,634</u>
<b>11 Selling and Distribution</b>		
Travelling & Accomodation	9,406,215	8,958,300
	<u>9,406,215</u>	<u>8,958,300</u>
<b>12 Financial</b>		
Commissions	3,548,507	3,379,530
Forex loss	1,756,160	1,568,000
	<u>5,304,667</u>	<u>4,947,530</u>

CHANG JIANG INVESTMENT LTD

DAR ES SALAAM

FINANCIAL STATEMENTS

FOR THE YEAR ENDING DECEMBER 2014

NOTES (Continued)

13 FIXED ASSETS:

	<u>Land</u>	<u>Building &amp; Structures</u>	<u>Plant and Machinery</u>	<u>Motor Vehicles</u>	<u>Computer &amp; Equipment</u>	<u>Furniture &amp; Equipments</u>	<u>Total</u>
<b><u>COST</u></b>							
At 1st January 2014	3,939,997,124	633,200,000	11,878,803,637	122,585,920	2,557,400	12,561,120	16,589,705,201
Additions		545,300,000	7,127,282,182		-	-	7,672,582,182
Disposals/Transfer	-		-	-	-	-	-
As at 31 December 2014	<u>3,939,997,124</u>	<u>1,178,500,000</u>	<u>19,006,085,818</u>	<u>122,585,920</u>	<u>2,557,400</u>	<u>12,561,120</u>	<u>24,262,287,382</u>
<b><u>DEPRECIATION</u></b>							
At 1st January 2014	-		-	30,646,480	959,025	1,570,140	33,175,645
Charge for the period	-	-	-	22,984,860	599,391	1,373,873	24,958,123
Disposals/Transfer	-		-	-	-	-	-
As at 31 December 2014	<u>-</u>	<u>-</u>	<u>-</u>	<u>53,631,340</u>	<u>1,558,416</u>	<u>2,944,013</u>	<u>58,133,768</u>
<b><u>NET BOOK VALUE</u></b>							
As at 31 December 2014	<u>3,939,997,124</u>	<u>1,178,500,000</u>	<u>19,006,085,818</u>	<u>68,954,580</u>	<u>998,984</u>	<u>9,617,108</u>	<u>24,204,153,614</u>
As at 31 December 2013	<u>3,939,997,124</u>	<u>633,200,000</u>	<u>11,878,803,637</u>	<u>91,939,440</u>	<u>1,598,375</u>	<u>10,990,980</u>	<u>16,556,529,556</u>

CHANG JIANG INVESTMENT LTD

31 DECEMBER 2014

WEAR & TEAR SCHEDULE

	<u>Land</u>	<u>Building &amp; Structures</u>	<u>Plant and Machinery</u>	<u>Motor Vehicles</u>	<u>Computer &amp; Equipment</u>	<u>Furniture &amp; Equipments</u>	<u>TOTAL</u>
<b><u>COST</u></b>							
At 1st Jan 2014	3,939,997,124	633,200,000	11,878,803,637	122,585,920	2,557,400	12,561,120	16,589,705,201
Additions	-	545,300,000	7,127,282,182	-	-	-	7,672,582,182
Disposals	-	-	-	-	-	-	-
As at 31st December 2014	<u>3,939,997,124</u>	<u>1,178,500,000</u>	<u>19,006,085,818</u>	<u>122,585,920</u>	<u>2,557,400</u>	<u>12,561,120</u>	<u>24,262,287,382</u>
<b><u>Wear &amp; Tear Allowance</u></b>							
Claimed upto 1st January	-	-	-	30,646,480	959,025	1,570,140	33,175,645
Annual rate for the year	-	-	-	22,984,860	599,391	1,373,873	24,958,123
50% for additions	-	-	-	-	-	-	-
Total W & T for the year	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,984,860</u>	<u>599,391</u>	<u>1,373,873</u>	<u>24,958,123</u>
<b>Net Book Value 2014</b>	<u>3,939,997,124</u>	<u>1,178,500,000</u>	<u>19,006,085,818</u>	<u>68,954,580</u>	<u>998,984</u>	<u>9,617,108</u>	<u>24,204,153,614</u>

**CHANG JIANG INVESTMENT LTD**

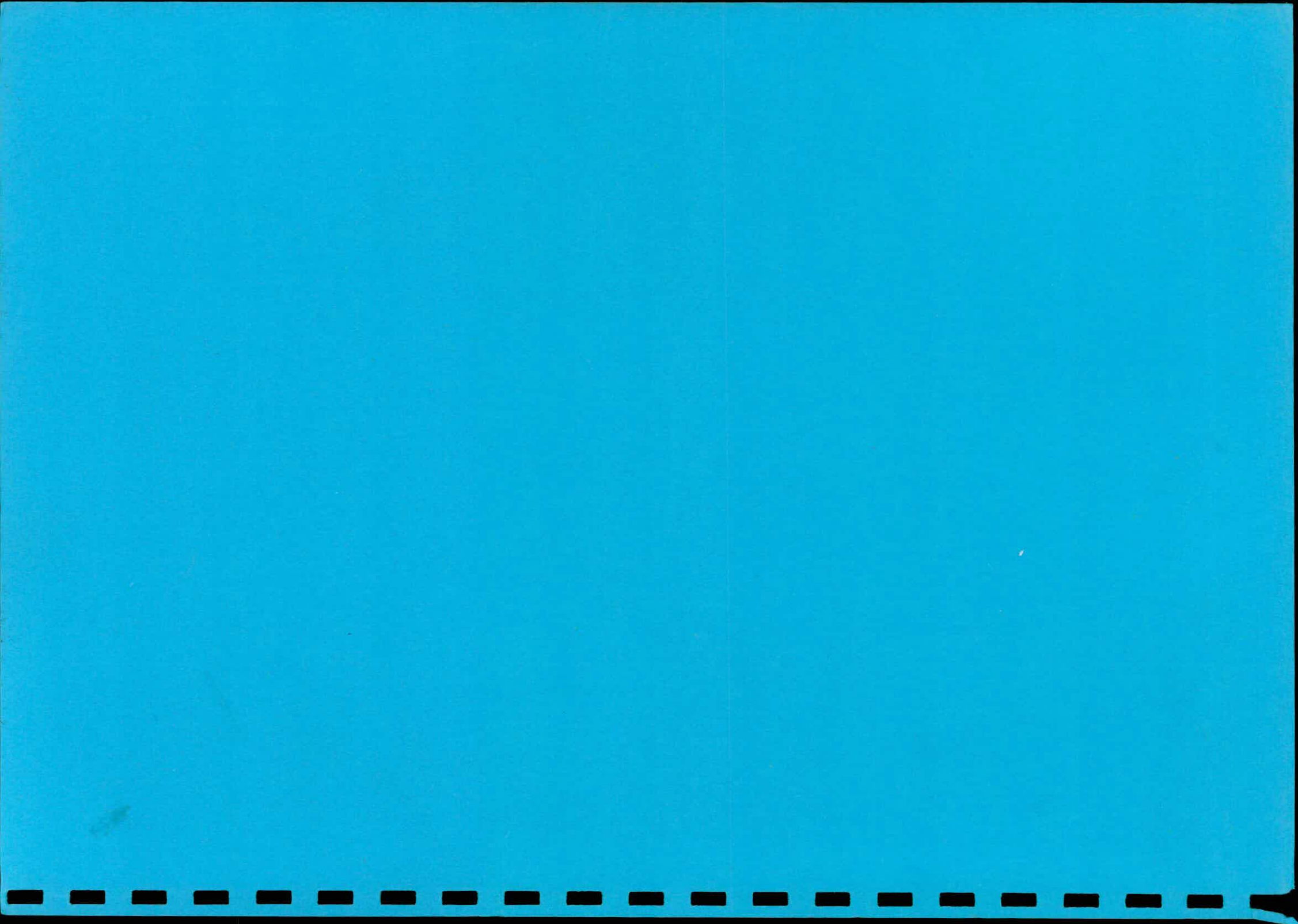
**31 DECEMBER 2014**

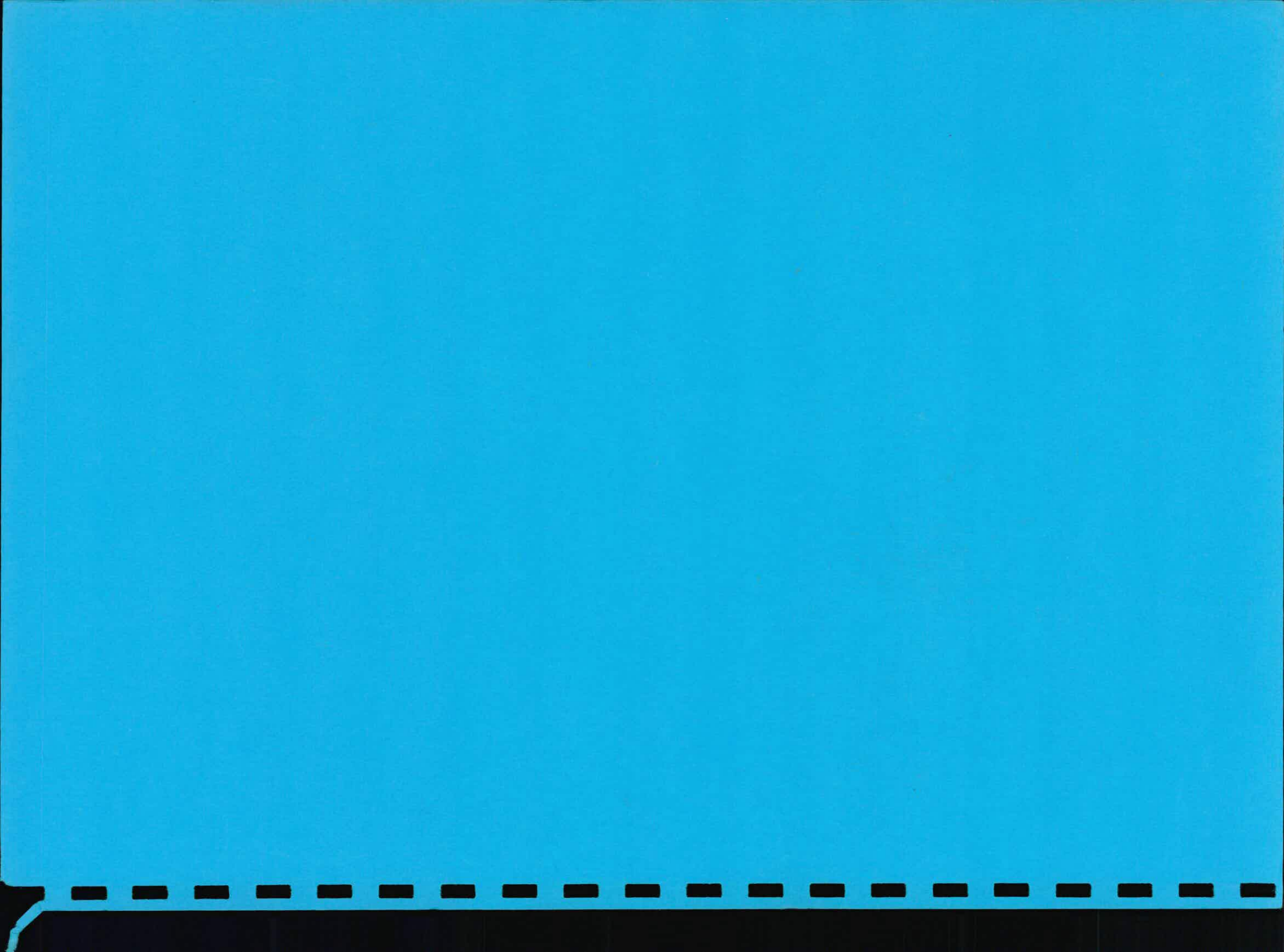
**15 COMPUTATION FOR PROVISION OF TAX**

	<u>Tshs.</u> <u>2014</u>	<u>Tshs.</u> <u>2013</u>
Profit / (Loss) as per accounts	(358,241,594)	(335,526,752)
Add:		
Depreciation	<u>24,958,123</u>	<u>33,175,645</u>
	(333,283,471)	(302,351,107)
Less:		
Wear & Tear Allowance	<b>14</b> <u>24,958,123</u>	<u>33,175,645</u>
Adjusted profit /(Loss) before tax	<u>(358,241,594)</u>	<u>(335,526,752)</u>
	(358,241,594)	(335,526,752)
Tax Provision @ 30%	-	-
Adjusted profit/(Loss) after tax	<u>(358,241,594)</u>	<u>(335,526,752)</u>
<b>PROVISIONAL TAX</b>		
Tax Provision @ 30%	-	-
Less:		
Tax credit B/fwd	-	-
Tax paid during the year-provisional	<u>-</u>	<u>-</u>
<b>Tax Provision for the year</b>	<u>-</u>	<u>-</u>
<b>DEFERRED TAX</b>		
Current year loss	<u>(358,241,594)</u>	<u>(335,526,752)</u>
Taxable Loss c/f	<u>(358,241,594)</u>	<u>(335,526,752)</u>
Tax 30%	(107,472,478)	-
Deferred tax b/f	(100,658,026)	-
Deferred tax charged during the year	<u>(107,472,478)</u>	<u>(100,658,026)</u>
Total Deferred tax c/f	<u>(208,130,504)</u>	<u>(100,658,026)</u>

**16 WEAR & TEAR SCHEDULE**

W. D. V. as at 01.01.2014	16,589,705,201	-
Addition during the year	7,672,582,182	16,589,705,201
Total	<u>24,262,287,382</u>	<u>16,589,705,201</u>
Less Wear & Tear:		
On opening	33,175,645	-
Charged for the year	24,958,123	33,175,645
On addition @ 50%	-	-
Total	<u>58,133,768</u>	<u>33,175,645</u>
<b>W.D.V. as at 31.12.2014</b>	<u>24,204,153,614</u>	<u>16,556,529,556</u>





**Ref: ABCT/CB/034/16**

DATE:- 25/01/2016

The Directors,  
Tanzania Investment Centre.  
P.O.Box 938  
Dar es salaam.



Dear Sir/Madam,

**RE: - CHANG JIANG INVESTMENT CO LTD P.O.BOX 4191 MTWARA.**

The aforementioned customer has an approved Credit Facility with us of USD 4,000,000.00 (USD Four Million only) which was proposed to be secure by creating a Legal Mortgage over their Factory located on Plot Number 2 Block B Pemba Mvita, Mtwara under the CT Number 9000MTW/1; L. O. Number 454495; L.D.Number MT/MDC/471; Register Plan Number 76041 Title Holder; Tanzania Investment Centre.

We understand that in order to proceed with the registration of legal Mortgage, we require a consent from you to complete the registration process.

Attached herewith is our Bank Letter of Offer and copies of valuation reports for your quick reference and assistance.

Your collaboration on the above matter will highly be valued and appreciated.

Yours faithfully,

for **AFRICAN BANKING CORPORATION TANZANIA LIMITED**

Handwritten signature of K. ZIDADU in red ink.

**K. ZIDADU**  
**HEAD OF WHOLESALE BANKING**

Handwritten signature of A. HUSSEIN in black ink.

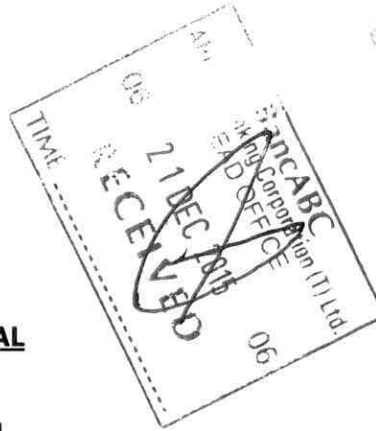
**A. HUSSEIN**  
**ACCOUNT RELATIONSHIP MANAGER**

**BancABC Head Office**

Uhuru Heights, 5<sup>th</sup> & 6<sup>th</sup> Floor, Bibi Titi Mohamed Road, P.O. Box 31, Dar es Salaam, Tanzania  
t: +255 22 2119422 - 3 f: +255 22 2112402

Web: [www.bancabc.co.tz](http://www.bancabc.co.tz)

Directors: Dr J.P. Kipokola (Chairman), Dana Botha (Managing), R.J. Dave, Prof. 1 Doriye, W.L. Nyachia, L.H. Sondo  
BancABC is a brand name for African Banking Corporation Tanzania Limited



Ref: ABCT/CR/1125/2015

December 17, 2015

**PRIVATE AND CONFIDENTIAL**

The Managing Director,  
Chang Jiang Investment Limited,  
P. O. Box 4191,  
**DAR ES SALAAM**

***Attn: Mr. Liu Guo Wei***

Dear Sir,

**RE: LINE OF CREDIT NO. M. 027**

By this Facility Letter, **African Banking Corporation Tanzania Limited** has the pleasure of extending the facilities (hereinafter referred to as the "Facilities") on the following terms and conditions:

(For the purposes of convenience **African Banking Corporation Tanzania Limited** will hereinafter be referred to as "**BancABC**," which expression shall where the context so admits include its successors in title and assigns and **Chang Jiang Investment Limited** will hereinafter be referred to as "**the Borrower**," which expression shall where the context so admits include its successors in title and assigns).

**1. Type of Facilities, Amount and Purpose:**

**1.1 Overdraft/ Short Term LC Financing Facility -USD2,000,000.00 (US Dollars Two Million Only).**

1.1.1 The Overdraft/ Short Term LC Financing Facility shall be utilized to finance working capital requirements mainly purchase of gypsum and limestone locally, and payment of salaries and utility bills mainly power, water, and telephone. Also same facility shall be utilised to refinance matured LCs.

1.1.2 The short term loan for LC refinancing shall be opened for a period of ninety (90) days from day of LC settlement.

BancABC Head Office

Uhuru Heights, 5<sup>th</sup> & 6<sup>th</sup> Floor, Bibi Titi Mohamed Road, P.O. Box 31, Dar es Salaam, Tanzania  
t: +255 22 2119422 -3 f: +255 22 2112402

Web: [www.bancabc.co.tz](http://www.bancabc.co.tz)

Directors: Dr J.P. Kipokola (Chairman), Dana Botha (Managing), R.J. Dave, Prof. J. Doriye, W.L. Nyachia, L.H. Sindo  
BancABC is a brand name for African Banking Corporation Tanzania Limited

1.2 **Letter of Credit Facility – USD2,000,000.00 (United States Dollars Two Million Only).**

1.2.1 This LC facility shall be utilized to finance and facilitate importation of Clinker, Gypsum, Pozolana, and Calcium Oxide from Dubai.

1.2.2 The Letters of Credit shall be issued/opened under Usance LC arrangement for ninety (90) days from date of shipment and on maturity, the LC shall be partly refinanced by a short term loan for another ninety (90) days from day of LC settlement.

1.3 Nothing contained herein shall preclude BancABC from advancing a sum in excess of the amounts referred to in Clause 1.1 and 1.2 above and recovering the same in the event of default.

2. **Period:**

2.1 The Overdraft/ Short Term LC Financing Facility of USD2.0 Million shall be valid for twelve (12) months from the date of first booking of the facility and the short term loans shall be repaid in bullet of principal at maturity for a tenor of ninety (90) days from day of LC settlement.

2.2 The Letter of Credit facility of USD2.0 Million is hereby granted for a period of twelve (12) months from the date of first booking of the facility.

3. **Repayment of the Facilities**

The Facilities shall be repaid from normal business operations in the currency which it is denominated.

4. **Charges:**

The Facilities shall attract the following charges:-

4.1 A once-off arrangement fee to be charged at 0.5% flat on the total facility amount of USD4.0 Million payable upon signing of the facility letter.

4.2 Interest to be charged on Overdraft/ Short Term Loans facility, shall be 1.5% below BancABC's USD Prime lending Rate currently at 10% per annum, giving an effective rate of 8.5% per annum calculated on the daily utilized balance for overdraft and on the outstanding balance for loans; to the debit of the borrower's account and paid on a monthly basis. This rate is floating and is subject to change in line with market conditions

4.3 Letters of Credit issuance charge of 0.5% per quarter or part thereof is to be charged, with a minimum of USD200 flat, plus swift charge of USD 50 payable to BancABC part of Atlas Mara at the time of establishment of Letters of Credit.

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5. **Securities:**

The Facilities shall be secured by:

- 5.1 A first ranking Legal Mortgage charge over an industrial property located on Plot No.2, Block "B", at Pemba Mvita Area, in Mikindani, Mtwara, vide Certificate of Title No.9000 MTW, in the name of Chang Jiang Investment Limited, valued by Let Consultants in June, 2013 at open market value of USD3.43 Million and Security value of USD2.23 Million (extended at 65%).**(The property to be revalued to determine current value)**
- 5.2 Registration of Debenture charge over the current and future fixed and floating assets of Chang Jiang Investment Limited in the favour of BancABC, being principal security for facilities granted by the bank to the borrower. **(The assets to be valued to determine their current values)**
- 5.3 Unlimited personal guarantees of directors/shareholders by the name of Mr. Liu Guo Wei and Mr. Liu Ming Yong in the favour of BancABC.
- 5.4 Cession of All Risks Insurance policies over all the assets pledged as security and the policies are to be issued in joint names of borrower as title owner and lender as the first loss payee.
- 5.5 Cession of shares of Chang Jiang Investment Limited in favour of BancACB.

6. **Default**

- 6.1 Should the Borrower fail to make payment by the due date of any amount due in terms of the Facility Letter, or become insolvent, or be provisionally or finally liquidated, or provisionally or finally wound up, or be unable to pay its debts as they become due, or be placed under provisional or final judicial management or enter into a scheme of arrangement with its creditors, or pass a resolution for its winding up, or should the Borrower commit any act of insolvency or enter into any compromise with its creditors or make default in the performance of any undertaking, term or condition of this Facility Letter, or if the Borrower acts in any way which, in the reasonable opinion of BancABC, may have a material adverse effect on the Borrower's ability to perform its obligations under this Facility Letter, then in any such event, BancABC shall be entitled, without notice, to demand payment forthwith of sums required to cover the Borrower's liabilities to BancABC hereunder whether or not such liabilities are immediately payable and due and, in addition, decline to afford the Borrower any further drawings hereunder. BancABC shall, in that event, have the right to enforce such security as specified in Clause 5 of this Facility Letter.



6.2 Furthermore, any outstanding monies shall be transferred to a default account, which account will attract penalty interest at a **margin of 5.0% per annum** above the interest rate stipulated in Clause 3. Interest shall accrue, on the account, and shall be capitalized on a monthly basis.

**7. Application of Repayments**

Payments received from the Borrower by BancABC will be applied firstly to reduce/clear legal costs, if any. Should a surplus remain thereafter, it will be applied to reduce/clear default interest, if any. Should a surplus remain thereafter, it will be applied to reduce / clear current interest. Any surplus thereafter will be applied to reduce / clear capital.

**8. Negative Pledge**

The Borrower undertakes that without BancABC's prior written consent, which consent shall not be unreasonably withheld, the Borrower will neither give any guarantee or create any pledge, lien, charge or hypothecation over any of its assets nor negotiate any borrowing facilities in addition to those presently available to it. Should BancABC withhold its consent in terms hereof, the Borrower shall have the right to repay the amount[s] outstanding, together with interest accrued to date.

**09. Returns**

BancABC reserves the right to call for any returns in support of the Facilities. The Borrower undertakes to provide BancABC with its half yearly management accounts incorporating profit and loss account, the balance sheet and aged lists of debtors and creditors by no later than the 30<sup>th</sup> day of the month following the end of the respective half yearly period. Further, BancABC requires signed and audited copies of the Borrower's and Guarantor's Annual Reports and Accounts within 180 days of the close of its financial year and such other financial statements as may be issued from time to time. Further, the Borrower undertakes to provide BancABC, on a quarterly basis, an indication of borrowings with other financial institutions.

**10. Change of Control**

It is agreed that during the period that this facility is available to the Borrower, BancABC will be notified of any proposed change in its senior management or effective ownership or control. In the event of such a change, BancABC reserves the right to an immediate review of the Facility and in need, exercise its option to call for the immediate repayment of any or all amount[s] outstanding.

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**11. Other Conditions**

- 11.1 The Borrower must give BancABC First Right of Refusal for all foreign exchange transactions.
- 11.2 Company to channel all their business proceeds through their account at BancABC.
- 11.3 In order to enable the bank to undertake close and regular monitoring of business operations, Chang Jiang Investment Limited should provide debtors and creditors reports; and stock returns to the bank on a monthly basis and also allow the bank to conduct regular visits to business sites.
- 11.4 The company to provide debtors and creditors reports to the bank on a monthly basis.
- 11.5 Chang Jiang Investment Limited to submit to the bank the pending contracts of other off takers which were yet to be signed.
- 11.6 Chang Jiang Investment Limited is hereby made aware that no excesses over the granted facilities shall be allowed by the bank at all times.
- 11.7 No facilities drawdown shall be done prior to; the bank confirming total investment made by the shareholders through the valuation report, and full perfection of all security documents as prescribed in this letter of offer under section 5.0 of securities.
- 11.8 Any and all payments made to BancABC hereunder shall be made tax free and clear of and without deductions for any present or future taxes, levies, imposts, deductions, charges or withholdings, and all liabilities with respect thereto. If the Borrower shall be required by law to deduct any taxes from or in respect of any sum payable hereunder, the sum payable shall be increased as may be necessary so that after making all required deductions (including deductions applicable to additional sums payable under this Clause) BancABC shall receive an amount equal to the sum it would have received had no such deduction been made.
- 11.9 In the event of BancABC taking any proceedings to recover any amount due to it, the amount due to it shall be determined and proved in accordance with the Law of Evidence Act.
- 11.10 All costs and other charges necessarily incurred by BancABC and arriving out of, or by reason of the grant or the recovery of the Facilities, including legal charges on a legal practitioner/ client scale, as well as collection commission which BancABC may incur in taking action for the recovery of any amount[s] due to it, will be recoverable



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by BancABC, on demand, from the Borrower. Similarly, all charges incurred in registering, recording or maintaining any security required in terms of the Facilities shall be borne by the Borrower.

- 11.11 In the event of a default on any of the Facilities or amount advanced to the Borrower, BancABC reserves the right to inspect all books and records of the Borrower at the Borrower's premises or otherwise situated.
- 11.12 It is agreed between the Parties that BancABC may, without notice to the Borrower, combine or consolidate any outstanding principal or interest on the Facilities with any other accounts which the Borrower maintains with BancABC and set-off or transfer any money standing to the credit of the Borrower's accounts in or towards the satisfaction of the Borrower's liability to BancABC in respect of the Facilities. It is further agreed that BancABC's right to set-off extends to accounts or amounts in different currencies.
- 11.13 The Facilities will be considered to have been accepted by the Borrower upon receipt by BancABC of the signed copy of this Facility Letter together with the arrangement fee, and this Facility Letter shall serve as the Facility Agreement for the Facilities.
- 11.14 The shareholders of the Borrower shall undertake that they will not withdraw funds from the Borrower without prior consent of BancABC. Should BancABC withhold its consent in terms hereof, the Borrower shall have the right to repay the amount(s) outstanding together with interest accrued to date.
- 11.15 The Borrower agrees and authorizes BancABC or the Tanzania Bankers Association (TBA) approved Credit Reference Bureau to:
- 11.15.1 Make inquiries from any bank, financial institution or TBA approved Credit Reference Bureau in Tanzania to confirm any information provided by the Borrower.
- 11.15.2 Seek information from any bank, financial institution or the TBA approved Credit Reference Bureau when assessing the Borrower at any time during the existence of the Borrower's account.
- 11.15.3 Disclose to the TBA approved Credit Reference Bureau information relating to the account maintained at BancABC.

## **12. Insurance Policy**

It is a conditions precedent to any utilization of the Facility or in respect of any continuation or increase hereby granted that the Bank has received an original All-Risk



Insurance Policy for the full replacement value of property hereby charged as security with interest of the Bank.

Upon expiry of the Policy, if the renewal is not submitted within seven (7) days, the Bank is hereby authorized to debit the Borrower's account and renew the Policy.

### **13. Notices**

- 13.1. Any notice or demand given or made in connection with the Facilities shall be in writing and if sent by prepaid registered post to the address set forth below shall be presumed to have been received by the addressee three days after the date of posting.
- 13.2. The Borrower chooses *domicilium citandi et executandi* at the address stipulated below and such address shall remain the Borrower's *domicilium citandi et executandi* until such time as BancABC has specifically consented in writing to an alteration or change in address.

**The Borrower:** Chang Jiang Investment Limited  
P. O. Box 4191,  
**DAR ES SALAAM**

**BancABC:** African Banking Corporation Tanzania Ltd  
5<sup>th</sup> & 6<sup>th</sup> Floors, Uhuru Heights  
Bibi Titi Mohamed Road  
P.O. Box 31  
**DAR ES SALAAM**

### **14. Governing Law**

- 14.1 This Facility Letter shall be governed by the laws of The United Republic of Tanzania.
- 14.2 In respect of disputes or differences which may any time hereafter, whether during the continuance in effect of this Facility Letter or upon or after its discharge arising between the Parties hereto concerning any matters specified in this Facility Letter, BancABC shall have the option to institute legal proceedings in Courts of competent jurisdiction in the United Republic of Tanzania.
- 14.3 Nothing contained in this Clause shall limit the right of BancABC to take proceedings against the Borrower in any other court of competent jurisdiction, nor shall the taking of proceedings in one or more jurisdiction



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preclude the taking of proceedings in any other jurisdiction, whether concurrently or not.

**15. Waiver**

No failure or delay by BancABC in exercising any right, power or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise or enforcement of any right, power or remedy.

**16. Severability**

Any Clause or part of this Facility Letter, which may for whatever reason be invalid or unenforceable in law shall be severable from the Facility Letter without affecting the validity and enforceability of the remainder of the Facility Letter.

**17. Prior Agreements**

This Facility Letter, as of the signature thereof, represents the agreement between the Borrower and BancABC and consequently replaces prior agreements or understandings, either oral or written, exchanged or delivered during negotiations leading up to this facility.

**18. Variation**

Save for instances where variation is otherwise provided for in this Facility Letter, no variation shall be of any force or effect unless reduced to writing and signed for by both Parties.

**19. Expiry Date of Offer**

This offer is available for acceptance for a period of 30 days from the date of this Facility Letter after which it may be withdrawn and a new application will have to be made by the Borrower to BancABC.

BancABC is pleased to extend the Facilities and shall be glad if you will kindly confirm your agreement with the terms and conditions as set out herein by having the enclosed copy of this Facility Letter signed by your authorized signatories, in terms of your signing mandate and returned to BancABC.

Yours faithfully

for **AFRICAN BANKING CORPORATION TANZANIA LIMITED**

  
**SALEHE RAMADHANI**  
**HEAD OF CREDIT RISK**

  
**BEKITHEMBA SIBANDA**  
**GM-WHOLESALE BANKING**

**20. CUSTOMER ACCEPTANCE.**

We, **CHANG JIANG INVESTMENT LIMITED** hereby confirm our agreement with the terms and conditions of the foregoing Letter of Offer and undertake to carry out all obligations set out therein. We enclose a certified extract from the minutes of our Board Meeting held on the 21 day of DECEMBER 2015 authorizing the acceptance of this facility and authorizing the undersigned signatories to operate the Facility.

For and on behalf of **CHANG JIANG INVESTMENT LIMITED**

SEALED with the Common seal of

the Company in the presence of :-

NAME : GUO WEI LIU  
Director

SIGNATURE : 刘国伟

DATE: 2015 / 12 / 21



# CHANGJIANG INVESTMENT LIMITED

P.O.BOX 4191, DAR ES SALAAM TEL: +255 758-8888-02/05/07 WWW.MTWARACEMENT.COM

## The Companies Ordinance (CAP 212).

### Extract Board Resolution.

#### CHANG JIANG INVESTMENT LIMITED (Hereinafter referred to as "the Company")

EXTRACT FROM THE MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY DULY CONVENED HELD AND CONSTITUTED AT THE REGISTERED OFFICE OF THE COMPANY ON THE 22nd DAY OF DEC 2015, AT 10 PM/AM

#### PRESENT:

1. GUO WEZ LIU
2. MING YONG LIU
3. WEN LI LIU
- 4.
- 5.

#### THE MEETING BEING QUORATE:

On the 22nd/Dec/2015 the Board of Directors of Chang Jiang Investment Limited at a special meeting passed the following Resolution:

1. The Chairman reported that BancABC part of atlasmara ("the Bank") had agreed to make available the banking facility to the company for an aggregate principal amount of USD4.0 Million for Overdraft cum Short Term LC refinancing Facility and Letters of Credit (LC) Facility or the equivalent thereof in whatever currency denominated exclusive of interest and other costs charges and expenses (the "Facility") The terms on which the Bank was availing the Facility to the Company are contained in the Letter of Offer dated 17<sup>th</sup> December, 2015 (the "Letter of Offer").
2. The arrangements regarding the Facility and the terms of the Facility and the Letter of Offer were reviewed and discussed by the Board in detail and it was agreed that the facilities are to be utilised in connection with the business and trade of the Company.
3. That the borrowing of the facilities on the terms as discussed and agreed between Bank and the company and as stated in the Letter of Offer are hereby approved and confirmed.
4. That the terms and conditions of the Letter of Offer and security documents are hereby approved and confirmed and the Company be authorised to undertake the transactions contemplated in the Letter Offer and the security documents.
5. That the common seal of the Company be affixed to the Letter of offer and all the security documents required to be executed and any other documents required in connection and that any two Directors a Director and the Secretary of the Company be and are authorised to witness the affixing of common seal of the Company to the letter of offer and all security documents and any document in connection.

# CHANGJIANG INVESTMENT LIMITED

P.O.BOX 4191, DAR ES SALAAM TEL: +255 758-8888-02/05/07 WWW.MTWARACEMENT.COM

6. That the securities being pledged to the Bank continue to be available to the Bank as security for the facility herein approved provided part of the facilities are still being utilised or still outstanding.
7. That the duly executed Letter of offer and the Security documents and any documents required by the Bank in connection with the credit facilities be forthwith delivered to the Bank to enable the Bank to perfect the securities.
8. That GUOWEI LIU and MIUNG YONG LIU who are Directors are authorised to execute the documents and agreement with BancABC part of atlasmara in relation to the credit facilities and their signatures are as shown below:

1. Name GUOWEI LIU  
Signature 刘国伟

2. Name MIUNG YONG LIU  
Signature 刘勇明

**IT IS HEREBY CERTIFIED THAT** the above Resolutions do not in any way limit or affect the instructions to the Bank contained in any mandate given by the Company and that the above is a true extract from the minutes of the meeting of the Board of Directors of the Company and that the Resolutions set forth above were duly passed in accordance and comply with the Memorandum and Articles of Association of the Company and that neither such Resolutions nor drawings under the Facility will infringe any restrictions on borrowing, charging or otherwise affecting the Company or the Board.

CHAIRMAN'S NAME: GUOWEI LIU

SIGNATURE: 刘国伟

DATE: 2015/12/22

SECRETARYNAME'S: WENH LIU

SIGNATURE: 刘文丽

DATE: 2015/12/22

COMPANY SEAL

23

21 TFN-833



## TANZANIA INVESTMENT CENTRE

### LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 R.E.2002)

Date of Issue:

Land Office Number:

Land Description:

**TANZANIA INVESTMENT CENTRE**

**THE LAND ACT**  
(No. 4 of 1999)

**DERIVATIVE RIGHT**  
(Under Section 20)

**C.T. No: 9001 MTW**  
**L.O. No: 454495**  
**LD No: MT/MDC/471**

Made and entered into this..... day of .....2015

BETWEEN

**TANZANIA INVESTMENT CENTRE (TIC)**

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (hereinafter referred to as "**the LESSOR**") on the one part

AND

**CHANG JIANG INVESTMENT LIMITED**

of P.O Box 4191 DAR ES SALAAM and having certificate of incentives No. **042479** (hereinafter referred to as "**the LESSEE**") on the other part.

**THIS LEASE WITNESSES** as follows:

**WHEREAS** the Lessor is the holder of a Right of Occupancy registered in the Land Registry at MTWARA under Title No. **9001 MTW** in respect of land within **Plot No. 1, Block 'B'** measuring **ten decimal point eight eight nine (10.889) Hectares**, situated at **Pemba Mvita** in **Mtwara district** and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **ninety-eight** years commencing on the **first day of July, two thousand and fifteen** and expiring on the of **thirtieth** day of **June, two thousand one hundred and thirteen** subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:-

The Land shall be used for **Special Industries** purposes only; Use Group '**N**' use class (**a**) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.



**PART A: THE LESSEE SHALL:**

1. **PAY** in advance to the Lessor an annual Land Rent amounting to Tanzania Shillings **12,631,240.00** plus ten per cent thereto as TIC facilitation fees, making a total of Tanzania Shillings **13,894,364.00 (thirteen million eight hundred ninety four thousand three hundred and sixty four only)** payable on the first day of July in every year of the term without deduction, provided that the rent may be revised by the Commissioner for Lands.
2. **BE** liable to pay any and all costs arising herefrom and in particular;
  - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
  - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
  - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** the land by establishing and operating cement factory in Mikindani-Mtwara district.
4. **BE RESPONSIBLE** for:
  - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
  - ii. Preserving the environment and protecting the soil against soil erosion: and do all things which may be required by the authorities responsible for environment, to achieve such objective.
5. **SUBMIT** building plans to the **Mtwara District Council** within six months from the commencement of this Lease; begin construction of building(s) in permanent materials within six months after the approval of the plans, and complete construction within thirty six months from the day of commencement of this Lease.
6. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of seeking the Lessor's consent regarding mortgaging of the respective land, the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
7. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

**PART B. THE LESSOR SHALL:**

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

**PART C: ARBITRATION**

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the Tanzania Investment Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.

We, the within-named **CHANG JIANG INVESTMENT LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.



SCHEDULE

ALL that Land known as **Plot No. 1, Block 'B'** situated at **Pemba-Mvita** in **Mtwara District** measuring **ten decimal point eight eight nine (10.889) Hectares**, shown for identification only edged **red** on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered **76041** deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the COMMON SEAL of the said )  
CHANG JIANG INVESTMENT LIMITED and )  
DELIVERED in the presence of us this.....(1.....)  
day of .....August.....2015)

Signature 刘国伟.....

Postal Address P.O. Box 491, DSM

Qualification.....Managing Director

Signature 刘.....

Postal Address P.O. Box 491, DSM

Qualification.....Director

SEALED with the COMMON SEAL of the said )  
TANZANIA INVESTMENT CENTRE )  
and DELIVERED in the presence of us this.....(18th.....)  
day of .....AUGUST.....2015)

Signature.....

Postal Address P.O. Box 988 DSM,

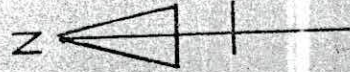
Qualification.....EXECUTIVE DIRECTOR

Signature.....

Postal Address P.O. Box 988 DSM,

Qualification.....LEGAL OFFICER

MTWARA DISTRICT



INSET SHOWING DETAILS OF PLOT

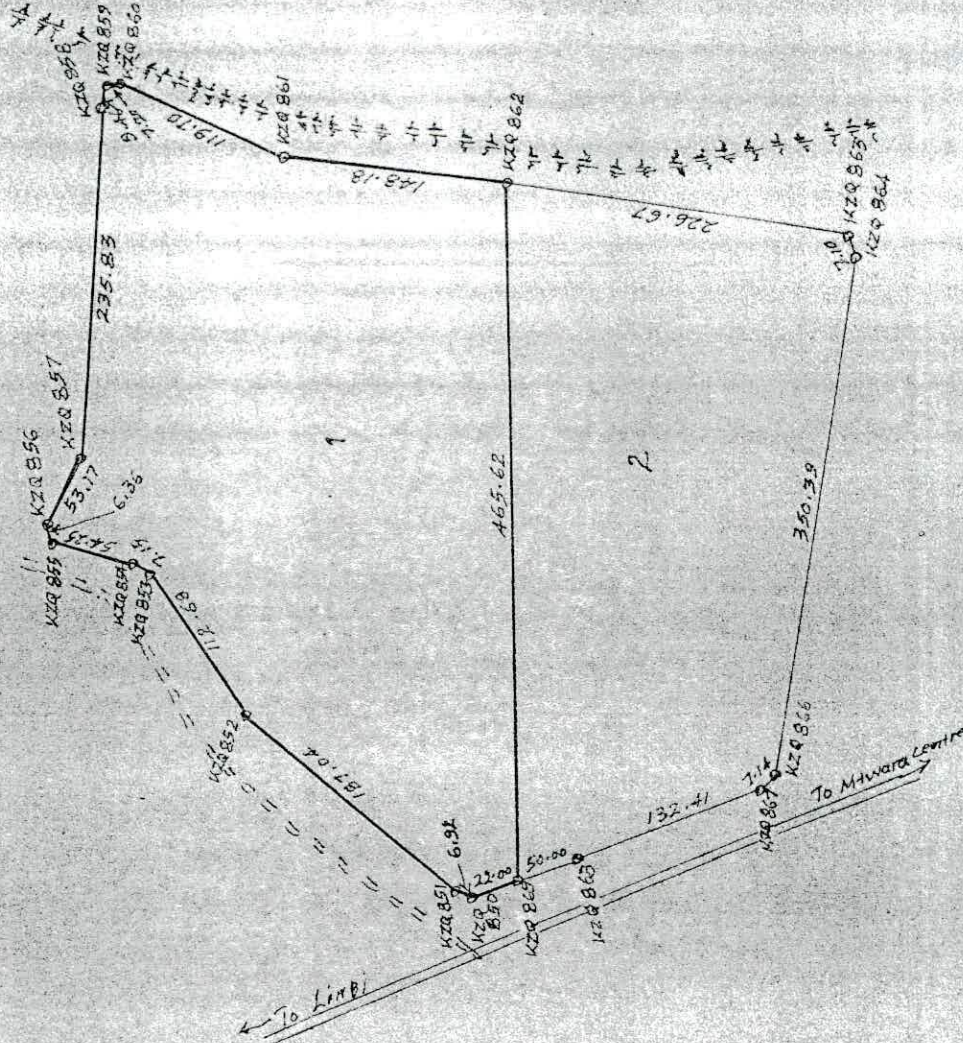
Locality PENBA - MKITA

Block 'B'

Plot No. 1

L.O. No. 454495

Area 10.889 HA.



This plan, prepared in accordance with Registered Plan No. 26041  
is approved for the purposes of the Land Registration Ordinance  
Director of Surveys and Mapping  
Date 13-7-2015 Surveys and Mapping (Part 2)  
Ministry of Lands, Natural Resources and Tourism (Part 2)

The issue of this plan implies no guarantee  
or admission of title by the Government

THE UNITED REPUBLIC OF TANZANIA  
THE LAND REGISTRATION ACT (CAP 334)  
APPLICATION FOR LEASEHOLD TITLE  
(Land Registry- Mtwara)

C.T. No: 9001 MTW

L.O. No: 454495

LD No: MT/MDC/471

We, **TANZANIA INVESTMENT CENTRE** of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and **CHANG JIANG INVESTMENT LIMITED** of P.O Box 4191 DAR ES SALAAM Tenants) on the other part, have entered into Lease Agreement in respect of **Plot No. 1, Block 'B'** situated at **Pemba-Mvita Area** in Mtwara District. Pursuant to that, we hereby **SUBMIT** the Lease Agreement for registration and **APPLY** for a **LEASEHOLD TITLE** to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the **COMMON SEAL** of the said **TANZANIA** )

**INVESTMENT CENTRE** and **DELIVERED** in the presence of )

us this 18<sup>th</sup> day of AUGUST 2015)

Name: JULIET ICARUKI

Signature: 

Postal Address: P.O. Box 988 DM.

Qualification: EXECUTIVE DIRECTOR

Name: ALEXANDER MNYANI

Signature: 

Postal Address: P.O. BOX 988 DM.

Qualification: LEGATE OFFICER

SEALED with the COMMON SEAL of the Said CHANG )

JIANG INVESTMENT LIMITED and DELIVERED in the )

presence of us this...11...day of .....August.....2015)

Name: .....<sup>GUO</sup>  
LIU WEI.....

Signature: .....刘国伟.....

Postal Address: .....P.O. Box 4191, DSM.....

Qualification : .....Managing Director.....

Name: .....LIU MING YANG.....

Signature: .....刘.....

Postal Address: .....P.O. Box 4191, DSM.....

Qualification : .....Director.....



## TANZANIA INVESTMENT CENTRE

### LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 R.E.2002)

Date of Issue:

Land Office Number:

Land Description:

**TANZANIA INVESTMENT CENTRE**

**THE LAND ACT**  
(No. 4 of 1999)

**DERIVATIVE RIGHT**  
(Under Section 20)

**C.T. No: 9000 MTW**  
**L.O. No: 454496**  
**LD No: MT/MDC/472**

Made and entered into this..... day of .....2015

BETWEEN

**TANZANIA INVESTMENT CENTRE (TIC)**

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (hereinafter referred to as "**the LESSOR**") on the one part

AND

**CHANG JIANG INVESTMENT LIMITED**

of P.O Box 4191 DAR ES SALAAM and having certificate of incentives No. **042479** (hereinafter referred to as "**the LESSEE**") on the other part.

**THIS LEASE WITNESSES** as follows:

**WHEREAS** the Lessor is the holder of a Right of Occupancy registered in the Land Registry at MTWARA under Title No. **9001 MTW** in respect of land within **Plot No. 2, Block 'B'** measuring **eight decimal point two six four (8.264) Hectares**, situated at **Pemba Mvita in Mtwara District** and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **ninety-eight** years commencing on the **first day of July, two thousand and fifteen** and expiring on the of **thirtieth** day of **June, two thousand one hundred and thirteen** subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:-

The Land shall be used for **Special Industries** purposes only; Use Group **'N'** use class **(a)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

**PART A: THE LESSEE SHALL:**

1. **PAY** in advance to the Lessor an annual Land Rent amounting to Tanzania Shillings **9,586,240.00** plus ten per cent thereto as TIC facilitation fees, making a total of Tanzania Shillings **10,544,864.00 (ten million five hundred forty four thousand eight hundred and sixty four only)** payable on the first day of July in every year of the term without deduction, provided that the rent may be revised by the Commissioner for Lands.
2. **BE** liable to pay any and all costs arising herefrom and in particular;
  - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
  - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
  - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** the land by establishing and operating cement factory in Mikindani-Mtwara district.
4. **BE RESPONSIBLE** for:
  - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
  - ii. Preserving the environment and protecting the soil against soil erosion: and do all things which may be required by the authorities responsible for environment, to achieve such objective.
5. **SUBMIT** building plans to the **Mtwara District Council** within six months from the commencement of this Lease; begin construction of building(s) in permanent materials within six months after the approval of the plans, and complete construction within thirty six months from the day of commencement of this Lease.
6. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of seeking the Lessor's consent regarding mortgaging of the respective land, the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
7. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

**PART B. THE LESSOR SHALL:**

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

**PART C: ARBITRATION**

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the Tanzania Investment Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.

We, the within-named **CHANG JIANG INVESTMENT LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.

SCHEDULE

ALL that Land known as Plot No. 2, Block 'B' situated at Pemba-Mvita in Mtwara District measuring eight decimal point two six four (8.264) Hectares, shown for identification only edged red on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 76041 deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the COMMON SEAL of the said )  
CHANG JIANG INVESTMENT LIMITED and )  
DELIVERED in the presence of us this ..... 11 ..... )  
day of ..... August ..... 2015)

Signature..... 刘国伟 .....

Postal Address..... P.O. Box 4191, DSM .....

Qualification..... Managing Director .....

Signature ..... 刘 .....

Postal Address..... P.O. Box 4191, DSM .....

Qualification ..... Director .....

SEALED with the COMMON SEAL of the said )  
TANZANIA INVESTMENT CENTRE )  
and DELIVERED in the presence of us this ..... 17th ..... )  
day of ..... ~~FEBRUARY~~ AUGUST ..... 2015)

Signature..... [Signature] .....

Postal Address..... P.O. Box 988 DSM .....

Qualification..... EXECUTIVE DIRECTOR .....

Signature ..... [Signature] .....

Postal Address..... P.O. Box 988 DSM .....

Qualification ..... LEGAL OFFICER .....



INSET SHOWING DETAILS OF PLOT

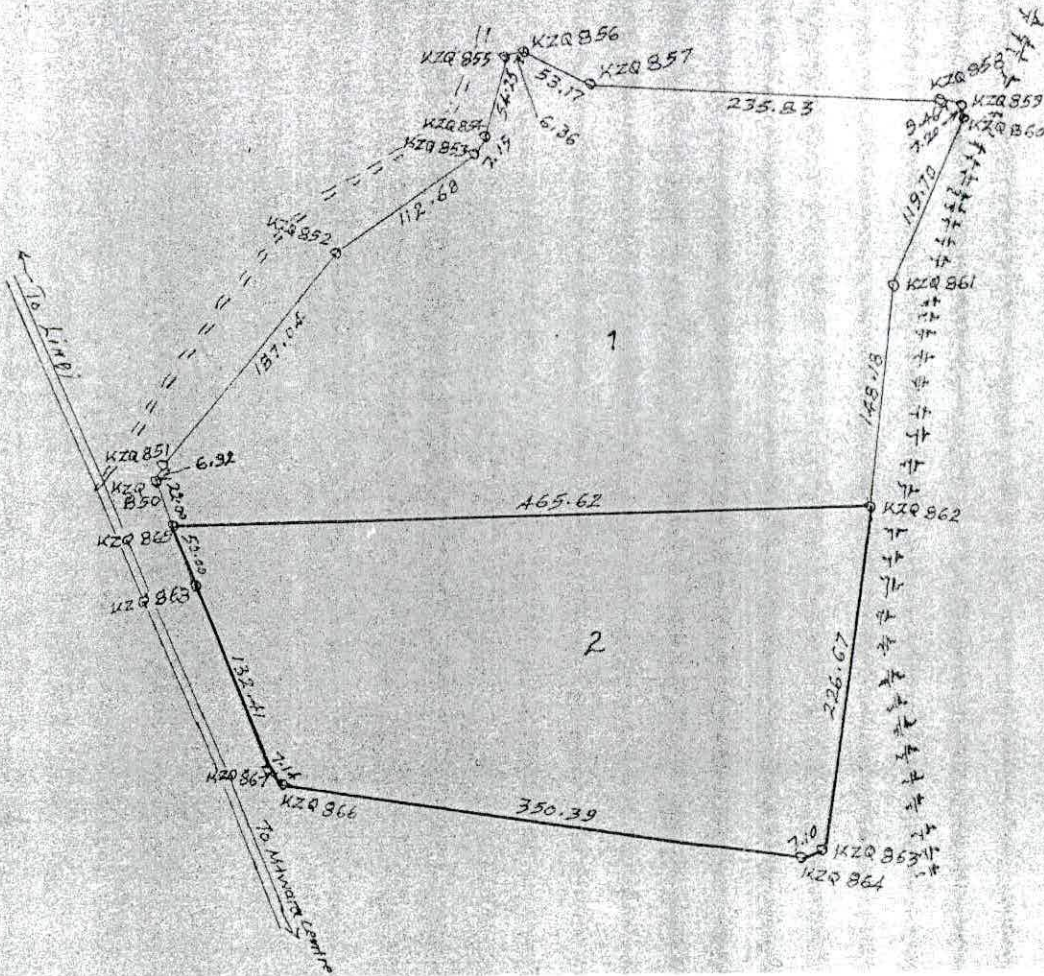
Locality PEMBA-MVITA

Block B

Plot No. 2

L.O. No. 454496

Area 8.264 HA.



The issue of this plan implies no guarantee or admission of title by the Government

This plan, prepared in accordance with Registered Plan No. 76041  
 is approved for the purposes of the Land Registration ordinance  
 Director of Surveys and Mapping *[Signature]*  
 Date 13-7-2015 Surveys and Mapping Unit  
 Ministry of Lands, Natural Resources and Tourism, Dar es Salaam

THE UNITED REPUBLIC OF TANZANIA  
THE LAND REGISTRATION ACT (CAP 334)  
APPLICATION FOR LEASEHOLD TITLE  
(Land Registry- Mtwara)

C.T. No: 9000 MTW

L.O. No: 454496

LD No: MT/MDC/472

We, **TANZANIA INVESTMENT CENTRE** of P.O. Box **938 DAR ES SALAAM** (Landlords) on the one part, and **CHANG JIANG INVESTMENT LIMITED** of P.O Box **4191 DAR ES SALAAM** Tenants) on the other part, have entered into Lease Agreement in respect of **Plot No. 2, Block 'B'** situated at **Pemba-Mvita Area** in Mtwara District. Pursuant to that, we hereby **SUBMIT** the Lease Agreement for registration and **APPLY** for a **LEASEHOLD TITLE** to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

**SEALED** with the **COMMON SEAL** of the said **TANZANIA** )

**INVESTMENT CENTRE** and **DELIVERED** in the presence of )

us this.....18<sup>th</sup> day of .....AUGUST.....2015)

Name: .....JULIET ICABU.....

Signature: ..........

Postal Address: .....P.O.Box 938 DSM......

Qualification : .....EXECUTIVE DIRECTOR.....

Name: .....ALEXANDER NINTANI.....

Signature: ..........

Postal Address: .....P.O.Box 938 DSM......

Qualification : .....LEGAL OFFICER.....

SEALED with the COMMON SEAL of the Said CHANG )

JIANG INVESTMENT LIMITED and DELIVERED in the )

presence of us this.....11.....day of August 2015)

Name: ..... LIU GUO WEI .....

Signature: ..... 刘国伟 .....

Postal Address: ..... P.O. Box 4191, DSM .....

Qualification : ..... Managing Director .....

Name: ..... LIU MING YONG .....

Signature: ..... 刘 .....

Postal Address: ..... P.O. Box 4191, DSM .....

Qualification : ..... Director .....



Unclaimed refund beyond three years will be forfeited

042479



23

# TANZANIA INVESTMENT CENTRE

Shaaban Robert Street, P.O. Box 938, Dar Es Salaam, Tel. +255 22 2116328-31, Fax: +255 22 2118253

RECEIPT REC020804

No. 014184

Received from : CHANG JIANG INVESTMENT LTD

Address P. O. Box 4191, Dar Es Salaam

Received the sum of (In words): ONE THOUSAND AND ZERO CENTS ONLY

TANZANIA INVESTMENT CENTRE  
**RECEIVED**  
13 AUG 2015  
P. O. Box 938  
DAR-ES-SALAAM

Being payment in respect of: CERTIFICATE OF INCENTIVES

Amount: USD 1,000.00

Cash / Cheque No: D/Deposit/ 12/08

Date: 12-Aug-2015

*For Executive Director*  
*Tanzania Investment Centre*

Receiving Officer

# CHANGJIANG INVESTMENT LIMITED

P.O.BOX 4191,DAR ES SALAAM TEL: +255 766203565

WWW.MTWARACEMENT.COM

To:

Distinguished Executive Director

Tanzania Investment Center

P.O.Box 938,Dar es Salaam

This is Changjiang Investment Limited. We are applying for the derivative right of occupancy of our land in Mtwara, Pembamvita, Plot 1 & 2. We want to add additional plots and detailed information for our land in Mtwara, so we are writing this letter to kindly request for a new certificate of incentives.

Please help us to facilitate the process.

Your sincerely,

Guowei Liu

Managing Director

Sig: 刘国伟

Date: 12/08/2015



# CHANGJIANG INVESTMENT LIMITED

P.O.BOX 4191,DAR ES SALAAM TEL: +255 766203565

WWW.MTWARACEMENT.COM

## PROGRESS REPORT

### 1. Planed activities for the period:

We have complete all the constructions and installations for the silo towers, warehouse, plants and office sites. Our first shipment of raw material will arrive in September 2015,so we expect our official sales start in September.

We have also developed several major constructors and major distributors for southern zone, so once we start production, our sales network is already there.

We will have our TBS number by the end of August 30, 2015.The company will also do official launching for the factory by the end of this month.

### 2. Achievement made on the project implementation todate:

The construction area of buildings and structure see sheet 1 as below

No.	Name of construction	structure	Notes
1	Gypsum crushing control room	Concrete and steel	
2	Clinker storehouse(silo)	Concrete and steel	
3	Mixed material storehouse(silo)	Concrete and steel	
4	Gypsum storehouse(silo)	Concrete and steel	
5	Cement grinding mill house	Concrete and steel	
6	Cement product silo(for 32.5 and 42.5)	Concrete and steel	
7	Package room	Concrete and steel	
8	Water circulate pool	Concrete and steel	
9	Compressor control room	Concrete and steel	

# CHANGJIANG INVESTMENT LIMITED

P.O.BOX 4191,DAR ES SALAAM TEL: +255 766203565

WWW.MTWARACEMENT.COM

10	Warehouse for packed cement product	Concrete and steel	
Notes			

### 3. Project Financial expenditure to date

See sheet2 as below

No	Foreign(usd)	Local (usd)	Total
Land and buildings		3,000,000	
Plant and machinery	12,000,000		
vehicles	200,000		
furnitures	10,000		
Office equipment	10,000		
Insurance covered	33,400		
Pre-operational expenses	3,000,000		
Working sub-capital	200,000		
			18,843,400

### 4. Project Financing

The whole project is financed by shareholder only, so it's a shareholder loan to the company.

But the company is applying for a loan from Tanzanian local banks for working capital and L/C also some long term loan, the company will update and write letter to Tanzanian investment center once we get any approval from any local banks for our loan request.

# CHANGJIANG INVESTMENT LIMITED

P.O.BOX 4191, DAR ES SALAAM TEL: +255 766203565

WWW.MTWARACEMENT.COM

## 5. Problems and Solution

The electricity is not very stable , sometimes we have electricity break for more than three times a day, and to restart the machine will cause lots of KVA, the cost for electricity is very high.

We have talked to Tanesco about this issue, hope they can solve this problem for us soon.

## 6. Future Plan

In the next coming 6 months, while we are operating our factory and start selling our product.

We are planning to get a loan from the bank and start to produce our own clinker, and not rely on the imported clinker anymore.

To do that we will have to buy more machinery and build another silo and the clinker kiln to process clinker, we will also need do our own minning for the limestone. We sincerely hope Tanzania investment center can give us the necessary assistance and guidance once we get the loan from the bank and start to work on the clinker kiln. The total investment for the clinker kiln will be around US dollar seven million, we are planning to get a loan from a local bank.

Changjiang Investment Limited

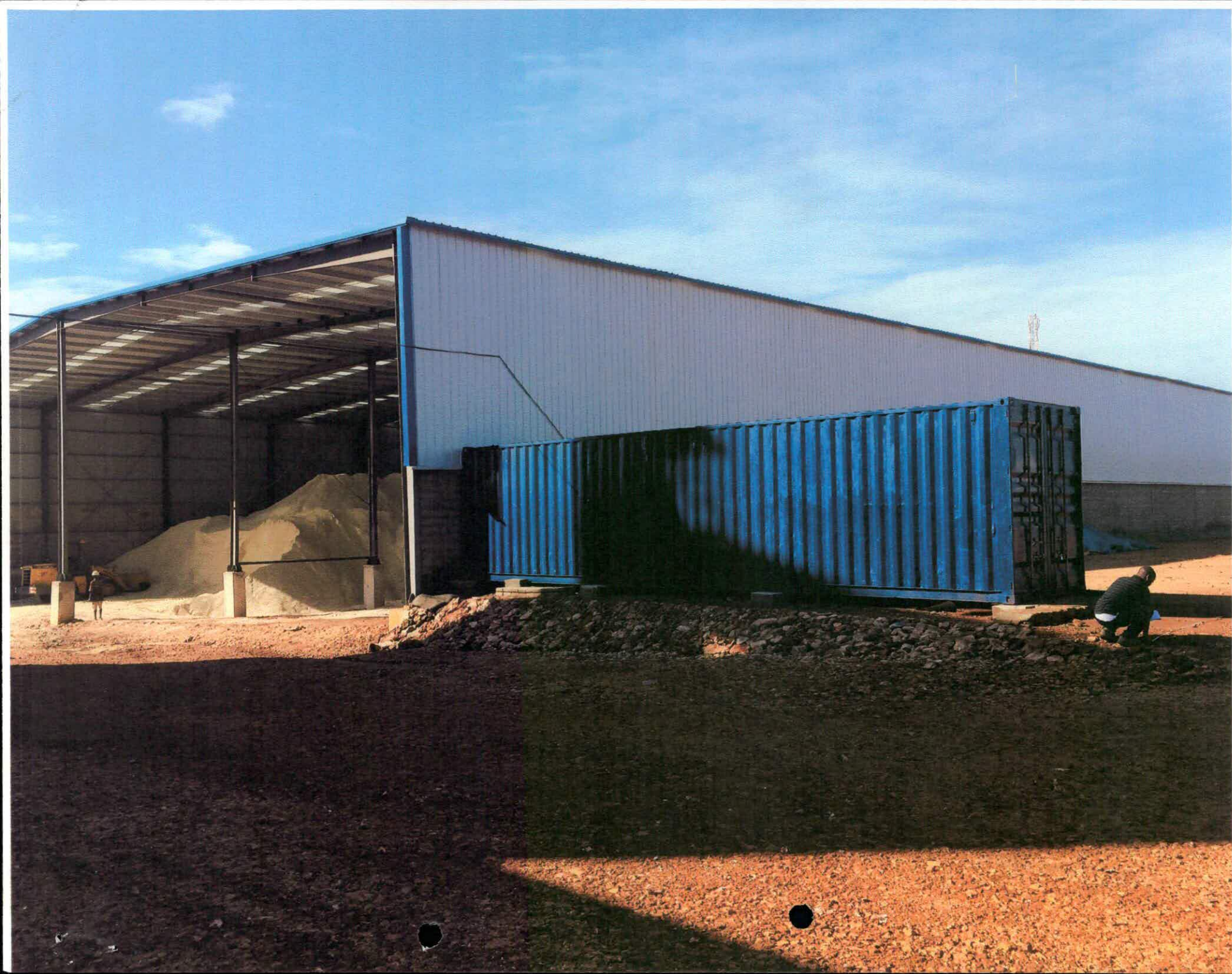
Managing Director

GUO WEI LIU

SIG: 刘国伟

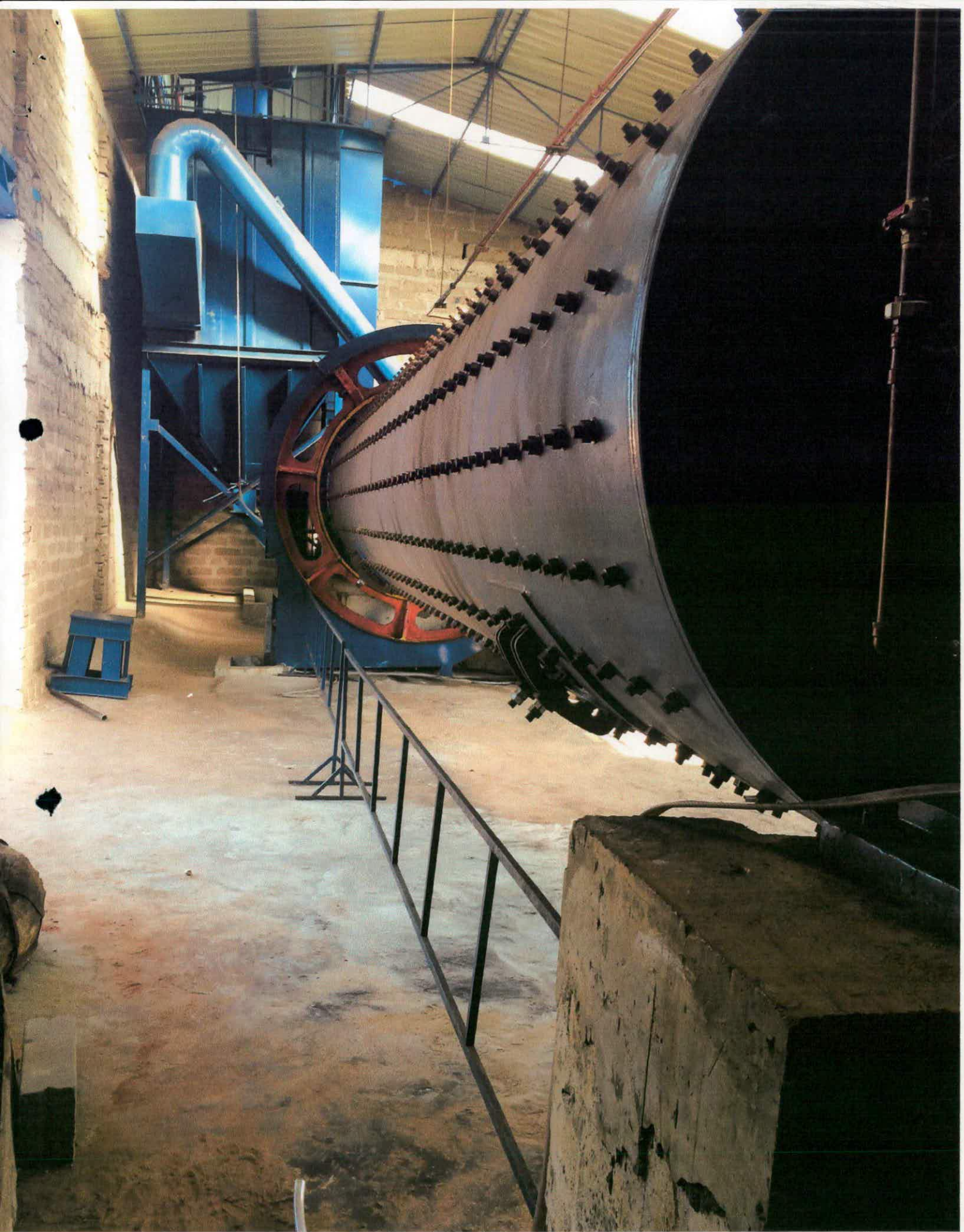
DATE: 12/08/2015













22

# TANZANIA INVESTMENT CENTRE

Shaaban Robert Street, P.O. Box 938, Dar Es Salaam, Tel. +255 22 2116328-31, Fax: +255 22 2118253

RECEIPT REC020728

No. 014127

Received from : CHANG JIANG INVESTMENT LTD

Address P. O. Box 4191 Dar Es Salaam

Received the sum of (In words): ELEVEN MILLION FOUR HUNDRED TEN THOUSAND FIFTY-THREE AND ZERO CENTS ONLY

Being payment in respect of : FACIL PLOT 1&2 BLOCK B PEMBAKITA WIZARA

Amount : TZS 11,410,053.00

Cash / Cheque No: Bank Trans 6408  
Date : 06-Aug-2015

Puliso

Receiving Officer

DIAMOND TRUST BANK TANZANIA LTD.  
CALL BACK  
STAFF NAME: \_\_\_\_\_  
DIAMOND TRUST BANK  
TELEPHONE NO. X 0766203565  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

**DTB**

刘文丽

**Transfer Form**

Branch \_\_\_\_\_ Date 04/08/2015

Application For: Local Transfer  TISS  
Foreign Transfer  Swift

Currency (Please tick where Applicable)  TZS  USD  EUR  GBP  Other (Specify) \_\_\_\_\_

Amount in figures 11,410,053 / ~~00~~ 21200

Amount in words eleven million four hundred ten thousand fifty three

FOR BANK USE ONLY	
Ref No.	
Amount	
Rate	
LCY Equiv	
Comm.	
Other Charges	
Total	
Input Clerk	
Verifier	
Authoriser	

**Applicant**  
Name CHANG JIANG Investment Ltd  
Address P.O. Box 4191  
Telephone No. 0766 203565

**Beneficiary**  
Name TANZANIA INVESTMENT CENTRE  
Address DSM  
Telephone No. 0222 116328

Name & Location of Beneficiary's Bank with Swift Code (BIC) Standard Chartered Bank

Beneficiary Account No. 0102006002000

Message for Beneficiary TIC facilitation fees

Name & Location of Intermediary Bank (For Foreign transfers) \_\_\_\_\_  
With Swift Code (BIC) \_\_\_\_\_

Bank Sort Code (For Foreign transfers) (SC/BSB/ZA/IBAN/FED/CC) \_\_\_\_\_

All correspondent bank charges for foreign transfers to be borne by  Applicant  Beneficiary

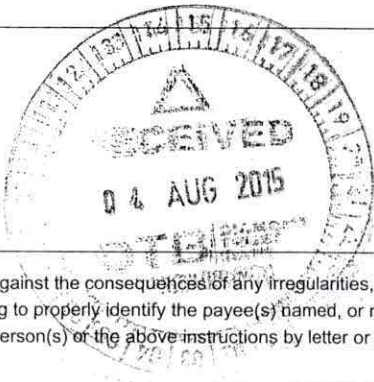
Purpose & Supporting Documents TIC PI

**In payment of the total cost**

I/We shall pay cash

I/We enclose Cheque No. 000010

Please debit A/C No. 0042276001



Please carry the above instructions at my/our risk and cost. I/We undertake to indemnify you & your agents against the consequences of any irregularities, delay, error, omission, or misinterpretation that may arise, including loss which may be incurred through your agents failing to properly identify the payee(s) named, or retaining the funds, should you or your agents deem such retention expedient pending confirmation of the identity of any person(s) or the above instructions by letter or otherwise.

Signature of Applicant 刘文丽

**DTB**

DIAMOND  
TRUST  
BANK



67-11-01

DAR MAIN BRANCH

P.O. Box 115, DAR ES SALAAM, T

Date

09 08 2015  
Day Mon Year

PAY TANZANIA INVESTMENT CENTRE OR BEARER

SHILLINGS eleven million four hundred ten

thousand and fifty three only

**TZS 11,410,053/-**

CHANG JIANG INVESTMENT LIMITED

0042276001

BRITISH HIGHER SCHOOL - MAPUTO, MOZAMBIQUE - 02/15

ACCOUNT PAYEE ONLY  
NOT NEGOTIABLE

2/2/15  
Signature



Please do not write below this line (Tafadhali usiandike chini ya mstari huu)

⑈000010⑈ 67⑈ 110104⑈ 0042276001⑈ 11

THE UNITED REPUBLIC OF TANZANIA  
**TANZANIA INVESTMENT CENTRE**

Telegraphic Address: "INVEST"  
Tel: No: (255-22) -2116328  
Fax: (255-22) -2118253  
E-mail: information@tic.co.tz  
Website: www.tic.co.tz  
In reply please quote:



Shaaban Robert Street  
P.O. Box 938,  
DAR ES SALAAM.

Ref. No:.....**TIC/PP: 10/042479/21**

**03/08/2015**

Managing Director,  
Chang Jiang Investment Ltd,  
P.O. Box 528, 4191,  
**MTWARA DSM .**

**RE: ACKNOWLEDGEMENT OF PAYMENTS ON PLOT NO 1 & 2  
BLOCK 'B' PEMBAMVITA, MTWARA DISTRICT COUNCIL**

Kindly refer to the captioned subject.

We acknowledge receipts of payments on plot 1&2 block 'B' Pemba Mvita, Mtwara District Council of **TZS 114,100,530.00**. However, we request you to pay 10% of the stated amount being TIC facilitation fees (**i.e. TZS 11,410,053.00**).

Pay in **TZS** through: Standard Chartered Bank; Account No. **0102006002000**; TANZANIA INVESTMENT CENTRE. After payments, please submit to TIC Bank Pay-in-Slip as proof of you deposit.

Attached herewith, is a copy of said Acknowledgement of Payments for easy of reference.

Kind regards

Juliet R. Kairuki

**EXECUTIVE DIRECTOR**



NO. 00000001

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

ACKNOWLEDGEMENT OF PAYMENTS

Tel:023-2333928  
Fax:0232333598  
Email:mtwararural@gmail.com

P.O. Box 528,  
MTWARA

In reply please quote:

Ref. No: MT/MDC/471

Date: 10/7/2015

To: TANZANIA INVESTMENT CENTRE,  
P. O. BOX 938,  
DARES SALAM.

RE: RECEIPT OF PAYMENTS ON PLOT/FARM NO. 1 BLOCK B SURVEY  
REG. PLAN NO. 76041 MEASURING 10.889ha LOCATION PEMBA MVITA  
USE: .....

This is to notify you of the receipt of various fees you effected pertaining to Plot/Farm bearing details described above, that is;

	Shillings	ERV NO's	Date
(i) Premium (if any):	<u>49,000.00/-</u>	<u>18675094</u>	<u>10/7/2015</u>
(ii) Cost of acquiring/Planning/Surveying:	.....	.....	.....
(iii) Fee for Certificate of Occupancy:	<u>50,000/-</u>	<u>18675094</u>	<u>10/7/2015</u>
(iii) Registration Fee:	<u>2,526,248/-</u>	<u>18675094</u>	<u>10/7/2015</u>
(iv) Deed Plans Fee:	<u>20,000/-</u>	<u>18675094</u>	<u>10/7/2015</u>
(v) Stamp Duty:	<u>631,652/-</u>	<u>18675094</u>	<u>10/7/2015</u>
(vi) Land Rent: from <u>1<sup>st</sup> July 2010</u> to <u>31<sup>st</sup> June 2016</u>	<u>12,631,240/-</u>	<u>18675094</u>	<u>10/7/2015</u>

TOTAL (IN TSHS):

64,859,640

Furthermore you are informed that, by virtue of these payments and within ninety days, the Commissioner for Lands or an Assistant Commissioner for Lands, shall prepare and issue you a Certificate of Occupancy according to Section 29 of the Land Act, Cap 113 (R. E. 2002)

(as amended). The Term and conditions of the Right of Occupancy will run with effect from the date of completion of your payments bill.

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

I/We, TANZANIA INVESTMENT CENTRE (The Applicant(s) certify that the figures relating to the foretasted payments are correct.

Signature(s): [Signature]

Date: 16<sup>th</sup> July 2015

PHOTO



NO. 00000001

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

ACKNOWLEDGEMENT OF PAYMENTS

Tel:023 2333928  
Fax:0232333598  
Email:mtwararural@gmail.comP.O. Box 528,  
MTWARA

In reply please quote:

Ref. No: MT/MDC/472Date: 10/7/2015To: TANZANIA INVESTMENT CENTRE,  
P. O BOX 938  
DARES SALAM,RE: RECEIPT OF PAYMENTS ON PLOT/FARM NO. 2 BLOCK B SURVEY  
REG. PLAN NO. 7604 MEASURING 8.264Ha LOCATION PEMBA MUTA  
USE: .....

This is to notify you of the receipt of various fees you effected pertaining to Plot/Farm bearing details described above, that is;

	Shillings	ERV NO's	Date
(i) Premium (if any):	<u>37,188,000/-</u>	<u>18675095</u>	<u>10/7/2015</u>
(ii) Cost of acquiring/Planning/Surveying:	<u>50,000/-</u>	<u>18675095</u>	<u>10/7/2015</u>
(iii) Fee for Certificate of Occupancy:	<u>1,917,248/-</u>	<u>18675095</u>	<u>10/7/2015</u>
(iii) Registration Fee:	<u>20,000/-</u>	<u>18675095</u>	<u>10/7/2015</u>
(iv) Deed Plans Fee:	<u>479,402/-</u>	<u>18675095</u>	<u>10/7/2015</u>
(v) Stamp Duty:			
(vi) Land Rent: from <u>1<sup>st</sup> July 2015</u> to <u>31<sup>st</sup> June 2016</u>	<u>9,586,240/-</u>	<u>18675095</u>	<u>10/7/2015</u>
<b>TOTAL (IN TSHS):</b>	<u>49,240,890</u>		

Furthermore you are informed that, by virtue of these payments and within ninety days, the Commissioner for Lands or an Assistant Commissioner for Lands, shall prepare and issue you a Certificate of Occupancy according to Section 29 of the Land Act, Cap 113 (R. E. 2002) (as amended). The Term and conditions of the Right of Occupancy will run with effect from the date of completion of your payments bill.

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

I/We, TANZANIA INVESTMENT CENTRE (The Applicant(s) certify that the figures relating to the foretasted payments are correct.Signature(s): [Signature]Date: 16<sup>th</sup> July 2015

PHOTO

21

TIC/ PP. 10/042479/21

03/08/2015

Managing Director,  
Chang Jiang Investment Ltd,  
P.O. Box 528, 4191  
MTWARA DSM.

**RE: ACKNOWLEDGEMENT OF PAYMENTS ON PLOT NO 1 & 2  
BLOCK 'B' PEMBAMVITA, MTWARA DISTRICT COUNCIL**

Kindly refer to the captioned subject.

We acknowledge receipts of payments on plot 1&2 block 'B' Pemba Mvita, Mtwara District Council of **TZS 114,100,530.00**. However, we request you to pay 10% of the stated amount being TIC facilitation fees (**i.e. TZS 11,410,053.00**).

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Attached herewith, is a copy of said Acknowledgement of Payments for easy of reference.

Kind regards



Juliet R. Kairuki

**EXECUTIVE DIRECTOR**



20

NO. 00000001

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

ACKNOWLEDGEMENT OF PAYMENTS

Tel:023-2333928  
Fax:0232333598  
Email:mtwararural@gmail.com

P.O. Box 528,  
MTWARA

In reply please quote:

Ref. No: MT/MDC/471

Date: 10/7/2015

To: TANZANIA INVESTMENT CENTRE,  
P.O. BOX 938,  
DARES SALAM.

RE: RECEIPT OF PAYMENTS ON PLOT/FARM NO. 1 BLOCK B SURVEY  
REG. PLAN NO. 76041 MEASURING 10.889ha LOCATION PEMBA MUNITA  
USE: .....

This is to notify you of the receipt of various fees you effected pertaining to Plot/Farm bearing details described above, that is;

	Shillings	ERV NO's	Date
(i) Premium (if any):	49,000,000/-	18675094	10/7/2015
(ii) Cost of acquiring/Planning/Surveying:	50,000/-	18675094	10/7/2015
(iii) Fee for Certificate of Occupancy:	2,526,248/-	18675094	10/7/2015
(iii) Registration Fee:	20,000/-	18675094	10/7/2015
(iv) Deed Plans Fee:	631,652/-	18675094	10/7/2015
(v) Stamp Duty:			
(vi) Land Rent: from 1 <sup>st</sup> July 2015 to 31 <sup>st</sup> June 2016	12,631,240/-	18675094	10/7/2015

TOTAL (IN TSHS):

64,859,640

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(as amended). The Term and conditions of the Right of Occupancy will run with effect from the date of completion of your payments bill.

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

I/We, TANZANIA INVESTMENT CENTRE (The Applicant(s) certify that the figures relating to the foretasted payments are correct.

Signature(s): [Signature]

Date: 16<sup>th</sup> July 2015

PHOTO

: .....



19

NO. 00000001

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

ACKNOWLEDGEMENT OF PAYMENTS

Tel:023-2333928  
Fax:0232333598  
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P.O. Box 528,  
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In reply please quote:

Ref. No: MT/MDC/472

Date: 10/7/2015

To: TANZANIA INVESTMENT CENTRE,  
P. o Box 938  
DARES SALAAM,

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USE: .....

This is to notify you of the receipt of various fees you effected pertaining to Plot/Farm bearing details described above, that is;

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(ii) Cost of acquiring/Planning/Surveying:	<u>50,000/=</u>	<u>18675095</u>	<u>10/7/2015</u>
(iii) Fee for Certificate of Occupancy:	<u>1,917,248/=</u>	<u>18675095</u>	<u>10/7/2015</u>
(iii) Registration Fee:	<u>20,000/=</u>	<u>18675095</u>	<u>10/7/2015</u>
(iv) Deed Plans Fee:	<u>479,402/=</u>	<u>18675095</u>	<u>10/7/2015</u>
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(vi) Land Rent: from <u>1<sup>st</sup> July 2015</u> to <u>31<sup>st</sup> June 2016</u>			

TOTAL (IN TSHS):

49,240,890

Furthermore you are informed that, by virtue of these payments and within ninety days, the Commissioner for Lands or an Assistant Commissioner for Lands, shall prepare and issue you a Certificate of Occupancy according to Section 29 of the Land Act, Cap 113 (R. E. 2002)

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Signature(s): [Signature]

Date: 16<sup>th</sup> July 2015

PHOTO

~~114,410,~~  
114,100,530

**HALMASHAURI YA WILAYA YA MTWARA**  
(Barua zote zitumwe kwa Mkurugenzi Mtendaji)

Simu: 023-2333928

Kumb.MT/L.20/5/23



S.L.P 528,  
MTWARA,  
13.07.2015

Mkurugenzi Mtendaji,  
Kituo cha Uwekezaji Tanzania,  
S.L.P 938,  
**DAR ES SALAAM.**

**YAH: KUMILIKISHWA KIWANJA NA.1 & 2 KITALU "B" PEMBA MVITA KATIKA  
HALMASHAURI YA WILAYA YA MTWARA**

Husika na somo tajwa hapo juu pamoja na barua ya tarehe 9/7/2015 yenye Kumb.Na.MT/L.20/5/21 Kwa mujibu wa Sheria ya Ardhi Na.4 ya mwaka 1999 viwanja tajwa hapo juu viliombwa kumilikishwa kwenda kwa Kampuni ya Chang Jiang Investment Ltd ambayo inamilikiwa na raia wa kigeni,hivyo itamilikishwa na ofisi yako kwa kuandaliwa hati miliki isiyo ya asili.

Ofisi imeandaa hati miliki ya kumiliki ambayo naileta kwako kwa ajili ya saini na lakiri,baada ya kukamilika kwa kusaini ,ofisi yetu itawasilisha hati za viwanja husika kwa Kamishna wa Ardhi kwa ajili ya kutia saini na usajili.

Pamoja na barua hii nimeambatanisha nakala za hati ya Kiwanja Na.1 yenye L.O 454495 Na. na Kiwanja Na.2 yenye L.O.Na. 454496 pamoja na fomu ya kukiri malipo ya gharama za umilikishwaji "**acknowledgment of Payment**" kwa ajili ya kusainiwa.

Natanguliza shukrani

Johnia Rwebangila

**K.n.y :MKURUGENZI MTENDAJI(W)  
MTWARA**



# CHANG JIANG INVESTMENT LIMITED

P.O BOX: 4191

TEL: +255 222924118

FAX: +255 222924158

Email: changjianginvestment@gmail.com

TO:  
Distinguished Executive Director  
Tanzania Investment Centre  
P.O.Box 938,  
Dar es Salaam

15<sup>th</sup> June, 2015



This is changjiang investment limited. We have received the letter from TIC regarding our payment for the derivative right of occupancy. We are ready to pay the facilitation fee but we think the premium is high based on the land value. Also the land rent has raised from the last letter we have received from TIC, it was 12,928,275 Tsh, now it's 16,161,244. How can the land rent be different within one month.

Please help us to communicate with Mtwara authority, we would really appreciate it.

Your sincerely,

Guowei Liu, MD of changjiang.

Copy:

1: District Director  
Mtwara District Council  
P.o.box 528  
Mtwara

2: Assistant commissioner for Lands  
Southern zone  
P.o.box 877  
Mtwara



16

**TIC/ PP/042499/16**

**23/06/2015**

Assistant Commissioner for Lands,  
Southern Zone,  
P.O BOX 877,  
**MTWARA**

**RE: PAYMENT INVOICE ON PLOT NO 1 & 2 BLOCK 'B'  
PEMBAMVITA, MTWARA DISTRICT COUNCIL**

Kindly refer to the captioned subject

TIC has received a letter of complaints dated 15<sup>th</sup> June, 2015 from one Company known as Chang Jiang Investment Limited of P.O BOX 4191 Dar es Salaam, copied to you and Mtwara District Executive Director. The complaints are based on the charges and fee amounting to **TZS 246,177,244.00** issued to them being the cost of preparing the Title Deed and thereafter Derivative Right for the above mentioned plots. They are basically requesting TIC to submit their grievances to you and Mtwara District Director to reassess the charges especially premium as they are of opinion that the value is extremely higher.

In this regard therefore, We are submitting this matter to your office for clarification and further action.

Please find herewith the said letter and invoice of payments upon which such complaints are rooted.

Thanking you for continued cooperation

Yours sincerely



Nakuula Senzia

**FOR: EXECUTIVE DIRECTOR**

**Cc:** District Executive Director,  
Mtwara District Council,  
P.O BOX 528,  
**MTWARA**

The Managing Director  
Chang Chiang Investment Limited  
PO BOX 4191 - **DAR ES SALAAM**

**TIC/ PP/042499/16**

**23/06/2015**

Assistant Commissioner for Lands,  
Southern Zone,  
P.O BOX 877,  
**MTWARA**

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Yours sincerely



Nakuala Senzia

**FOR: EXECUTIVE DIRECTOR**

**Cc:** District Executive Director,  
Mtwara District Council,  
P.O BOX 528,  
**MTWARA**

The Managing Director  
Chang Chiang Investment Limited  
PO BOX 4191 - **DAR ES SALAAM**

# CHANG JIANG INVESTMENT LIMITED

P.O BOX: 4191

TEL: +255 222924118

FAX: +255 222924158

Email: [changjianginvestment@gmail.com](mailto:changjianginvestment@gmail.com)

TO:  
Distinguished Executive Director  
Tanzania Investment Centre  
P.O.Box 938,  
Dar es Salaam

15<sup>th</sup> June, 2015

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Please help us to communicate with Mtwara authority, we would really appreciate it.

Your sincerely,  
Guowei Liu, MD of Changjiang.



Copy:  
1: District Director  
Mtwara District Council  
P.o.box 528  
Mtwara  
  
2: Assistant commissioner for Lands  
Southern zone  
P.o.box 877  
Mtwara

# CHANG JIANG INVESTMENT LIMITED

P.O BOX: 4191

TEL: +255 222924118

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TO:  
Distinguished Executive Director  
Tanzania Investment Centre  
P.O.Box 938,  
Dar es Salaam

15<sup>th</sup> June, 2015

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Your sincerely,

Gudwei Liu, MD of changjiang.



Copy:

1: District Director  
Mtwara District Council  
P.o.box 528  
Mtwara

2: Assistant commussioner for Lands  
Southern zone  
P.o.box 877  
Mtwara

I, Mr. Matthias E. Raibave (14)  
have received payment  
invoice for plot No. 1 and 2  
Pembamvita - Mtwara,  
Zimbabwe.  
09/06/2015.

TICC/ PP. 10/042479/14

3/06/2015

The Managing Director,  
Chang Jiang Investment Limited,  
PO BOX 4191,  
DAR ES SALAAM

**RE: PAYMENT INVOICE FOR PLOT NO. 1 & 2 BLOCK 'B' PEMBAMVITA,  
MTWARA DISTRICT COUNCIL**

We have been instructed by the Ministry of Lands, to pay a total of TZS 246,177,244.00 being various land fees for the above mentioned Plot.

So through this letter, we accordingly inform you to pay such amount plus 10% thereto as TIC facilitation fees.

All payments except for facilitation fees should be paid through NMB Bank House, as detailed below:

- i. **PREMIUM:** ..... TZS: 229,836,000.00
- Account No: **9921155401**
  - Account Name: Bank of Tanzania
- ii. **PDRF:** ..... TZS 180,000.00
- Account No: **9921161401**
  - Account Name: Bank of Tanzania
- iii. **LAND RENT:** ..... TZS 16,161,244.00
- Account No: **9921161401**
  - Account Name: Ministry of Lands Revenue A/C

**Sub-Total TZS:** ..... **246,177,244.00**  
Add 10% TIC facilitation fees: ..... TZS 24,617,724.00

- Pay to Standard Chartered Bank
- Account No. **0102006002000**

**GRAND-TOTAL TZS: 270,794,968.00**

Enclosed herewith is the copy of the said invoice for easy of reference.

Kind regards

  
Juliet R. Kairuki

**EXECUTIVE DIRECTOR**

HALMASHAURI YA WILAYA YA MTWARA  
(Barua zote zitumwe kwa Mkurugenzi Mtendaji)

Simu: 023-2333928



S. L .P 528,  
MTWARA

Kumb.Na. MT/L.20/5/16

19/5/2015

Mkurugenzi Mtendaji,  
Kituo cha Uwekezaji,  
S.L.P 938,  
DAR ES SALAAM

**YAH:UMILIKISHWAJI WA KIWANJA NA.1 & 2 KITALU "B" PEMBA,MVITA KATIKA  
HALMASHAURI YA WILAYA YA MTWARA**

Tafadhali rejea somo tajwa hapo juu.

Ofisi ya Mkurugenzi Mtendaji(W) imepokea barua yenye Kumb.Na.LD/SZ/3653/12 ya tarehe 15/5/2015 kuhusu kumilikishwa viwanja tajwa hapo juu.

Kwa mujibu wa sheria ya Ardhi Na.4 ya mwaka 1999, ili kumilikishwa viwanja tajwa utapaswa kulipa jumla ya Tshs.246,177,244.00 ikiwa ni gharama za maandalizi ya hati kwa mchanganuo ufuatao;

- Premium..... Tshs. 229,836,000.00
  - Ada ya Hati .....Tshs. 160,000.00
  - Ada ya usajili .....Tshs. 2,585,655.00
  - Ada ya ramani .....Tshs. 20,000.00
  - Ushuru wa Serikali .....Tshs. 647,313.75
  - Kodi ya ardhi.....Tshs. 12,928,275.00
- JUMLA KUU = Tshs. 246,177,244.00**

Tafadhali fedha hizi jumla ya Tshs. 246,177,244.00 zilipwe kwenye Akaunti Namba: 70601000018 ,Jina la akaunti :MTWARA RURAL LAND RETENTION EXPENDITURE katika Benki ya NMB Tawi la Mtwara.

Natanguliza shukrani.

  
Johnia Rwebangila  
K.n.y:MKURUGENZI MTENDAJI (W)  
MTWARA

**MTWARA DISTRICT EXECUTIVE DIRECTOR  
MTWARA DISTRICT COUNCIL**

Nakala: Kamishna Msaidizi wa Ardhi,  
Kanda ya Kusini,  
S.L.P 877,  
MTWARA

**TICC/PP.10/042479/13**

**12/06/2014**

Commissioner for Customs & Excise,  
Tanzania Revenue Authority,  
P.O. Box 9053,  
**DAR ES SALAAM**

Dear Sir,

**RE: DUTY/ VAT REMISSIONS ON CAPITAL/ DEEMED CAPITAL  
GOODS – CERTIFICATE OF INCENTIVES No: 042479**

**M/S Chang Jiang Investment Limited** is a TIC registered company with certificate of incentives **No. 042479** which is valid up to **May 2016**

The company has been registered with objectives of establishing and operating Cement factory in Mikindani.

Attached herewith please find a list of Capital/ Deemed Capital Goods for Duty/ VAT remissions approval.

Yours sincerely

**TANZANIA INVESTMENT CENTRE**

  
N.A. Senzia

**FOR: EXECUTIVE DIRECTOR**

Tid

12

# CHANG JIANG INVESTMENT LIMITED

P.O BOX: 4191

TEL: +255 222924118

FAX: +255 222924158

Email: changjianginvestment@gmail.com

TO:  
Executive Director  
Tanzania Investment Centre  
P.O.Box 938,  
Dar es Salaam

10<sup>th</sup> June, 2014



Received on  
11/6/2014  
M  
TAS/TIC

Dear Sir,

RE: APPLICATION FOR EXAMPTION ABOUT IMPORT TRANSFORMER,  
WITH CERTIFICATE OF INCENTIVE NO.042479 OF 27.06.2013

Our company CHANG JIANG INVESTMENT LIMITED was registered in Tanzania on 20<sup>th</sup> June of 2013. Our company located at Mtwara. We will going to manufacturing cement.

We are at installation stage now, but the power is a problem for us, we need to import the transformer from china. So we writing the letter for application for import transformer.

Please give us the support, we will be very appreciation.

Yours Sincerely,

Managing Director

刘国伟



# TANZANIA REVENUE AUTHORITY

TRA/CE/C/P.20/08/3574

29<sup>th</sup> November, 2013

Managing Director,  
Chang Jiang Investment Limited,  
P.O.BOX 4191,  
**DAR ES SALAAM**

**RE: DUTY /VAT EXMPTION ON CAPITAL/DEEMED CAPITAL GOODS-  
CERTIFICATE OF INCENTIVES NO.042479 OF 27.06.2013  
TIN: 120-194-774**

We are writing in response to your letter Ref.CJ00001 dated 04<sup>th</sup> November, 2013, as supported by the letter TICC/PP.10/042479/8 of 06<sup>th</sup> November, 2013, from Tanzania Investment Centre, regarding the captioned subject.

We hereby approve and confirm items as per fifteen page list herewith attached as capital/deemed capital goods for establishment and facilitation of your project located in Mikindani Mtwara, with certificate of incentives mentioned above. Please note that approval of motor vehicles will be considered after substantial development of the project. Other deleted items such as dump trucks, tiles, spare parts are not eligible for exemption. Locally manufactured goods should be procured locally.

The approved deemed capital goods will be exempted from Import Duty to the tune of 90% of the amount of Import Duty to which the goods would otherwise be liable and VAT relieved to the tune of 45% of the amount of VAT payable. Please complete VAT form 224 and submit the same for approval to the Commissioner for Domestic Revenue for local purchases and Commissioner for Customs and Excise for importations

Sincerely yours,



Godfrey Kitundu

**For: COMMISSIONER FOR CUSTOMS AND EXCISE.**

NK/  
C.C: Manager Tax Exemption,  
C.C: Manager- TRA Mtwara,  
C.C: Executive Director,  
Tanzania Investment Centre,  
Dar es Salaam.

**ISO 9001 : 2008 Certified**

CUSTOMS & EXCISE DEPARTMENT

Sokoine Drive, P.O. Box 9053, Dar es Salaam, Tanzania

Tel: +255-22-2117765, or 255-22-2127783/4/6/8 Fax: +255 22 2138878/2135193

# CHANGJIANG INVESTMENT LIMITED

## TIC CERTIFICATE OF INCENTIVE NO.042479

NO	ITEM NAME	UNIT MEASUREMENT	QTY	ITEM GROUP	ITEM PRICE	TIN	EXEMPTION REFERENCE NO.	EXEMPTION DATE
<b>VEHICLES</b>								
	Platform trailer	pcs	3 <del>20</del>	vehicle		120-194-771		
	truck	pcs	3 <del>10</del>	vehicle		120-194-771		
	single pickup	pcs	3 <del>5</del>	vehicle		120-194-771		



SMB  
Approved



## **TANZANIA REVENUE AUTHORITY**

TRA/CE/C/P20/8/3961

27.05.2014

✓The Managing Director  
Chang Jiang Investment Ltd,  
P. O. Box 4191,  
Dar es Salaam

Dear Sir,

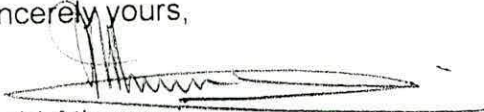
**RE: DUTY/VAT EXEMPTION ON CAPITAL/DEEMED CAPITAL GOODS-  
CERTIFICATE OF INCENTIVES NO. 042479 OF 27.06.2013**

We are writing in response to your letter dated 20.04.2014 as supported by a letter ref.TICC/PP.10/042479/11 of 04.04.2014 from Tanzania Investment Centre regarding the above captioned subject.

We hereby confirm and approve single-page list herewith attached capital/deemed goods for establishment and operation of the project with certificate of incentives mentioned above. The age of approved vehicle at the time of importation should be within the limit specified in the law

The approved deemed capital goods will be granted Import Duty exemption to the tune of 90% of the amount that the goods would otherwise be liable and VAT will be relieved to the tune of 45% of the amount payable and capital goods by generic description will still enjoy 100% VAT relief. However, VAT relief will be granted upon completion of form 224 and submit the same for approval to the Commissioner for Customs and Excise for all imported items; and for locally procured items, the forms should be submitted for approval to the Commissioner for Domestic Revenue.

Sincerely yours,

  
Said Athumani

**For: COMMISSIONER FOR CUSTOMS AND EXCISE**

**RS/**

c.c. Commissioner for Domestic Revenue  
c.c. Manager – Customer Service Centre  
c.c. Manager-Tax Exemption  
c.c. The Executive Director  
Tanzania Investment Centre

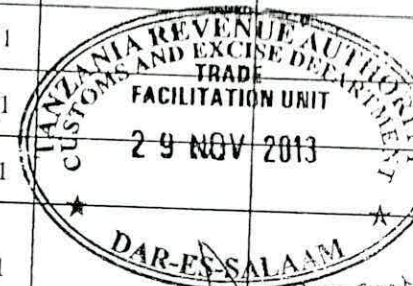
**CHANGJIANG INVESTMENT LIMITED**

**TIC CERTIFICATE OF INCENTIVE NO.042479**

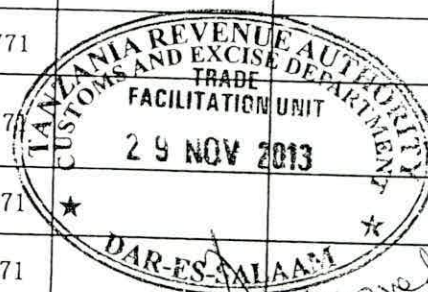
ITEM NO	ITEM NAME	UNIT MEASUREMENT	QTY	ITEM GROUP	ITEM PRICE	TIN	EXEMPTION REFERENCE NO.	EXEMPTION DATE
<b>— Plant&amp;Machinery for Manufacture Cement</b>								
1	finely jaw crusher with all necessary parts	set	8	Plant&Machinery		120-194-771		
2	roll crusher with all necessary parts	set	8	Plant&Machinery		120-194-771		
3	hoist with all necessary parts	set	8	Plant&Machinery		120-194-771		
4	belt conveyer with all necessary parts	set	16	Plant&Machinery		120-194-771		
5	high fine grinding machine with all necessary parts	set	4	Plant&Machinery		120-194-771		
6	belt weigher with all necessary parts	set	20	Plant&Machinery		120-194-771		
7	packing machine with all necessary parts	set	12	Plant&Machinery		120-194-771		
8	dust catcher with all necessary parts	set	8	Plant&Machinery		120-194-771		
9	submerged pump	pcs	8	Plant&Machinery		120-194-771		
10	air compressor	pcs	8	Plant&Machinery		120-194-771		
11	gasholder	pcs	4	Plant&Machinery		120-194-771		
12	steel tank for raw materials with all necessary parts	PCS	21	Plant&Machinery		120-194-771		
13	steel tank for cement	PCS	10	Plant&Machinery		120-194-772		
14	100T Weighbridge	PCS	2	Plant&Machinery		120-194-771		



15	power distribution cabinet	PCS	18	Plant&Machinery		120-194-771		
16	switch box	PCS	35	Plant&Machinery		120-194-771		
17	ball mill grinding body(forged steel ball)	TONS	200	Plant&Machinery		120-194-771		
<b>II. Vehicles</b>								
<del>1</del>	Platform trailer	pcs	10	vehicle		120-194-771		
<del>2</del>	dumper truck	pcs	5	vehicle		120-194-771		
<del>3</del>	single pickup	pcs	5	vehicle		120-194-771		
4	excavator	pcs	5	vehicle		120-194-771		
5	wheel loader	pcs	5	vehicle		120-194-771		
<b>III. Equipment for laboratory</b>								
1	unified test refined	pcs	3	Equipment&Appliance		120-194-771		
2	grinding body (forged steel ball)	set	3	Equipment&Appliance		120-194-771		
3	ultrafine vibration pulverizer	pcs	3	Equipment&Appliance		120-194-771		
4	gyratory shaker	pcs	3	Equipment&Appliance		120-194-771		
5	microcomputer controlled electro hydraulic pressure testing machine type 300	pcs	3	Equipment&Appliance		120-194-771		
6	electric bending testing machine:DKZ-5000	pcs	3	Equipment&Appliance		120-194-771		
7	planetary cement mixer	pcs	3	Equipment&Appliance		120-194-771		
8	cement mortar specimen forming vibration table	pcs	3	Equipment&Appliance		120-194-771		



9	cement paste mixer	pcs	3	Equipment&Appliance	120-194-771		
10	rayleigh clamp tester with all necessary parts, type LD-50	set	9	Equipment&Appliance	120-194-771		
11	mortar forming triple tryout 40*40*160mm	set	60	Equipment&Appliance	120-194-771		
12	FZ-31A type boiling tank	pcs	3	Equipment&Appliance	120-194-771		
13	cement standard consistency and setting time analyzer	pcs	3	Equipment&Appliance	120-194-771		
14	cement breathable blaine instrument, SBT-127	pcs	3	Equipment&Appliance	120-194-771		
15	U-shaped glass tube	set	3	Equipment&Appliance	120-194-771		
16	PE-60*100 Type jaw crusher	set	3	Equipment&Appliance	120-194-771		
17	cement mortar fluidity tester, NLD-3 type	pcs	3	Equipment&Appliance	120-194-771		
18	electric balance	pcs	9	Equipment&Appliance	120-194-771		
19	Le chatelier flask	pcs	15	Equipment&Appliance	120-194-771		
20	round mold(for normal consistency and setting time for measurement)	pcs	18	Equipment&Appliance	120-194-771		
21	electric heated water bath	pcs	3	Equipment&Appliance	120-194-771		
22	box-type resistance furnace, SX-5-12	pcs	3	Equipment&Appliance	120-194-771		
23	drying oven 101A-2 220V, 50Hz	pcs	3	Equipment&Appliance	120-194-771		
24	steel brush	pcs	45	Equipment&Appliance	120-194-771		
25	constant temperature magnetic stirrer, type 78-1	pcs	3	Equipment&Appliance	120-194-771		
26	adjustable universal electric stove, KD-1	pcs	3	Equipment&Appliance	120-194-771		



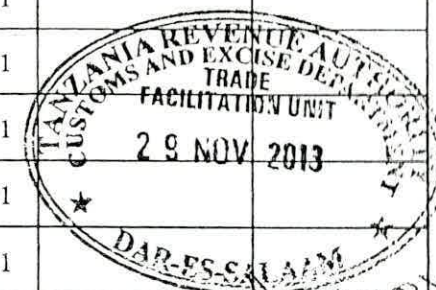
27	alcohol burner	pcs	3	Equipment&Appliance	120-194-771		
28	punchers (playing with stoppers)	set	3	Equipment&Appliance	120-194-771		
29	sealed sample barrel 200*H300mm	pcs	360	Equipment&Appliance	120-194-771		
30	compression fixture 40*40mm	pcs	3	Equipment&Appliance	120-194-771		
31	225ml water heater	pcs	9	Equipment&Appliance	120-194-771		
32	standard consistency with automatic water	pcs	6	Equipment&Appliance	120-194-771		
33	calibrating knife	pcs	15	Equipment&Appliance	120-194-771		
34	mortar knife	pcs	15	Equipment&Appliance	120-194-771		
35	grout knife	pcs	15	Equipment&Appliance	120-194-771		
36	putty knife	pcs	15	Equipment&Appliance	120-194-771		
37	stainless steel spoon	pcs	15	Equipment&Appliance	120-194-771		
38	sampling barrel	pcs	60	Equipment&Appliance	120-194-771		
39	stay like barrel	pcs	15	Equipment&Appliance	120-194-771		
40	drying with a stainless steel bowl(170mm, flat without edges)	pcs	15	Equipment&Appliance	120-194-771		
41	sampling shovel	pcs	6	Equipment&Appliance	120-194-771		
42	cement standard sieve 0.08mm*0.045mm*0.9mm	pcs	66	Equipment&Appliance	120-194-771		
43	water tower sieve	pcs	12	Equipment&Appliance	120-194-771		
44	floating thermometer	pcs	15	Equipment&Appliance	120-194-771		
45	alcohol thermometer	pcs	24	Equipment&Appliance	120-194-771		



46	mercury thermometer	pcs	24	Equipment&Appliance	120-194-771		
47	wet and dry bulb thermometer	pcs	6	Equipment&Appliance	120-194-771		
48	electric furnace	pcs	15	Equipment&Appliance	120-194-771		
49	asbestos network	pcs	12	Equipment&Appliance	120-194-771		
50	refractory slab	pcs	6	Equipment&Appliance	120-194-771		
51	the 40 type of standard constant temperature and humidity curing box of cement	pcs	3	Equipment&Appliance	120-194-771		
52	ISO specimen curing tank	pcs	96	Equipment&Appliance	120-194-771		
53	spring sealing clip	pcs	15	Equipment&Appliance	120-194-771		
54	funnel holder	pcs	6	Equipment&Appliance	120-194-771		
55	marble slabs titration stand and burette clamp	pcs	15	Equipment&Appliance	120-194-771		
<del>56</del>	<del>beaker brush</del>	<del>pcs</del>	<del>60</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>57</del>	<del>burette brush</del>	<del>pcs</del>	<del>30</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>58</del>	<del>balance brush</del>	<del>pcs</del>	<del>30</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>59</del>	<del>paint brush</del>	<del>pcs</del>	<del>60</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>60</del>	<del>marker pen</del>	<del>pcs</del>	<del>15</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>61</del>	<del>writing brush</del>	<del>pcs</del>	<del>30</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>62</del>	<del>medical white bandage</del>	<del>roll</del>	<del>15</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
63	stainless steel tweezers	pcs	15	Equipment&Appliance	120-194-771		
64	mechanical stopwatch	pcs	3	Equipment&Appliance	120-194-771		



65	labels	pcs	90	Equipment&Appliance	120-194-771	
66	lens paper	package	3	Equipment&Appliance	120-194-771	
67	rubber head	pcs	60	Equipment&Appliance	120-194-771	
68	pipette filler	pcs	15	Equipment&Appliance	120-194-771	
69	reagent bottle	pcs	144	Equipment&Appliance	120-194-771	
70	dropping bottle	pcs	120	Equipment&Appliance	120-194-771	
71	surface of dish	pcs	40	Equipment&Appliance	120-194-771	
72	beaker	pcs	250	Equipment&Appliance	120-194-771	
73	volumetric flask	pcs	66	Equipment&Appliance	120-194-771	
74	measuring bottle	pcs	69	Equipment&Appliance	120-194-771	
75	funnel	pcs	75	Equipment&Appliance	120-194-771	
76	rubber plug	pcs	210	Equipment&Appliance	120-194-771	
77	plastic rod	pcs	30	Equipment&Appliance	120-194-771	
78	plastic spoon	pcs	30	Equipment&Appliance	120-194-771	
79	plastic cups	pcs	4	Equipment&Appliance	120-194-771	
80	glass pipe	pcs	6	Equipment&Appliance	120-194-771	
81	glass rod	pcs	45	Equipment&Appliance	120-194-771	
82	flat tyre weighing bottle	pcs	30	Equipment&Appliance	120-194-771	
83	plastic bottle	pcs	30	Equipment&Appliance	120-194-771	



84	common dryer	pcs	12	Equipment&Appliance	120-194-771		
85	porcelain mortar	pcs	6	Equipment&Appliance	120-194-771		
86	porcelain crucible	pcs	90	Equipment&Appliance	120-194-771		
87	porcelain crucible holder	pcs	6	Equipment&Appliance	120-194-771		
88	crucible tongs	pcs	6	Equipment&Appliance	120-194-771		
89	platinum crucible	pcs	3	Equipment&Appliance	120-194-771		
90	galvanized iron division plate	pcs	3	Equipment&Appliance	120-194-771		
91	buret	pcs	87	Equipment&Appliance	120-194-771		
92	pipette/transfer pipet	pcs	90	Equipment&Appliance	120-194-771		
93	the pipette holder	pcs	9	Equipment&Appliance	120-194-771		
94	sample for all materials	pcs	21	Equipment&Appliance	120-194-771		
95	cement standard powder	pcs	15	Equipment&Appliance	120-194-771		
96	ISO standard sand	ton	4.5	Equipment&Appliance	120-194-771		
97	hydrargyri	bottle	3	Equipment&Appliance	120-194-771		
98	sprinkler head	pcs	30	Equipment&Appliance	120-194-771		
99	grade hose	kg	6	Equipment&Appliance	120-194-771		
100	reagent bottle	pcs	12	Equipment&Appliance	120-194-771		
101	pressure gauge	pcs	12	Equipment&Appliance	120-194-771		
102	initial setting needle	pcs	3	Equipment&Appliance	120-194-771		



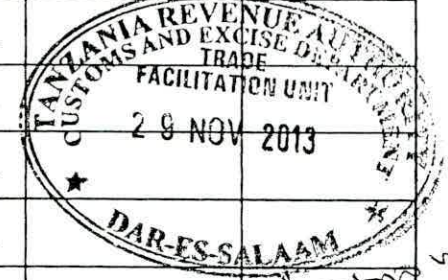
103	final setting needle	pcs	3	Equipment&Appliance	120-194-771
104	glass	pcs	120	Equipment&Appliance	120-194-771
105	YA. ZD-10 stainless steel electric distilled water	pcs	3	Equipment&Appliance	120-194-771

**四. Tools for Factory**

1	air pump soft connector	pcs	300	Tools	120-194-771
2	bench drill	pcs	3	Tools	120-194-771
3	electric hammer	pcs	3	Tools	120-194-771
4	bit	pcs	168	Tools	120-194-771
5	piston ring	pcs	12	Tools	120-194-771
6	connecting rod	pcs	12	Tools	120-194-771
7	piston	pcs	12	Tools	120-194-771
8	bent axle	pcs	3	Tools	120-194-771
9	gasket	pcs	18	Tools	120-194-771
10	filter	pcs	36	Tools	120-194-771
11	air return spring	pcs	6	Tools	120-194-771
12	return air rutrn	pcs	6	Tools	120-194-771
13	Three dimensional belt	pcs	60	Tools	120-194-771
14	oil jack	pcs	12	Tools	120-194-771
15	chain blook	pcs	30	Tools	120-194-771

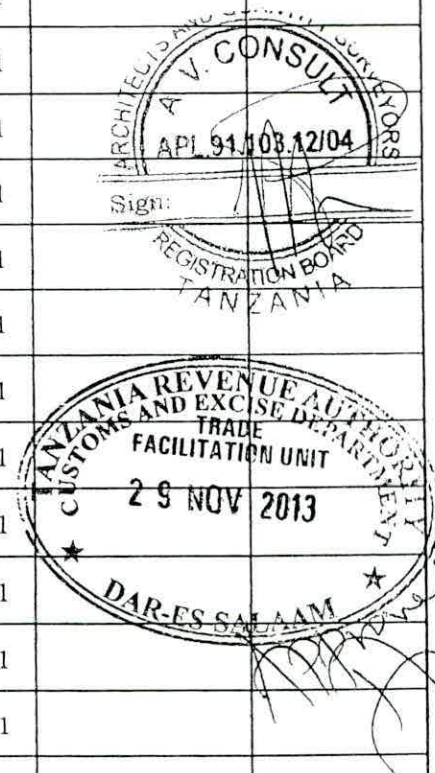
  
  
  
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16	steel wire rope	pcs	390	Tools		120-194-771	
17	clip	pcs	36	Tools		120-194-771	
18	flange	pcs	96	Tools		120-194-771	
19	saffty belt	pcs	12	Tools		120-194-771	
20	U-ring	pcs	24	Tools		120-194-771	
21	special rope for high woking	pcs	9	Tools		120-194-771	
22	pulley	pcs	6	Tools		120-194-771	
23	glasses	pcs	60	Tools		120-194-771	
24	toolkit	pcs	6	Tools		120-194-771	
25	plug	pcs	150	Tools		120-194-771	
26	thread plate	pcs	30	Tools		120-194-771	
27	felt	pcs	6	Tools		120-194-771	
28	graphite packing	pcs	15	Tools		120-194-771	
29	spanner	pcs	51	Tools		120-194-771	
30	hammer	pcs	33	Tools		120-194-771	
31	pinchers	pcs	87	Tools		120-194-771	
32	electrican's knife	pcs	6	Tools		120-194-771	
33	electric soldering iron	pcs	6	Tools		120-194-771	
34	soldering tin	pcs	3	Tools		120-194-771	

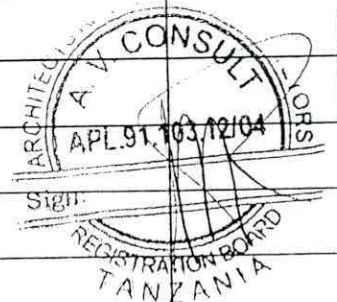


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35	hydraulic tongs	pcs	3	Tools		120-194-771		
36	cold compression crimper	pcs	3	Tools		120-194-771		
37	megger	pcs	3	Tools		120-194-771		
38	heavy type sleeve	pcs	18	Tools		120-194-771		
39	heavy type pole	pcs	6	Tools		120-194-771		
40	heavy wrench	pcs	21	Tools		120-194-771		
41	combination spanner	pcs	45	Tools		120-194-771		
42	sash	pcs	12	Tools		120-194-771		
43	straight steel ruler	pcs	3	Tools		120-194-771		
44	ruler	pcs	3	Tools		120-194-771		
45	set square	pcs	3	Tools		120-194-771		
46	grease gun	pcs	4	Tools		120-194-771		
47	outside micrometer	pcs	3	Tools		120-194-771		
48	calipers	pcs	6	Tools		120-194-771		
49	multimeter	pcs	1	Tools		120-194-771		
50	angle grinder	pcs	6	Tools		120-194-771		
51	Mixer	pcs	5	Tools		120-194-771		
52	vibrate machine	pcs	10	Tools		120-194-771		
53	electric pasting machine	pcs	10	Tools		120-194-771		



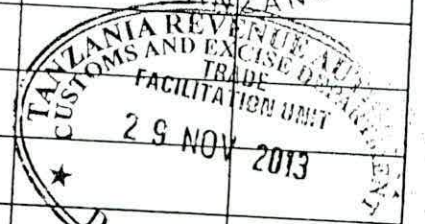
54	three jaw lamar	pcs	9	Tools		120-194-771		
55	vise	pcs	3	Tools		120-194-771		
56	drilling machine	pcs	3	Tools		120-194-771		
57	screw knife	pcs	12	Tools		120-194-771		
58	tape	pcs	6	Tools		120-194-771		
59	steel ruler	pcs	6	Tools		120-194-771		
60	oil pot	pcs	6	Tools		120-194-771		
61	screwdriver	pcs	21	Tools		120-194-771		
62	test pencil	pcs	30	Tools		120-194-771		
63	saw balde	pcs	60	Tools		120-194-771		
64	triangular scraper	pcs	6	Tools		120-194-771		
65	grillding wheel	pcs	210	Tools		120-194-771		
66	carbon brush	pcs	15	Tools		120-194-771		
67	working lamp	pcs	30	Tools		120-194-771		
68	dial indicator	pcs	6	Tools		120-194-771		
69	depth gauge	pcs	3	Tools		120-194-771		
70	level	pcs	3	Tools		120-194-771		
71	feeler gauge	pcs	3	Tools		120-194-771		
72	the adjustable hinge	pcs	6	Tools		120-194-771		



73	screw tap	pcs	30	Tools		120-194-771		
74	compass	pcs	3	Tools		120-194-771		
75	shelves	pcs	30	Tools		120-194-771		
76	spray gun	pcs	3	Tools		120-194-771		
77	oxygen mater	pcs	12	Tools		120-194-771		
78	propane table	pcs	12	Tools		120-194-771		
79	oxygen tube	package	18	Tools		120-194-771		
80	cutting gun	pcs	12	Tools		120-194-771		
81	welding torch	pcs	3	Tools		120-194-771		
82	propane cutting nozzle	pcs	120	Tools		120-194-771		
83	tinman's snips	pcs	3	Tools		120-194-771		
84	drill chuck	pcs	9	Tools		120-194-771		
85	raw material belt	pcs	60	Tools		120-194-771		
86	waterproof tape	pcs	60	Tools		120-194-771		
87	iron skin	pcs	300	Tools		120-194-771		
88	electric welding machine	pcs	12	Tools		120-194-771		
89	welding wire	package	75	Tools		120-194-771		
90	weld handle pliers	pcs	30	Tools		120-194-771		
91	level	pcs	3	Tools		120-194-771		

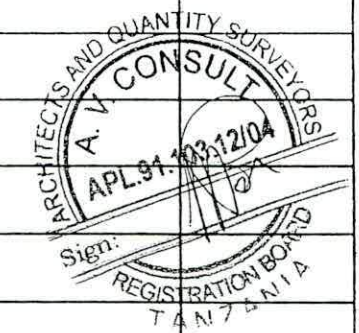
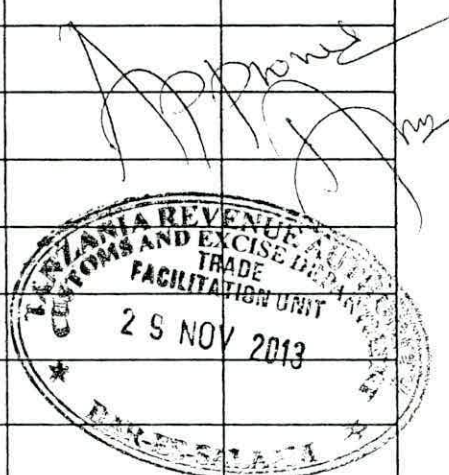


Sign: \_\_\_\_\_  
REGISTRATION BOARD  
TANZANIA



DAR-ES-SALAAM  
Handwritten signature and initials

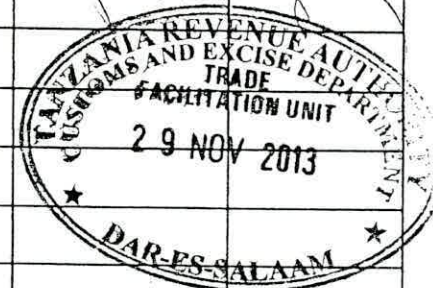
92	feeler gauge	pcs	3	Tools		120-194-771		
93	solder mask	pcs	30	Tools		120-194-771		
94	welding gloves	pcs	60	Tools		120-194-771		
95	cutting machine	pcs	3	Tools		120-194-771		
96	grinding wheel	pcs	3	Tools		120-194-771		
97	gradienter	pcs	3	Tools		120-194-771		
98	angle bead	pcs	12	Tools		120-194-771		
99	joint for welding machine	pcs	24	Tools		120-194-771		
100	electric wrench	pcs	3	Tools		120-194-771		
101	the wind gun pressure tube	pcakage	3	Tools		120-194-771		
102	the wind gun head	pcs	6	Tools		120-194-771		
103	jackhammer	pcs	3	Tools		120-194-771		
104	slice	carton	6	Tools		120-194-771		
105	rom bowl	pcs	60	Tools		120-194-771		
106	sealant	pcs	30	Tools		120-194-771		
107	alloy knife	pcs	60	Tools		120-194-771		



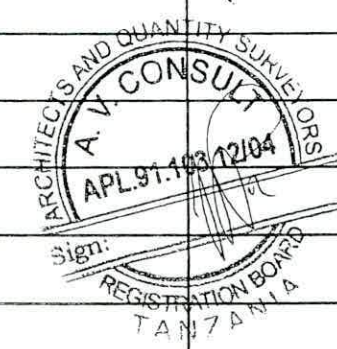
**五. Building materials for factory**

1	Prefabricated house	SETS	50	Building Materials		120-194-771		
2	Steel structure workshop	SETS	10	Building Materials		120-194-771		
3	H Steel beam	TONS	260	Building Materials		120-194-771		

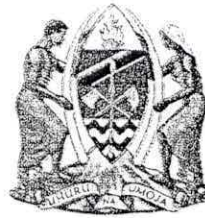
4	Angle iron	TONS	100	Building Materials	120-194-771	
5	Round steel pipe	TONS	100	Building Materials	120-194-771	
6	Square steel pipe	TONS	50	Building Materials	120-194-771	
7	C-Steel	TONS	200	Building Materials	120-194-771	
8	Color coat steel sheet profile	SqM	10000	Building Materials	120-194-771	
9	High tensile bolt MM12, MM20, MM25	SETS	4000	Building Materials	120-194-771	
10	Bolt MM8, MM12, MM20, MM25	STES	35000	Building Materials	120-194-771	
11	Anchor bolt MM8, MM12, MM20, MM25	STES	20000	Building Materials	120-194-771	
12	Building materials couplings	SqM	12000	Building Materials	120-194-771	
13	Self-tapping screw	CARTON	50	Building Materials	120-194-771	
14	Round steel bar	TONS	200	Building Materials	120-194-771	
15	Steel structure building doors and windows	SqM	300	Building Materials	120-194-771	
16	Deformed steel bar	TONS	800	Building Materials	120-194-771	
17	U-steel	TONS	180	Building Materials	120-194-771	
18	Steel plate	TONS	200	Building Materials	120-194-771	
19	Cement	TONS	1000	Building Materials	120-194-771	
<b>2. Other necessary building materials for factory</b>						
1	Adjusting Valve Type: $\phi$ 250	PCS	4	Building Materials	120-194-771	
2	Three Way Connector	PCS	96	Building Materials	120-194-771	
3	Stoper	PCS	20	Building Materials	120-194-771	
4	Pipe	PCS	570	Building Materials	120-194-771	
5	Elbow	PCS	320	Building Materials	120-194-771	



6	Flange	PCS	100	Building Materials	120-194-771
7	Valve	PCS	150	Building Materials	120-194-771
8	Straight Connector	PCS	150	Building Materials	120-194-771
9	NANYA glue	PCS	40	Building Materials	120-194-771
10	wired hose Type:2 INCH	METRES	15	Building Materials	120-194-771
11	electric cable	METER	2000	Building Materials	120-194-771
12	electric wire	METER	12000	Building Materials	120-194-771
13	the single spiral gate	PCS	5	Building Materials	120-194-771
14	copper welding power	PCS	1	Building Materials	120-194-771
15	copper welding rod	KG	10	Building Materials	120-194-771
16	copper sheet	KG	8.5	Building Materials	120-194-771
17	asbestos board	KG	50	Building Materials	120-194-771
18	asbestos rope	KG	50	Building Materials	120-194-771
19	light	PCS	2	Building Materials	120-194-771
20	energy saving lamp and lampshade	SET	500	Building Materials	120-194-772
21	light tube	PCS	10	Building Materials	120-194-771
22	tile	PCS	4	Building Materials	120-194-771
23	black and white glass	SET	20	Building Materials	120-194-771
24	Block board	PCS	2	Building Materials	120-194-771
25	threading die	PCS	15	Building Materials	120-194-771
26	lampshade	PCS	2	Building Materials	120-194-771



Verified True Copy  
of the Original  
Signature  
Date 17/7/2013



00220097

THE UNITED REPUBLIC OF TANZANIA  
Tanzania Investment Centre

# Certificate of Incentives

(Section 17 of the Tanzania Investment Act, 1997)

No: ..... 042479 .....

## This is to certify that

CHANG JIANG INVESTMENT LIMITED

of address ..... P.O. BOX 4191

..... DAR ES SALAAM

has been granted a Certificate of Incentives to invest in a new, ~~rehabilitation/expansion~~  
~~or~~ enterprise known as

CHANG JIANG INVESTMENT LIMITED

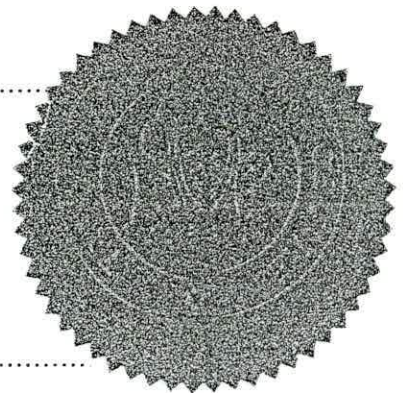
Which is located at ..... MTWARA

Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf.

Executive Director


Tanzania Investment Centre  
P.O. Box 938, Dar es Salaam

Dated ..... 27TH JUNE, 2013 .....



This Certificate is issued in accordance with the provisions of Section 17 of the Tanzania Investment Act, 1997 and subject to the conditions prescribed under item 14 and 15 hereafter:—

1.	Shareholders	Nationality	Shareholding (%)
	Liu Guo Wei	Chinese	90
	Liu Ming Yong	Chinese	10
2.	Proposed Activities: <u>To establish and operate cement factory in Mikindani</u>		
3.	Sector:	Manufacturing	Subsector: Cement Factory
4.	Investment cost:	Foreign USD 10m.	Local - Total USD 10m.
5.	Project Financing:	Equity USD 10m.	Loans USD 0m. Total USD 10m.
6.	Source, terms and conditions of loan:		
7.	Assets to be invested:		
	Capital items:	Foreign USD 10m.	Local USD 0m. Total USD 10m.
8.	Technology Agreement	None	
9.	Date of TIC Registration:	27th June, 2013	
10.	Implementation period	June, 2013 - May, 2016	
11.	Operative date	June, 2016	
12.	Investment Incentive Grade: As defined in part III Section 19 (1), (2) and Section 20 of the Tanzania Investment Act, 1997		
	(i)	Applicable Import Duty <u>And VAT as per Customs Tariff Act, 1976 &amp; VAT Act, 1997</u>	
	(ii)	Applicable with-holding Tax <u>As per Income Tax Act, 200 (as amended)</u>	
	(iii)	Eligibility of Capital Allowances <u>As per Income Tax Act, 2004 (as amended)</u>	
13.	Protection of Investment, Arbitration and Transfer of Foreign Currency: as defined in part III Section 21, 22 and 23 of the Act.		
14.	Conditions attached to this Certificate of Incentives		
	(i)	Date of Commencement of investment has to be notified to the Centre.	
	(ii)	Certificate not to be transferred, assigned or amended	
	(iii)	Failure to commence implementation within two years invalidates Certificate	
	(iv)	Failure to operate investment must be notified to the Centre	
	(v)	Changes in shareholding, project activities and level of invested capital must be notified to the centre	
15.	Additional conditions attached to Certificate		
	None		

Signed   
Executive Director

CTIN.: 1465650

ISO 9001:2008 Certified



# TANZANIA REVENUE AUTHORITY

## CERTIFICATE OF REGISTRATION FOR TAXPAYER IDENTIFICATION NUMBER (TIN)

(ISSUED UNDER SECTION 133 OF THE INCOME TAX ACT NO. 11 OF 2004)

### THIS IS TO CERTIFY THAT

.....  
CHANG JIANG INVESTMENT LIMITED  
.....

has been registered with the Tanzania Revenue  
Authority and assigned the Taxpayer  
Identification Number

120-194-771  
.....

with effect from ..... 22/03/2013 .....

  
P. N. Kassera

OFFICIAL SEAL

COMMISSIONER FOR DOMESTIC REVENUE



**TICC/PP.10/042479/11**

**04/04/2014**

Commissioner for Customs & Excise,  
Tanzania Revenue Authority,  
P.O. Box 9053,  
**DAR ES SALAAM**

Dear Sir,

**RE: DUTY/ VAT REMISSIONS ON CAPITAL/ DEEMED CAPITAL  
GOODS – CERTIFICATE OF INCENTIVES No: 042479**

**M/S Chang Jiang Investment Limited** is a TIC registered company with certificate of incentives **No. 042479** which is valid up to **May 2016**

The company has been registered with objectives of establishing and operating Cement factory in Mikindani.

Attached herewith please find a list of Capital/ Deemed Capital Goods for Duty/ VAT remissions approval.

Yours sincerely

**TANZANIA INVESTMENT CENTRE**

  
N.A. Senzia

**FOR: EXECUTIVE DIRECTOR**

TIC

10

# CHANG JIANG INVESTMENT LIMITED

P.O BOX: 4191

TEL: +255 222924118

FAX: +255 222924158

Email: changjianginvestment@gmail.com

Executive Director,  
Tanzania Investment Centre (TIC),  
P.O.BOX 938  
Dar Es Salaam.

20<sup>th</sup> March, 2014



Received on  
01/4/2014

*M*  
TIC

RE: DUTY/VAT EXMPTION ON VEHICLES  
CERTIFICATE OF INCENTIVES NO.042479 OF 27.06.2013  
TIN:120-194-774

Dear Sir/Madam:

Our company has applied the exemption on 29<sup>th</sup> November, 2013, at that time, we are at the beginning stage for purchase the machine, so the TRA officer ask us to apply the exemption for motor vehicles after we get the development for the project. Now we already purchase all the machinery and the machine already at the site. We are do the installation now. So we want to apply exemption for motor vehicles.

Please give us the cooperation and we will be very appreciation about it.

Yours Sincerely

MANAGER



Verified True Copy  
of the Original  
Signature  
Date 17/7/2013



00220097

Chief Executive Director, THE UNITED REPUBLIC OF TANZANIA  
Tanzania Investment Centre

# Certificate of Incentives

(Section 17 of the Tanzania Investment Act, 1997).

No: ..... 042479 .....

## This is to certify that

CHANG JIANG INVESTMENT LIMITED

of address ..... P.O. BOX 4191

DAR ES SALAAM

has been granted a Certificate of Incentives to invest in a new, ~~rehabilitation/expansion~~  
~~or expansion~~ enterprise known as

CHANG JIANG INVESTMENT LIMITED

Which is located at ..... MTWARA

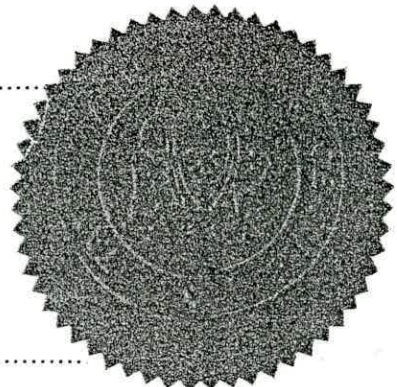
Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf.

Executive Director

Tanzania Investment Centre  
P.O. Box 938, Dar es Salaam

27TH JUNE, 2013

Dated .....



ertificate is issued in accordance with the provisions of Section 17 of the Tanzania Investment Act, 1997  
ect to the conditions prescribed under item 14 and 15 hereafter:—

Shareholders	Nationality	Shareholding (%)
Liu Guo Wei	Chinese	90
Liu Ming Yong	Chinese	10

Proposed Activities: To establish and operate cement factory in Mikindani

Sector: Manufacturing Subsector: Cement Factory

Investment cost: Foreign USD 10m. Local - Total USD 10m.

Project Financing: Equity USD 10m. Loans USD 0m. Total USD 10m.

Source, terms and conditions of loan: -

Assets to be invested:

Capital items:	Foreign	Local	Total
	<u>USD 10m.</u>	<u>USD 0m.</u>	<u>USD 10m.</u>

Technology Agreement: None

Date of TIC Registration: 27th June, 2013

Implementation period: June, 2013 - May, 2016

Operative date: June, 2016

Investment Incentive Grade: As defined in part III Section 19 (1), (2) and Section 20 of the Tanzania Investment Act, 1997

- (i) Applicable Import Duty And VAT as per Customs Tariff Act, 1976 & VAT Act, 1997
- (ii) Applicable with-holding Tax As per Income Tax Act, 200 (as amended)
- (iii) Eligibility of Capital Allowances As per Income Tax Act, 2004 (as amended)


Protection of Investment, Arbitration and Transfer of Foreign Currency: as defined in part III Section 21, 22 and 23 of the Act.

Conditions attached to this Certificate of Incentives

- (i) Date of Commencement of investment has to be notified to the Centre.
- (ii) Certificate not to be transferred, assigned or amended
- (iii) Failure to commence implementation within two years invalidates Certificate
- (iv) Failure to operate investment must be notified to the Centre
- (v) Changes in shareholding, project activities and level of invested capital must be notified to the centre

Additional conditions attached to Certificate

None

Signed   
Executive Director

CTIN.: 1465650

ISO 9001:2008 Certified



# TANZANIA REVENUE AUTHORITY

## CERTIFICATE OF REGISTRATION FOR TAXPAYER IDENTIFICATION NUMBER (TIN)

(ISSUED UNDER SECTION 133 OF THE INCOME TAX ACT NO. 11 OF 2004)

### THIS IS TO CERTIFY THAT

.....  
CHANG JIANG INVESTMENT LIMITED  
.....

has been registered with the Tanzania Revenue  
Authority and assigned the Taxpayer  
Identification Number

.....  
120-194-771  
.....

with effect from ..... 22/03/2013 .....

P. N. Kassera

OFFICIAL SEAL

COMMISSIONER FOR DOMESTIC REVENUE

NOTE: THE REQUIREMENTS UNDER WHICH THIS CERTIFICATE IS ISSUED ARE STATED OVERLEAF



# TANZANIA REVENUE AUTHORITY

TRA/CE/C/P.20/08/3574

29<sup>th</sup> November, 2013

Managing Director,  
Chang Jiang Investment Limited,  
P.O.BOX 4191,  
**DAR ES SALAAM**

**RE: DUTY /VAT EXMPTION ON CAPITAL/DEEMED CAPITAL GOODS-  
CERTIFICATE OF INCENTIVES NO.042479 OF 27.06.2013  
TIN: 120-194-774**

We are writing in response to your letter Ref.CJ00001 dated 04<sup>th</sup> November, 2013, as supported by the letter TICC/PP.10/042479/8 of 06<sup>th</sup> November, 2013, from Tanzania Investment Centre, regarding the captioned subject.

We hereby approve and confirm items as per fifteen page list herewith attached as capital/deemed capital goods for establishment and facilitation of your project located in Mikindani Mtwara, with certificate of incentives mentioned above. Please note that approval of motor vehicles will be considered after substantial development of the project. Other deleted items such as dump trucks, tiles, spare parts are not eligible for exemption. Locally manufactured goods should be procured locally.

The approved deemed capital goods will be exempted from Import Duty to the tune of 90% of the amount of Import Duty to which the goods would otherwise be liable and VAT relieved to the tune of 45% of the amount of VAT payable. Please complete VAT form 224 and submit the same for approval to the Commissioner for Domestic Revenue for local purchases and Commissioner for Customs and Excise for importations

Sincerely yours,

Godfrey Kitundu

**For: COMMISSIONER FOR CUSTOMS AND EXCISE.**

NK/  
C.C: Manager Tax Exemption,  
C.C: Manager- TRA Mtwara,  
C.C: Executive Director,  
Tanzania Investment Centre,  
Dar es Salaam.

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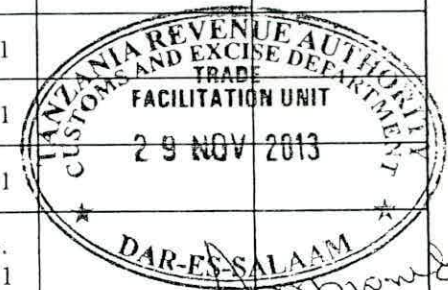
**ISO 9001 : 2008 Certified**  
CUSTOMS & EXCISE DEPARTMENT  
Sokoine Drive, P.O. Box 9053, Dar es Salaam, Tanzania  
Tel: +255-22-2117765, or 255-22-2127783/4/6/8 Fax: +255 22 2138878/2135193

**CHANGJIANG INVESTMENT LIMITED**  
**TIC CERTIFICATE OF INCENTIVE NO.042479**

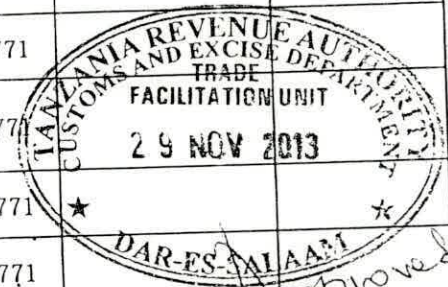
ITEM NO	ITEM NAME	UNIT MEASUREMENT	QTY	ITEM GROUP	ITEM PRICE	TIN	EXEMPTION REFERENCE NO.	EXEMPTION DATE
<b>— Plant&amp;Machinery for Manufacture Cement</b>								
1	finely jaw crusher with all necessary parts	set	8	Plant&Machinery		120-194-771		
2	roll crusher with all necessary parts	set	8	Plant&Machinery		120-194-771		
3	hoist with all necessary parts	set	8	Plant&Machinery		120-194-771		
4	belt conveyer with all necessary parts	set	16	Plant&Machinery		120-194-771		
5	high fine grinding machine with all necessary parts	set	4	Plant&Machinery		120-194-771		
6	belt weigher with all necessary parts	set	20	Plant&Machinery		120-194-771		
7	packing machine with all necessary parts	set	12	Plant&Machinery		120-194-771		
8	dust catcher with all necessary parts	set	8	Plant&Machinery		120-194-771		
9	submerged pump	pcs	8	Plant&Machinery		120-194-771		
10	air compressor	pcs	8	Plant&Machinery		120-194-771		
11	gasholder	pcs	4	Plant&Machinery		120-194-771		
12	steel tank for raw materials with all necessary parts	PCS	21	Plant&Machinery		120-194-771		
13	steel tank for cement	PCS	10	Plant&Machinery		120-194-772		
14	100T Weighbridge	PCS	2	Plant&Machinery		120-194-771		



15	power distribution cabinet	PCS	18	Plant&Machinery	120-194-771		
16	switch box	PCS	35	Plant&Machinery	120-194-771		
17	ball mill grinding body(forged steel ball)	TONS	200	Plant&Machinery	120-194-771		
<b>II. Vehicles</b>							
<del>1</del>	<del>Platform trailer</del>	<del>pcs</del>	<del>10</del>	<del>vehicle</del>	<del>120-194-771</del>		
<del>2</del>	<del>dumper truck</del>	<del>pcs</del>	<del>5</del>	<del>vehicle</del>	<del>120-194-771</del>		
<del>3</del>	<del>single pickup</del>	<del>pcs</del>	<del>5</del>	<del>vehicle</del>	<del>120-194-771</del>		
4	excavator	pcs	5	vehicle	120-194-771		
5	wheel loader	pcs	5	vehicle	120-194-771		
<b>III. Equipment for laboratory</b>							
1	unified test refined	pcs	3	Equipment&Appliance	120-194-771		
2	grinding body (forged steel ball)	set	3	Equipment&Appliance	120-194-771		
3	ultrafine vibration pulverizer	pcs	3	Equipment&Appliance	120-194-771		
4	gyratory shaker	pcs	3	Equipment&Appliance	120-194-771		
5	microcomputer controlled electro hydraulic pressure testing machine type 300	pcs	3	Equipment&Appliance	120-194-771		
6	electric bending testing machine:DKZ-5000	pcs	3	Equipment&Appliance	120-194-771		
7	planetary cement mixer	pcs	3	Equipment&Appliance	120-194-771		
8	cement mortar specimen forming vibration table	pcs	3	Equipment&Appliance	120-194-771		



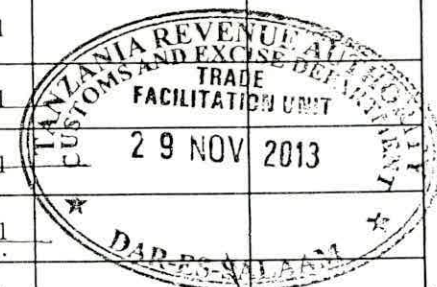
9	cement paste mixer	pcs	3	Equipment&Appliance	120-194-771		
10	rayleigh clamp tester with all necessary parts, type LD-50	set	9	Equipment&Appliance	120-194-771		
11	mortar forming triple tryout 40*40*160mm	set	60	Equipment&Appliance	120-194-771		
12	FZ-31A type boiling tank	pcs	3	Equipment&Appliance	120-194-771		
13	cement standard consistency and setting time analyzer	pcs	3	Equipment&Appliance	120-194-771		
14	cement breathable blaine instrument, SBT-127	pcs	3	Equipment&Appliance	120-194-771		
15	U-shaped glass tube	set	3	Equipment&Appliance	120-194-771		
16	PE-60*100 Type jaw crusher	set	3	Equipment&Appliance	120-194-771		
17	cement mortar fluidity tester, NLD-3 type	pcs	3	Equipment&Appliance	120-194-771		
18	electric balance	pcs	9	Equipment&Appliance	120-194-771		
19	Le chatelier flask	pcs	15	Equipment&Appliance	120-194-771		
20	round mold(for normal consistency and setting time for measurement)	pcs	18	Equipment&Appliance	120-194-771		
21	electric heated water bath	pcs	3	Equipment&Appliance	120-194-771		
22	box-type resistance furnace, SX-5-12	pcs	3	Equipment&Appliance	120-194-771		
23	drying oven 101A-2 220V, 50Hz	pcs	3	Equipment&Appliance	120-194-771		
24	steel brush	pcs	45	Equipment&Appliance	120-194-771		
25	constant temperature magnetic stirrer, type 78-1	pcs	3	Equipment&Appliance	120-194-771		
26	adjustable universal electric stove, KD-1	pcs	3	Equipment&Appliance	120-194-771		



27	alcohol burner	pcs	3	Equipment&Appliance	120-194-771		
28	punchers (playing with stoppers)	set	3	Equipment&Appliance	120-194-771		
29	sealed sample barrel 200*H300mm	pcs	360	Equipment&Appliance	120-194-771		
30	compression fixture 40*40mm	pcs	3	Equipment&Appliance	120-194-771		
31	225ml water heater	pcs	9	Equipment&Appliance	120-194-771		
32	standard consistency with automatic water	pcs	6	Equipment&Appliance	120-194-771		
33	calibrating knife	pcs	15	Equipment&Appliance	120-194-771		
34	mortar knife	pcs	15	Equipment&Appliance	120-194-771		
35	grout knife	pcs	15	Equipment&Appliance	120-194-771		
36	putty knife	pcs	15	Equipment&Appliance	120-194-771		
37	stainless steel spoon	pcs	15	Equipment&Appliance	120-194-771		
38	sampling barrel	pcs	60	Equipment&Appliance	120-194-771		
39	stay like barrel	pcs	15	Equipment&Appliance	120-194-771		
40	drying with a stainless steel bowl(170mm, flat without edges)	pcs	15	Equipment&Appliance	120-194-771		
41	sampling shovel	pcs	6	Equipment&Appliance	120-194-771		
42	cement standard sieve 0.08mm*0.045mm*0.9mm	pcs	66	Equipment&Appliance	120-194-771		
43	water tower sieve	pcs	12	Equipment&Appliance	120-194-771		
44	floating thermometer	pcs	15	Equipment&Appliance	120-194-771		
45	alcohol thermometer	pcs	24	Equipment&Appliance	120-194-771		

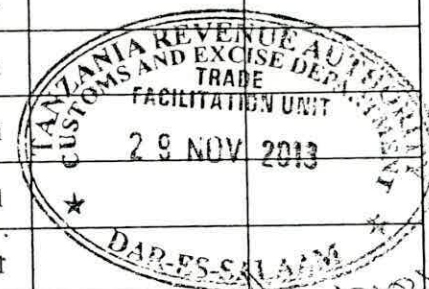


46	mercury thermometer	pcs	24	Equipment&Appliance	120-194-771		
47	wet and dry bulb thermometer	pcs	6	Equipment&Appliance	120-194-771		
48	electric furnace	pcs	15	Equipment&Appliance	120-194-771		
49	asbestos network	pcs	12	Equipment&Appliance	120-194-771		
50	refractory slab	pcs	6	Equipment&Appliance	120-194-771		
51	the 40 type of standard constant temperature and humidity curing box of cement	pcs	3	Equipment&Appliance	120-194-771		
52	ISO specimen curing tank	pcs	96	Equipment&Appliance	120-194-771		
53	spring sealing clip	pcs	15	Equipment&Appliance	120-194-771		
54	funnel holder	pcs	6	Equipment&Appliance	120-194-771		
55	marble slabs titration stand and burette clamp	pcs	15	Equipment&Appliance	120-194-771		
<del>56</del>	<del>beaker brush</del>	<del>pcs</del>	<del>60</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>57</del>	<del>burette brush</del>	<del>pcs</del>	<del>30</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>58</del>	<del>balance brush</del>	<del>pcs</del>	<del>30</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>59</del>	<del>paint brush</del>	<del>pcs</del>	<del>60</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>60</del>	<del>marker pen</del>	<del>pcs</del>	<del>15</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>61</del>	<del>writing brush</del>	<del>pcs</del>	<del>30</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
<del>62</del>	<del>medical white bandage</del>	<del>roll</del>	<del>15</del>	<del>Equipment&amp;Appliance</del>	<del>120-194-771</del>		
63	stainless steel tweezers	pcs	15	Equipment&Appliance	120-194-771		
64	mechanical stopwatch	pcs	3	Equipment&Appliance	120-194-771		



*Approved*

65	labels	pcs	90	Equipment&Appliance	120-194-771	
66	lens paper	package	3	Equipment&Appliance	120-194-771	
67	rubber head	pcs	60	Equipment&Appliance	120-194-771	
68	pipette filler	pcs	15	Equipment&Appliance	120-194-771	
69	reagent bottle	pcs	144	Equipment&Appliance	120-194-771	
70	dropping bottle	pcs	120	Equipment&Appliance	120-194-771	
71	surface of dish	pcs	40	Equipment&Appliance	120-194-771	
72	beaker	pcs	250	Equipment&Appliance	120-194-771	
73	volumetric flask	pcs	66	Equipment&Appliance	120-194-771	
74	measuring bottle	pcs	69	Equipment&Appliance	120-194-771	
75	funnel	pcs	75	Equipment&Appliance	120-194-771	
76	rubber plug	pcs	210	Equipment&Appliance	120-194-771	
77	plastic rod	pcs	30	Equipment&Appliance	120-194-771	
78	plastic spoon	pcs	30	Equipment&Appliance	120-194-771	
79	plastic cups	pcs	4	Equipment&Appliance	120-194-771	
80	glass pipe	pcs	6	Equipment&Appliance	120-194-771	
81	glass rod	pcs	45	Equipment&Appliance	120-194-771	
82	flat tyre weighing bottle	pcs	30	Equipment&Appliance	120-194-771	
83	plastic bottle	pcs	30	Equipment&Appliance	120-194-771	



84	common dryer	pcs	12	Equipment&Appliance	120-194-771	
85	porcelain mortar	pcs	6	Equipment&Appliance	120-194-771	
86	porcelain crucible	pcs	90	Equipment&Appliance	120-194-771	
87	porcelain crucible holder	pcs	6	Equipment&Appliance	120-194-771	
88	crucible tongs	pcs	6	Equipment&Appliance	120-194-771	
89	platinum crucible	pcs	3	Equipment&Appliance	120-194-771	
90	galvanized iron division plate	pcs	3	Equipment&Appliance	120-194-771	
91	buret	pcs	87	Equipment&Appliance	120-194-771	
92	pipette/transfer pipet	pcs	90	Equipment&Appliance	120-194-771	
93	the pipette holder	pcs	9	Equipment&Appliance	120-194-771	
94	sample for all materials	pcs	21	Equipment&Appliance	120-194-771	
95	cement standard powder	pcs	15	Equipment&Appliance	120-194-771	
96	ISO standard sand	ton	4.5	Equipment&Appliance	120-194-771	
97	hydrargyri	bottle	3	Equipment&Appliance	120-194-771	
98	sprinkler head	pcs	30	Equipment&Appliance	120-194-771	
99	grade hose	kg	6	Equipment&Appliance	120-194-771	
100	reagent bottle	pcs	12	Equipment&Appliance	120-194-771	
101	pressure gauge	pcs	12	Equipment&Appliance	120-194-771	
102	initial setting needle	pcs	3	Equipment&Appliance	120-194-771	



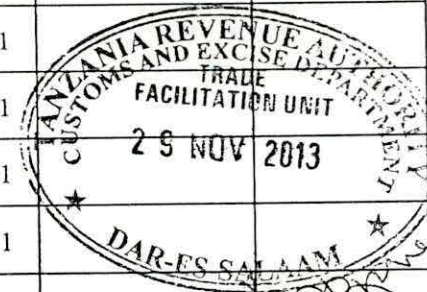
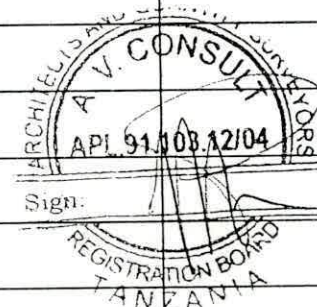
103	final setting needle	pcs	3	Equipment&Appliance	120-194-771		
104	glass	pcs	120	Equipment&Appliance	120-194-771		
105	YA.ZD-10 stainless steel electric distilled water	pcs	3	Equipment&Appliance	120-194-771		
<b>四. Tools for Factory</b>							
1	air pump soft connector	pcs	300	Tools	120-194-771		
2	bench drill	pcs	3	Tools	120-194-771		
3	electric hammer	pcs	3	Tools	120-194-771		
4	bit	pcs	168	Tools	120-194-771		
5	piston ring	pcs	12	Tools	120-194-771		
6	connecting rod	pcs	12	Tools	120-194-771		
7	piston	pcs	12	Tools	120-194-771		
8	bent axle	pcs	3	Tools	120-194-771		
9	gasket	pcs	18	Tools	120-194-771		
10	filter	pcs	36	Tools	120-194-771		
11	air return spring	pcs	6	Tools	120-194-771		
12	return air rutrn	pcs	6	Tools	120-194-771		
13	Three dimensional belt	pcs	60	Tools	120-194-771		
14	oil jack	pcs	12	Tools	120-194-771		
15	chain blook	pcs	30	Tools	120-194-771		



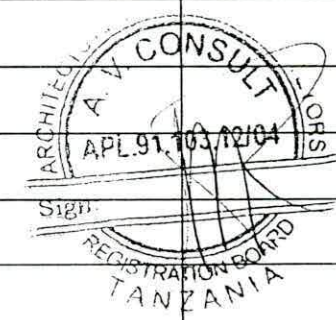
16	steel wire rope	pcs	390	Tools	120-194-771	
17	clip	pcs	36	Tools	120-194-771	
18	flange	pcs	96	Tools	120-194-771	
19	saffty belt	pcs	12	Tools	120-194-771	
20	U-ring	pcs	24	Tools	120-194-771	
21	special rope for high woking	pcs	9	Tools	120-194-771	
22	pulley	pcs	6	Tools	120-194-771	
23	glasses	pcs	60	Tools	120-194-771	
24	toolkit	pcs	6	Tools	120-194-771	
25	plug	pcs	150	Tools	120-194-771	
26	thread plate	pcs	30	Tools	120-194-771	
27	felt	pcs	6	Tools	120-194-771	
28	graphite packing	pcs	15	Tools	120-194-771	
29	spanner	pcs	51	Tools	120-194-771	
30	hammer	pcs	33	Tools	120-194-771	
31	pinchers	pcs	87	Tools	120-194-771	
32	electrican's knife	pcs	6	Tools	120-194-771	
33	electric soldering iron	pcs	6	Tools	120-194-771	
34	soldering tin	pcs	3	Tools	120-194-771	



35	hydraulic tongs	pcs	3	Tools		120-194-771		
36	cold compression crimper	pcs	3	Tools		120-194-771		
37	megger	pcs	3	Tools		120-194-771		
38	heavy type sleeve	pcs	18	Tools		120-194-771		
39	heavy type pole	pcs	6	Tools		120-194-771		
40	heavy wrench	pcs	21	Tools		120-194-771		
41	combination spanner	pcs	45	Tools		120-194-771		
42	sash	pcs	12	Tools		120-194-771		
43	straight steel ruler	pcs	3	Tools		120-194-771		
44	ruler	pcs	3	Tools		120-194-771		
45	set square	pcs	3	Tools		120-194-771		
46	grease gun	pcs	4	Tools		120-194-771		
47	outside micrometer	pcs	3	Tools		120-194-771		
48	calipers	pcs	6	Tools		120-194-771		
49	multimeter	pcs	1	Tools		120-194-771		
50	angle grinder	pcs	6	Tools		120-194-771		
51	Mixer	pcs	5	Tools		120-194-771		
52	vibrate machine	pcs	10	Tools		120-194-771		
53	electric pasting machine	pcs	10	Tools		120-194-771		



54	three jaw lamar	pcs	9	Tools	120-194-771	
55	vise	pcs	3	Tools	120-194-771	
56	drilling machine	pcs	3	Tools	120-194-771	
57	screw knife	pcs	12	Tools	120-194-771	
58	tape	pcs	6	Tools	120-194-771	
59	steel ruler	pcs	6	Tools	120-194-771	
60	oil pot	pcs	6	Tools	120-194-771	
61	screwdriver	pcs	21	Tools	120-194-771	
62	test pencil	pcs	30	Tools	120-194-771	
63	saw balde	pcs	60	Tools	120-194-771	
64	triangular scraper	pcs	6	Tools	120-194-771	
65	grillding wheel	pcs	210	Tools	120-194-771	
66	carbon brush	pcs	15	Tools	120-194-771	
67	working lamp	pcs	30	Tools	120-194-771	
68	dial indicator	pcs	6	Tools	120-194-771	
69	depth gauge	pcs	3	Tools	120-194-771	
70	level	pcs	3	Tools	120-194-771	
71	feeler gauge	pcs	3	Tools	120-194-771	
72	the adjustable hinge	pcs	6	Tools	120-194-771	

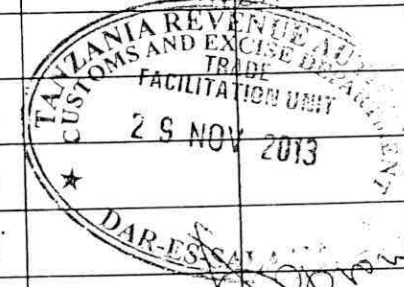


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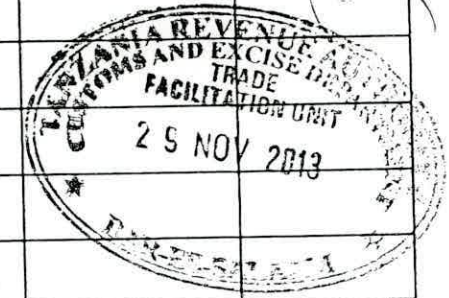
73	screw tap	pcs	30	Tools	120-194-771
74	compass	pcs	3	Tools	120-194-771
75	shelves	pcs	30	Tools	120-194-771
76	spray gun	pcs	3	Tools	120-194-771
77	oxygen mater	pcs	12	Tools	120-194-771
78	propane table	pcs	12	Tools	120-194-771
79	oxygen tube	package	18	Tools	120-194-771
80	cutting gun	pcs	12	Tools	120-194-771
81	welding torch	pcs	3	Tools	120-194-771
82	propane cutting nozzle	pcs	120	Tools	120-194-771
83	tinman's snips	pcs	3	Tools	120-194-771
84	drill chuck	pcs	9	Tools	120-194-771
85	raw material belt	pcs	60	Tools	120-194-771
86	waterproof tape	pcs	60	Tools	120-194-771
87	iron skin	pcs	300	Tools	120-194-771
88	electric welding machine	pcs	12	Tools	120-194-771
89	welding wire	package	75	Tools	120-194-771
90	weld handle pliers	pcs	30	Tools	120-194-771
91	level	pcs	3	Tools	120-194-771



Sign: \_\_\_\_\_  
 REGISTRATION BOARD  
 TANZANIA



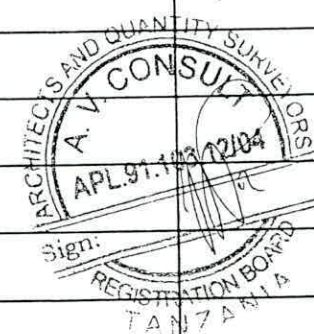
92	feeler gauge	pcs	3	Tools	120-194-771	
93	solder mask	pcs	30	Tools	120-194-771	
94	welding gloves	pcs	60	Tools	120-194-771	
95	cutting machine	pcs	3	Tools	120-194-771	
96	grinding wheel	pcs	3	Tools	120-194-771	
97	gradienter	pcs	3	Tools	120-194-771	
98	angle bead	pcs	12	Tools	120-194-771	
99	joint for welding machine	pcs	24	Tools	120-194-771	
100	electric wrench	pcs	3	Tools	120-194-771	
101	the wind gun pressure tube	pcakage	3	Tools	120-194-771	
102	the wind gun head	pcs	6	Tools	120-194-771	
103	jackhammer	pcs	3	Tools	120-194-771	
104	slice	carton	6	Tools	120-194-771	
105	rom bowl	pcs	60	Tools	120-194-771	
106	sealant	pcs	30	Tools	120-194-771	
107	alloy knife	pcs	60	Tools	120-194-771	
<b>五. Building materials for factory</b>						
1	Prefabricated house	SETS	50	Building Materials	120-194-771	
2	Steel structure workshop	SETS	10	Building Materials	120-194-771	
3	H Steel beam	TONS	260	Building Materials	120-194-771	



4	Angle iron	TONS	100	Building Materials	120-194-771	
5	Round steel pipe	TONS	100	Building Materials	120-194-771	
6	Square steel pipe	TONS	50	Building Materials	120-194-771	
7	C-Steel	TONS	200	Building Materials	120-194-771	
8	Color coat steel sheet profile	SqM	10000	Building Materials	120-194-771	
9	High tensile bolt MM12, MM20, MM25	SETS	4000	Building Materials	120-194-771	
10	Bolt MM8, MM12, MM20, MM25	STES	35000	Building Materials	120-194-771	
11	Anchor bolt MM8, MM12, MM20, MM25	STES	20000	Building Materials	120-194-771	
12	Building materials couplings	SqM	12000	Building Materials	120-194-771	
13	Self-tapping screw	CARTON	50	Building Materials	120-194-771	
14	Round steel bar	TONS	200	Building Materials	120-194-771	
15	Steel structure building doors and windows	SqM	300	Building Materials	120-194-771	
16	Deformed steel bar	TONS	800	Building Materials	120-194-771	
17	U-steel	TONS	180	Building Materials	120-194-771	
18	Steel plate	TONS	200	Building Materials	120-194-771	
19	Cement	TONS	1000	Building Materials	120-194-771	
<b>2. Other necessary building materials for factory</b>						
1	Adjusting Valve Type: $\phi$ 250	PCS	4	Building Materials	120-194-771	
2	Three Way Connector	PCS	96	Building Materials	120-194-771	
3	Stoper	PCS	20	Building Materials	120-194-771	
4	Pipe	PCS	570	Building Materials	120-194-771	
5	Elbow	PCS	320	Building Materials	120-194-771	



6	Flange	PCS	100	Building Materials	120-194-771
7	Valve	PCS	150	Building Materials	120-194-771
8	Straight Connector	PCS	150	Building Materials	120-194-771
9	NANYA glue	PCS	40	Building Materials	120-194-771
10	wired hose Type:2 INCH	METRES	15	Building Materials	120-194-771
11	electric cable	METER	2000	Building Materials	120-194-771
12	electric wire	METER	12000	Building Materials	120-194-771
13	the single spiral gate	PCS	5	Building Materials	120-194-771
14	copper welding power	PCS	1	Building Materials	120-194-771
15	copper welding rod	KG	10	Building Materials	120-194-771
16	copper sheet	KG	8.5	Building Materials	120-194-771
17	asbestos board	KG	50	Building Materials	120-194-771
18	asbestos rope	KG	50	Building Materials	120-194-771
19	light	PCS	2	Building Materials	120-194-771
20	energy saving lamp and lampshade	SET	500	Building Materials	120-194-772
21	light tube	PCS	10	Building Materials	120-194-771
22	tile	PCS	4	Building Materials	120-194-771
23	black and white glass	SET	20	Building Materials	120-194-771
24	Block board	PCS	2	Building Materials	120-194-771
25	threading die	PCS	15	Building Materials	120-194-771
26	lampshade	PCS	2	Building Materials	120-194-771





TIC

9

# CHANG JIANG INVESTMENT LIMITED

P.O BOX: 4191

TEL: +255 222924118

FAX: +255 222924158

Email: changjianginvestment@gmail.com

20<sup>th</sup> March, 2014

Executive Director,  
Tanzania Investment Centre (TIC),  
P.O. BOX 938  
Dar Es Salaam.

## PROGRESS REPOERT

Received on  
01/4/2014  
M  
Tang

1. Planned Activities for the period

We are going to building a cement factory at mtwara.

2. Achievements made on the project implementation todate.

We have bought the land and do the ciliver works. Like clean and make the level for the land, building the wall, make foundation for building the factory and installation the machinery. Purchase the machine from china and all machine already arrived at site.

3. Project Financial Expenditure todate.

	Foreign	local	total
Land and Buildings		1,500,000 USD	1,500,000
Plant and machinery	1,200,000 USD	12,000 USD	1,212,000
Vehicles/Aircrafts		20,000 USD	20,000
Furniture		10,000 USD	10,000
Office equipment			
Insurance cover			
Pre-operational expense			
Working sub-total capital		500,000 USD	500,000
Grand total			3,242,000 USD

4. Project Financing

Until today, the money invest for the company all comes from the shareholders .

5. Problems and Solution

6. Future Plans

Within the next six month, we planning finish all the installation and to start operation.

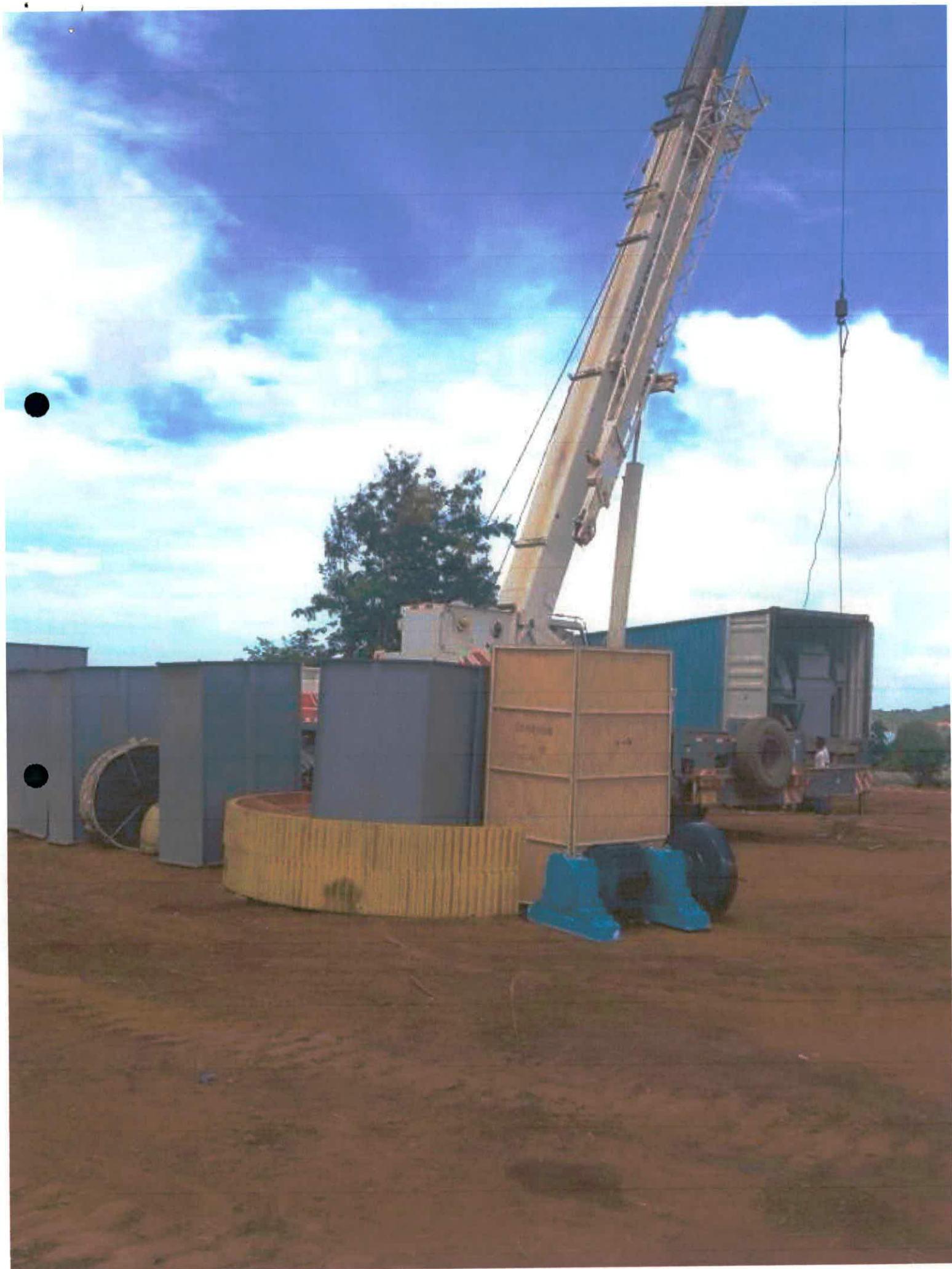
7. Recommendations and any other comments

8. ETC













**TICC/PP.10/042479/8**

**06/11/2013**

Commissioner for Customs & Excise,  
Tanzania Revenue Authority,  
P.O. Box 9053,  
**DAR ES SALAAM**

Dear Sir,

**RE: DUTY/ VAT REMISSIONS ON CAPITAL/ DEEMED CAPITAL  
GOODS – CERTIFICATE OF INCENTIVES No: 042479**

**M/S Chang Jiang Investment Limited** is a TIC registered company with certificate of incentives **No. 042479** which is valid up to **May 2016**

The company has been registered with objectives of establishing and operating Cement factory in Mikindani.

Attached herewith please find a list of Capital/ Deemed Capital Goods for Duty/ VAT remissions approval.

Yours sincerely

**TANZANIA INVESTMENT CENTRE**



N.A. Senzia

**FOR: EXECUTIVE DIRECTOR**

# CHANGJIANG INVESTMENT LIMITED

P.O BOX: 4191

TEL: +255 222924118

FAX: +255 222924158

Email: changjianginvestment@gmail.com



Our Ref: CJ00001

4<sup>th</sup> November 2013

Commissioner for customs & Excise,  
P.O. BOX9053  
Dar es salaam.

UFS  
Executive Director,  
Tanzania Investors Centre  
P.O. Box 938  
Dar es salaam



Dear sirs,

## Re: APPLICATION FOR EXAMPTION

Kindly refer to the caption above. CHANGJIANG INVESTMENT LIMITED is a locally registered company with certificate of incorporation No.96319, on 8<sup>th</sup> JANUARY 2013,, Which is located at MTWARA. The certificate of incentive number is 042479 .The company is principle business activities are manufacture and wholesale cement.

We would like to submit the attachment documents for apply the exemption ,which is Capital and Deemed Goods.

Your kindly attention and assistance in this respect will be highly appreciated and will assist us in proper and timely execute the works.

Best regards

刘国伟

GUOWEI

Director



CTIN.: 1465650

ISO 9001:2008 Certified



# TANZANIA REVENUE AUTHORITY

## CERTIFICATE OF REGISTRATION FOR TAXPAYER IDENTIFICATION NUMBER (TIN)

(ISSUED UNDER SECTION 133 OF THE INCOME TAX ACT NO. 11 OF 2004)

### THIS IS TO CERTIFY THAT

.....  
CHANG JIANG INVESTMENT LIMITED  
.....

has been registered with the Tanzania Revenue  
Authority and assigned the Taxpayer  
Identification Number

.....  
120-194-771  
.....

with effect from ..... 22/03/2013 .....



P. N. Kassera

OFFICIAL SEAL

COMMISSIONER FOR DOMESTIC REVENUE

**CHANGJIANG INVESTMENT LIMITED**

**TIC CERTIFICATE OF INCENTIVE NO.042479**

ITEM NO	ITEM NAME	UNIT MEASUREMENT	QTY	ITEM GROUP	ITEM PRICE	TIN	EXEMPTION REFERENCE NO.	EXEMPTION DATE
<b>—. Plant&amp;Machinery for Manufacture Cement</b>								
1	finely jaw crusher with all necessary parts	set	8	Plant&Machinery		120-194-771		
2	roll crusher with all necessary parts	set	8	Plant&Machinery		120-194-771		
3	hoist with all necessary parts	set	8	Plant&Machinery		120-194-771		
4	belt conveyer with all necessary parts	set	16	Plant&Machinery		120-194-771		
5	high fine grinding machine with all necessary parts	set	4	Plant&Machinery		120-194-771		
6	belt weigher with all necessary parts	set	20	Plant&Machinery		120-194-771		
7	packing machine with all necessary parts	set	12	Plant&Machinery		120-194-771		
8	dust catcher with all necessary parts	set	8	Plant&Machinery		120-194-771		
9	submerged pump	pcs	8	Plant&Machinery		120-194-771		
10	air compressor	pcs	8	Plant&Machinery		120-194-771		
11	gasholder	pcs	4	Plant&Machinery		120-194-771		
12	steel tank for raw materials with all necessary parts	PCS	21	Plant&Machinery		120-194-771		
13	steel tank for cement	PCS	10	Plant&Machinery		120-194-772		
14	100T Weighbridge	PCS	2	Plant&Machinery		120-194-771		

15	power distribution cabinet	PCS	18	Plant&Machinery		120-194-771		
16	switch box	PCS	35	Plant&Machinery		120-194-771		
17	ball mill grinding body(forged steel ball)	TONS	200	Plant&Machinery		120-194-771		
<b>二. Vehicles</b>								
1	Platform trailer	pcs	10	vehicle		120-194-771		
2	dumper truck	pcs	5	vehicle		120-194-771		
3	single pickup	pcs	5	vehicle		120-194-771		
4	excavator	pcs	5	vehicle		120-194-771		
5	wheel loader	pcs	5	vehicle		120-194-771		
<b>三. Equipment for laboratory</b>								
1	unified test refined	pcs	3	Equipment&Appliance		120-194-771		
2	grinding body (forged steel ball)	set	3	Equipment&Appliance		120-194-771		
3	ultrafine vibration pulverizer	pcs	3	Equipment&Appliance		120-194-771		
4	gyratory shaker	pcs	3	Equipment&Appliance		120-194-771		
5	microcomputer controlled electro hydraulic pressure testing machine type 300	pcs	3	Equipment&Appliance		120-194-771		
6	electric bending testing machine:DKZ-5000	pcs	3	Equipment&Appliance		120-194-771		
7	planetary cement mixer	pcs	3	Equipment&Appliance		120-194-771		
8	cement mortar specimen forming vibration table	pcs	3	Equipment&Appliance		120-194-771		

9	cement paste mixer	pcs	3	Equipment&Appliance		120-194-771		
10	rayleigh clamp tester with all necessary parts, type LD-50	set	9	Equipment&Appliance		120-194-771		
11	mortar forming triple tryout 40*40*160mm	set	60	Equipment&Appliance		120-194-771		
12	FZ-31A type boiling tank	pcs	3	Equipment&Appliance		120-194-771		
13	cement standard consistency and setting time analyzer	pcs	3	Equipment&Appliance		120-194-771		
14	cement breathable blaine instrument, SBT-127	pcs	3	Equipment&Appliance		120-194-771		
15	U-shaped glass tube	set	3	Equipment&Appliance		120-194-771		
16	PE-60*100 Type jaw crusher	set	3	Equipment&Appliance		120-194-771		
17	cement mortar fluidity tester, NLD-3 type	pcs	3	Equipment&Appliance		120-194-771		
18	electric balance	pcs	9	Equipment&Appliance		120-194-771		
19	Le chatelier flask	pcs	15	Equipment&Appliance		120-194-771		
20	round mold(for normal consistency and setting time for measurement)	pcs	18	Equipment&Appliance		120-194-771		
21	electric heated water bath	pcs	3	Equipment&Appliance		120-194-771		
22	box-type resistance furnace, SX-5-12	pcs	3	Equipment&Appliance		120-194-771		
23	drying oven 101A-2 220V, 50Hz	pcs	3	Equipment&Appliance		120-194-771		
24	steel brush	pcs	45	Equipment&Appliance		120-194-771		
25	constant temperature magnetic stirrer, type 78-1	pcs	3	Equipment&Appliance		120-194-771		
26	adjustable universal electric stove, KD-1	pcs	3	Equipment&Appliance		120-194-771		

27	alcohol burner	pcs	3	Equipment&Appliance		120-194-771		
28	punchers (playing with stoppers)	set	3	Equipment&Appliance		120-194-771		
29	sealed sample barrel 200*H300mm	pcs	360	Equipment&Appliance		120-194-771		
30	compression fixture 40*40mm	pcs	3	Equipment&Appliance		120-194-771		
31	225ml water heater	pcs	9	Equipment&Appliance		120-194-771		
32	standard consistency with automatic water	pcs	6	Equipment&Appliance		120-194-771		
33	calibrating knife	pcs	15	Equipment&Appliance		120-194-771		
34	mortar knife	pcs	15	Equipment&Appliance		120-194-771		
35	grout knife	pcs	15	Equipment&Appliance		120-194-771		
36	putty knife	pcs	15	Equipment&Appliance		120-194-771		
37	stainless steel spoon	pcs	15	Equipment&Appliance		120-194-771		
38	sampling barrel	pcs	60	Equipment&Appliance		120-194-771		
39	stay like barrel	pcs	15	Equipment&Appliance		120-194-771		
40	drying with a stainless steel bowl(170mm, flat without edges)	pcs	15	Equipment&Appliance		120-194-771		
41	sampling shovel	pcs	6	Equipment&Appliance		120-194-771		
42	cement standard sieve 0.08mm*0.045mm*0.9mm	pcs	66	Equipment&Appliance		120-194-771		
43	water tower sieve	pcs	12	Equipment&Appliance		120-194-771		
44	floating thermometer	pcs	15	Equipment&Appliance		120-194-771		
45	alcohol thermometer	pcs	24	Equipment&Appliance		120-194-771		

46	mercury thermometer	pcs	24	Equipment&Appliance		120-194-771		
47	wet and dry bulb thermometer	pcs	6	Equipment&Appliance		120-194-771		
48	electric furnace	pcs	15	Equipment&Appliance		120-194-771		
49	asbestos network	pcs	12	Equipment&Appliance		120-194-771		
50	refractory slab	pcs	6	Equipment&Appliance		120-194-771		
51	the 40 type of standard constant temperature and humidity curing box of cement	pcs	3	Equipment&Appliance		120-194-771		
52	ISO specimen curing tank	pcs	96	Equipment&Appliance		120-194-771		
53	spring sealing clip	pcs	15	Equipment&Appliance		120-194-771		
54	funnel holder	pcs	6	Equipment&Appliance		120-194-771		
55	marble slads titration stand and burette clamp	pcs	15	Equipment&Appliance		120-194-771		
56	beaker brush	pcs	60	Equipment&Appliance		120-194-771		
57	burette brush	pcs	30	Equipment&Appliance		120-194-771		
58	balance brush	pcs	30	Equipment&Appliance		120-194-771		
59	paint brush	pcs	60	Equipment&Appliance		120-194-771		
60	marker pen	pcs	15	Equipment&Appliance		120-194-771		
61	writing brush	pcs	30	Equipment&Appliance		120-194-771		
62	medical white bandage	roll	15	Equipment&Appliance		120-194-771		
63	stainless steel tweezers	pcs	15	Equipment&Appliance		120-194-771		
64	mechanical stopwatch	pcs	3	Equipment&Appliance		120-194-771		

65	labels	pcs	90	Equipment&Appliance		120-194-771		
66	lens paper	package	3	Equipment&Appliance		120-194-771		
67	rubber head	pcs	60	Equipment&Appliance		120-194-771		
68	pipette filler	pcs	15	Equipment&Appliance		120-194-771		
69	reagent bottle	pcs	144	Equipment&Appliance		120-194-771		
70	dropping bottle	pcs	120	Equipment&Appliance		120-194-771		
71	surface of dish	pcs	40	Equipment&Appliance		120-194-771		
72	beaker	pcs	250	Equipment&Appliance		120-194-771		
73	volumetric flask	pcs	66	Equipment&Appliance		120-194-771		
74	measuring bottle	pcs	69	Equipment&Appliance		120-194-771		
75	funnel	pcs	75	Equipment&Appliance		120-194-771		
76	rubber plug	pcs	210	Equipment&Appliance		120-194-771		
77	plastic rod	pcs	30	Equipment&Appliance		120-194-771		
78	plastic spoon	pcs	30	Equipment&Appliance		120-194-771		
79	plastic cups	pcs	4	Equipment&Appliance		120-194-771		
80	glass pipe	pcs	6	Equipment&Appliance		120-194-771		
81	glass rod	pcs	45	Equipment&Appliance		120-194-771		
82	flat tyre weighing bottle	pcs	30	Equipment&Appliance		120-194-771		
83	plastic bottle	pcs	30	Equipment&Appliance		120-194-771		

84	common dryer	pcs	12	Equipment&Appliance		120-194-771		
85	porcelain mortar	pcs	6	Equipment&Appliance		120-194-771		
86	porcelain crucible	pcs	90	Equipment&Appliance		120-194-771		
87	porcelain crucible holder	pcs	6	Equipment&Appliance		120-194-771		
88	crucible tongs	pcs	6	Equipment&Appliance		120-194-771		
89	platinum crucible	pcs	3	Equipment&Appliance		120-194-771		
90	galvanized iron division plate	pcs	3	Equipment&Appliance		120-194-771		
91	buret	pcs	87	Equipment&Appliance		120-194-771		
92	pipette/transfer pipet	pcs	90	Equipment&Appliance		120-194-771		
93	the pipette holder	pcs	9	Equipment&Appliance		120-194-771		
94	sample for all materials	pcs	21	Equipment&Appliance		120-194-771		
95	cement standard powder	pcs	15	Equipment&Appliance		120-194-771		
96	ISO standard sand	ton	4.5	Equipment&Appliance		120-194-771		
97	hydrargyri	bottle	3	Equipment&Appliance		120-194-771		
98	sprinkler head	pcs	30	Equipment&Appliance		120-194-771		
99	grade hose	kg	6	Equipment&Appliance		120-194-771		
100	reagent bottle	pcs	12	Equipment&Appliance		120-194-771		
101	pressure gauge	pcs	12	Equipment&Appliance		120-194-771		
102	initial setting needle	pcs	3	Equipment&Appliance		120-194-771		

103	final setting needle	pcs	3	Equipment&Appliance		120-194-771		
104	glass	pcs	120	Equipment&Appliance		120-194-771		
105	YA.ZD-10 stainless steel electric distilled water	pcs	3	Equipment&Appliance		120-194-771		
<b>四. Tools for Factory</b>								
1	air pump soft connector	pcs	300	Tools		120-194-771		
2	bench drill	pcs	3	Tools		120-194-771		
3	electric hammer	pcs	3	Tools		120-194-771		
4	bit	pcs	168	Tools		120-194-771		
5	piston ring	pcs	12	Tools		120-194-771		
6	connecting rod	pcs	12	Tools		120-194-771		
7	piston	pcs	12	Tools		120-194-771		
8	bent axle	pcs	3	Tools		120-194-771		
9	gasket	pcs	18	Tools		120-194-771		
10	filter	pcs	36	Tools		120-194-771		
11	air return spring	pcs	6	Tools		120-194-771		
12	return air rutrn	pcs	6	Tools		120-194-771		
13	Three dimensional belt	pcs	60	Tools		120-194-771		
14	oil jack	pcs	12	Tools		120-194-771		
15	chain blook	pcs	30	Tools		120-194-771		



16	steel wire rope	pcs	390	Tools		120-194-771		
17	clip	pcs	36	Tools		120-194-771		
18	flange	pcs	96	Tools		120-194-771		
19	saffty belt	pcs	12	Tools		120-194-771		
20	U-ring	pcs	24	Tools		120-194-771		
21	special rope for high woking	pcs	9	Tools		120-194-771		
22	pulley	pcs	6	Tools		120-194-771		
23	glasses	pcs	60	Tools		120-194-771		
24	toolkit	pcs	6	Tools		120-194-771		
25	plug	pcs	150	Tools		120-194-771		
26	thread plate	pcs	30	Tools		120-194-771		
27	felt	pcs	6	Tools		120-194-771		
28	graphite packing	pcs	15	Tools		120-194-771		
29	spanner	pcs	51	Tools		120-194-771		
30	hammer	pcs	33	Tools		120-194-771		
31	pinchers	pcs	87	Tools		120-194-771		
32	electrican's knife	pcs	6	Tools		120-194-771		
33	electric soldering iron	pcs	6	Tools		120-194-771		
34	soldering tin	pcs	3	Tools		120-194-771		



35	hydraulic tongs	pcs	3	Tools		120-194-771		
36	cold compression crimper	pcs	3	Tools		120-194-771		
37	megger	pcs	3	Tools		120-194-771		
38	heavy type sleeve	pcs	18	Tools		120-194-771		
39	heavy type pole	pcs	6	Tools		120-194-771		
40	heavy wrench	pcs	21	Tools		120-194-771		
41	combination spanner	pcs	45	Tools		120-194-771		
42	sash	pcs	12	Tools		120-194-771		
43	straight steel ruler	pcs	3	Tools		120-194-771		
44	ruler	pcs	3	Tools		120-194-771		
45	set square	pcs	3	Tools		120-194-771		
46	grease gun	pcs	4	Tools		120-194-771		
47	outside micrometer	pcs	3	Tools		120-194-771		
48	calipers	pcs	6	Tools		120-194-771		
49	multimeter	pcs	1	Tools		120-194-771		
50	angle grinder	pcs	6	Tools		120-194-771		
51	Mixer	pcs	5	Tools		120-194-771		
52	vibrate machine	pcs	10	Tools		120-194-771		
53	electric pasting machine	pcs	10	Tools		120-194-771		



54	three jaw lamar	pcs	9	Tools		120-194-771		
55	vise	pcs	3	Tools		120-194-771		
56	drilling machine	pcs	3	Tools		120-194-771		
57	screw knife	pcs	12	Tools		120-194-771		
58	tape	pcs	6	Tools		120-194-771		
59	steel ruler	pcs	6	Tools		120-194-771		
60	oil pot	pcs	6	Tools		120-194-771		
61	screwdriver	pcs	21	Tools		120-194-771		
62	test pencil	pcs	30	Tools		120-194-771		
63	saw balde	pcs	60	Tools		120-194-771		
64	triangular scraper	pcs	6	Tools		120-194-771		
65	grillding wheel	pcs	210	Tools		120-194-771		
66	carbon brush	pcs	15	Tools		120-194-771		
67	working lamp	pcs	30	Tools		120-194-771		
68	dial indicator	pcs	6	Tools		120-194-771		
69	depth gauge	pcs	3	Tools		120-194-771		
70	level	pcs	3	Tools		120-194-771		
71	feeler gauge	pcs	3	Tools		120-194-771		
72	the adjustable hinge	pcs	6	Tools		120-194-771		



73	screw tap	pcs	30	Tools		120-194-771		
74	compass	pcs	3	Tools		120-194-771		
75	shelves	pcs	30	Tools		120-194-771		
76	spray gun	pcs	3	Tools		120-194-771		
77	oxygen mater	pcs	12	Tools		120-194-771		
78	propane table	pcs	12	Tools		120-194-771		
79	oxygen tube	package	18	Tools		120-194-771		
80	cutting gun	pcs	12	Tools		120-194-771		
81	welding torch	pcs	3	Tools		120-194-771		
82	propane cutting nozzle	pcs	120	Tools		120-194-771		
83	tinman's snips	pcs	3	Tools		120-194-771		
84	drill chuck	pcs	9	Tools		120-194-771		
85	raw material belt	pcs	60	Tools		120-194-771		
86	waterproof tape	pcs	60	Tools		120-194-771		
87	iron skin	pcs	300	Tools		120-194-771		
88	electric welding machine	pcs	12	Tools		120-194-771		
89	welding wire	package	75	Tools		120-194-771		
90	weld handle pliers	pcs	30	Tools		120-194-771		
91	level	pcs	3	Tools		120-194-771		



92	feeler gauge	pcs	3	Tools		120-194-771		
93	solder mask	pcs	30	Tools		120-194-771		
94	welding gloves	pcs	60	Tools		120-194-771		
95	cutting machine	pcs	3	Tools		120-194-771		
96	grinding wheel	pcs	3	Tools		120-194-771		
97	gradienter	pcs	3	Tools		120-194-771		
98	angle bead	pcs	12	Tools		120-194-771		
99	joint for welding machine	pcs	24	Tools		120-194-771		
100	electric wrench	pcs	3	Tools		120-194-771		
101	the wind gun pressure tube	pcakage	3	Tools		120-194-771		
102	the wind gun head	pcs	6	Tools		120-194-771		
103	jackhammer	pcs	3	Tools		120-194-771		
104	slice	carton	6	Tools		120-194-771		
105	rom bowl	pcs	60	Tools		120-194-771		
106	sealant	pcs	30	Tools		120-194-771		
107	alloy knife	pcs	60	Tools		120-194-771		
<b>五. Building materials for factory</b>								
1	Prefabricated house	SETS	50	Building Materials		120-194-771		
2	Steel structure workshop	SETS	10	Building Materials		120-194-771		
3	H Steel beam	TONS	260	Building Materials		120-194-771		



4	Angle iron	TONS	100	Building Materials	120-194-771		
5	Round steel pipe	TONS	100	Building Materials	120-194-771		
6	Square steel pipe	TONS	50	Building Materials	120-194-771		
7	C-Steel	TONS	200	Building Materials	120-194-771		
8	Color coat steel sheet profile	SqM	10000	Building Materials	120-194-771		
9	High tensile bolt MM12, MM20, MM25	SETS	4000	Building Materials	120-194-771		
10	Bolt MM8, MM12, MM20, MM25	STES	35000	Building Materials	120-194-771		
11	Anchor bolt MM8, MM12, MM20, MM25	STES	20000	Building Materials	120-194-771		
12	Building materials couplings	SqM	12000	Building Materials	120-194-771		
13	Self-tapping screw	CARTON	50	Building Materials	120-194-771		
14	Round steel bar	TONS	200	Building Materials	120-194-771		
15	Steel structure building doors and windows	SqM	300	Building Materials	120-194-771		
16	Deformed steel bar	TONS	800	Building Materials	120-194-771		
17	U-steel	TONS	180	Building Materials	120-194-771		
18	Steel plate	TONS	200	Building Materials	120-194-771		
19	Cement	TONS	1000	Building Materials	120-194-771		
<b>2. Other necessary building materials for factory</b>							
1	Adjusting Valve Type: $\phi$ 250	PCS	4	Building Materials	120-194-771		
2	Three Way Connector	PCS	96	Building Materials	120-194-771		
3	Stoper	PCS	20	Building Materials	120-194-771		
4	Pipe	PCS	570	Building Materials	120-194-771		
5	Elbow	PCS	320	Building Materials	120-194-771		



6	Flange	PCS	100	Building Materials		120-194-771		
7	Valve	PCS	150	Building Materials		120-194-771		
8	Straight Connector	PCS	150	Building Materials		120-194-771		
9	NANYA glue	PCS	40	Building Materials		120-194-771		
10	wired hose Type:2 INCH	METRES	15	Building Materials		120-194-771		
11	electric cable	METER	2000	Building Materials		120-194-771		
12	electric wire	METER	12000	Building Materials		120-194-771		
13	the single spiral gate	PCS	5	Building Materials		120-194-771		
14	copper welding power	PCS	1	Building Materials		120-194-771		
15	copper welding rod	KG	10	Building Materials		120-194-771		
16	copper sheet	KG	8.5	Building Materials		120-194-771		
17	asbestos board	KG	50	Building Materials		120-194-771		
18	asbestos rope	KG	50	Building Materials		120-194-771		
19	light	PCS	2	Building Materials		120-194-771		
20	energy saving lamp and lampshade	SET	500	Building Materials		120-194-772		
21	light tube	PCS	10	Building Materials		120-194-771		
22	tile	PCS	4	Building Materials		120-194-771		
23	black and white glass	SET	20	Building Materials		120-194-771		
24	Block board	PCS	2	Building Materials		120-194-771		
25	threading die	PCS	15	Building Materials		120-194-771		
26	lampshade	PCS	2	Building Materials		120-194-771		



SIRI

JAMHURI YA MUUNGANO WA TANZANIA  
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

Simu: Na. 022 21117870  
Nukushi: 022 2124576  
Barua pepe: cl@ardhi.go.tz



Idara ya Utawala wa Ardhi,  
S. L. P. 9230,  
DAR ES SALAAM.

Unapojibu tafadhali taja:

**Kumb Na. CBC 156/171/01/7**

29/07/2013.

Kamishna wa Ardhi Msaidizi,  
Kanda ya Kusini Mashariki,  
S. L. P. 877,  
MTWARA.

**YAH: UPATIKANAJI WA ARDHI YA UWEKEZAJI KWA KAMPUNI YA  
CHANG JIANG INVESTMENT LTD MKOANI MTWARA**

Tafadhali husika na kichwa cha somo tajwa hapo juu.

Kamishna wa Ardhi amepokea nakala ya barua kutoka kwa Katibu Mkuu Wizara ya Viwanda na Biashara kuhusiana na upatikanaji wa ardhi ya uwekezaji kwa ajili ya mwekezazaji **Chang Jiang Investment Ltd**.

Tungependa kujua hatua zilizokwisha fanyika na kufikiwa kuhusiana na upatikanaji wa ardhi hiyo. Aidha, inasisitizwa kuwa hatua zote za upatikanaji wa ardhi kwa kusudi hilo zizingatie sheria, kanuni na taratibu.

Tunakutakia kazi njema tukitarajia taarifa kutoka kwako mapema iwezekanavyo.

  
C. C. Lekule

Kny: **KAMISHNA WA ARDHI**

**Nakala:**  
Katibu Mkuu,  
Wizara ya Viwanda na Biashara,  
S. L. P. 9503,  
DAR ES SALAAM.

Ktibu Tawala (M),  
S. L. P. 544,  
MTWARA.

Mkurugenzi Mkuu,  
Kituo cha Uwekezaji Tanzania,  
S. L. P. 938,  
DAR ES SALAAM.



SIRI



00220097

THE UNITED REPUBLIC OF TANZANIA

# Certificate of Incentives

(Section 17 of the Tanzania Investment Act, 1997)

No: ..... 042479 .....

## This is to certify that

.....  
CHANG JIANG INVESTMENT LIMITED  
.....

of address ..... P.O. BOX 4191

..... DAR ES SALAAM .....

has been granted a Certificate of Incentives to invest in a new, ~~rehabilitation/expansion~~  
~~of the~~ enterprise known as

..... CHANG JIANG INVESTMENT LIMITED .....

..... MTWARA .....

Which is located at .....

Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf.

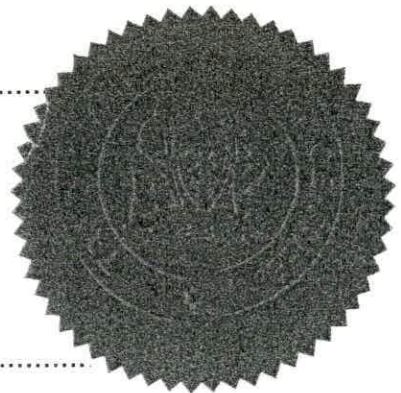
.....

Executive Director

Tanzania Investment Centre  
P.O. Box 938, Dar es Salaam

27TH JUNE, 2013

Dated .....



This Certificate is issued in accordance with the provisions of Section 17 of the Tanzania Investment Act, 1997 and subject to the conditions prescribed under item 14 and 15 hereafter:—

1. Shareholders  

Shareholders	Nationality	Shareholding (%)
<u>Liu Guo Wei</u>	<u>Chinese</u>	<u>90</u>
<u>Liu Ming Yong</u>	<u>Chinese</u>	<u>10</u>
2. Proposed Activities: To establish and operate cement factory in Mikindani
3. Sector: Manufacturing Subsector: Cement Factory
4. Investment cost: Foreign USD 10m. Local - Total USD 10m.
5. Project Financing: Equity USD 10m. Loans USD 0m. Total USD 10m.
6. Source, terms and conditions of loan: -
7. Assets to be invested:  

Capital items:	Foreign	Local	Total
	<u>USD 10m.</u>	<u>USD 0m.</u>	<u>USD 10m.</u>
8. Technology Agreement: None
9. Date of TIC Registration: 27th June, 2013
10. Implementation period: June, 2013 - May, 2016
11. Operative date: June, 2016
12. Investment Incentive Grade: As defined in part III Section 19 (1), (2) and Section 20 of the Tanzania Investment Act, 1997
  - (i) Applicable Import Duty And VAT as per Customs Tariff Act, 1976 & VAT Act, 1997
  - (ii) Applicable with-holding Tax As per Income Tax Act, 200 (as amended)
  - (iii) Eligibility of Capital Allowances As per Income Tax Act, 2004 (as amended)
13. Protection of Investment, Arbitration and Transfer of Foreign Currency: as defined in part III Section 21, 22 and 23 of the Act.
14. Conditions attached to this Certificate of Incentives
  - (i) Date of Commencement of investment has to be notified to the Centre.
  - (ii) Certificate not to be transferred, assigned or amended
  - (iii) Failure to commence implementation within two years invalidates Certificate
  - (iv) Failure to operate investment must be notified to the Centre
  - (v) Changes in shareholding, project activities and level of invested capital must be notified to the centre
15. Additional conditions attached to Certificate: None

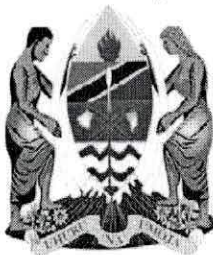
Signed   
Executive Director

SIRI

OAG  
5

JAMHURI YA MUUNGANO WA TANZANIA  
WIZARA YA VIWANDA NA BIASHARA  
(Ofisi: Jengo la NSSF Water Front, Barabara ya Sokoine)

Simu Na-+255-22-2127898/ 2127884  
Fax:+255-22-2125832  
E-mail:ps@com.go.tz  
Website – www.mit.go.tz  
(Barua zote ziandikwe kwa Katibu Mkuu  
na sio kwa watu binafsi)



S.L.P. 9503,  
DAR ES SALAAM

Unapojibu tafadhali taja:

Kumb. **CAB 227/406/01**

Mkurugenzi Mtendaji,  
S.L.P 528,  
MTWARA.



12 Julai, 2013

**YAH: UPATIKANAJI WA ARDHI YA UWEKEZAJI KWA KAMPUNI YA CHANG  
JIANG INVESTMENT LTD HAPA MTWARA**

Tunakiri kupokea nakala ya barua yenye kumb. Na MT/D.30/32/83 ya tarehe 14 Juni 2013, kuhusiana na kichwa cha habari hapo juu.

Wizara inapongeza hatua iliyofikiwa na tunategemea hatua zinazofuata za TIC kumilikishwa ardhi zitakamilishwa mapema ili kampuni hiyo ipatiwe eneo hilo na TIC.

Tunashukuru kwa ushirikiano wenu.

  
E. S. Sikazwe  
Kny: KATIBU MKUU

Nakala: Kamishna wa Ardhi,  
Wizara ya Ardhi, Nyumba na Maendeleo ya Makazi,  
S.L.P 9230  
**Dar es salaam**

Mkurugenzi Mkuu  
Chang Jiang Investment Ltd,  
S.L.P 7426  
**Dar es salaam.**

SIRI

SIRI

Katibu Tawala,  
S.L.P 544,  
**Mtwara.**

Mkurugenzi Mkuu,  
Kituo cha Uwekezaji Tanzania,  
S.L.P 938,  
**Dar es Salaam.**

SIRI

Unclaimed refund beyond three years will be forfeited



# TANZANIA INVESTMENT CENTRE

Shaaban Robert Street, P.O. Box 938, Dar Es Salaam, Tel. +255 22 2116328-31, Fax: +255 22 2118253

RECEIPT REC011953

No. 006111

Received from : CHANG JIANG INVESTMENT LTD

Address P. O. Box 4191, Dar Es Salaam.

Received the sum of (In words): ONE THOUSAND AND ZERO CENTS ONLY

Being payment in respect of : CERTIFICATE OF INCENTIVES

Amount : USD 1,000.00

Cash / Cheque No: D/Deposit 10/07

Date : 10-Jul-2013

BUiso

Receiving Officer



(Handwritten signature/initials)

4

TICC/PP.10/042479/3

27<sup>th</sup> June, 2013

Managing Director,  
Chang Jiang Investment Ltd.,  
P.O. Box 4191,  
**Dar es Salaam.**

**RE: CERTIFICATE OF INCENTIVES FOR INVESTMENT IN THE  
ESTABLISHMENT AND OPERATING CEMENT FACTORY IN  
MIKINDANI MTWARA**

We wish to acknowledge receipt of your project proposal to establish and operate cement factory in Mikindani Mtwara as presented in the TIC P.A. 1 Form No. 11183 and Feasibility Study with a projected investment of USD 10m.

We have studied your project proposal and we are pleased to inform you that your investment proposal is now officially registered and therefore your project will be granted a CERTIFICATE OF INCENTIVES, given under authority conferred upon TIC under Part III, Section 17 (1-8) of the Tanzania Investment Act, 1997.

You will be required to submit to the Centre a Progress Report on the implementation of the project after every six months for our information and review. Guidelines for the preparation of the report are contained in annexure 2 also attached to this letter. Please do not hesitate to contact the Centre for any clarification if the need arises. Please also note that a facilitation fee equivalent to US\$ 1000.00 is payable at the ruling exchange rate before your Certificate of Incentives is prepared. Please make deposit direct to the bank as per bank details below:-

*Tanzania Investment Centre  
Standard Chartered Bank (T) Ltd  
US Dollar A/C 8702006002000  
T.Shs A/C 0102006002000*

.../2

TICC/PP.10/042479/3

27<sup>th</sup> June, 2013

We wish you every success in the implementation of the project.

Yours sincerely,

**TANZANIA INVESTMENT CENTRE**



Juliet R. Kairuki

**EXECUTIVE DIRECTOR**

**Copy to:** Permanent Secretary,  
Ministry of Finance,  
P. O. Box 9111,  
**DAR ES SALAAM**

Permanent Secretary,  
Ministry of Industry, Trade and Marketing,  
P.O. Box 9503,  
**DAR ES SALAAM**

Commissioner General,  
Tanzania Revenue Authority,  
P. O. Box 11491,  
**DAR ES SALAAM**

HALMASHAURI YA WILAYA YA MTWARA  
(Barua zote zitumwe kwa Mkurugenzi Mtendaji)

Simu: 023-2333928

Kumb. Na.MT/D.30/32/83

Mkurugenzi Mkuu,  
Kituo cha Uwekezaji Tanzania (TIC),  
S.L.P 938,  
**Dar es Salaam.**



① DIF ③  
② Registrar  
S. L. P 528  
MTWARA  
14/06/2013 in file  
DIF  
18/06/2013

**YAH: UPATIKANAJI WA ARDHI YA UWEKEZAJI KWA KAMPUNI YA CHANG  
JIANG INVESTMENT LTD HAPA MTWARA.**

Rejea mada tajwa hapo juu.

Kampuni ya **Chang Jiang Investment Ltd** imewasilisha maombi ya ardhi isiyopungua ekari 50 kwa ajili ya uwekezaji wa Kiwanda cha Saruji (**Cement Industry**) na kiwanda cha kufunga pikipiki (**Motorcycles Assembling Factory**) hapa Mtwara.

Halmashauri ya Wilaya ya Mtwara inalo eneo ambalo wawekezaji hawa wameonyeshwa na kuridhika nalo hivyo wataamilikishwa baada ya taratibu za kuliadalia mchoro wa Mipangomiji, upimaji na usimikaji wa mawe ya mipaka kufanywa na wataalamu wa Ardhi wa Halmashauri ya Mtwara wakishirikiana na wataalamu washauri kutoka Ofisi ya Katibu Tawala Mkoa. Kwa kuwa kampuni husika ni ya kigeni milki ya ardhi hiyo itamilikishwa Kituo cha Uwekezaji cha Taifa ambacho kitawamilikisha kampuni hiyo hati isiyo asili (Derivative Rights).

Uwekezaji huu katika Halmashauri ya Wilaya ya Mtwara utaongeza ajira kwa wakazi na kuharakisha maendeleo ya Mkoa kwa ujumla hivyo ni vyema wawekezaji wasaidiwe na ofisi yako kwa juhudi zote kufanikisha uwekezaji huo.

Kwa barua hii, nakutaarifu kuwa Kampuni tajwa hapo juu, imeridhia kuwekeza hapa Mtwara katika eneo hili na tunaomba Ofisi yako iwasaidie kukamilisha mchakato wa uwekezaji huo pale inapobidi.

Nakutakia kazi njema

*D. E. Kitali*

**Kitali, D. E**  
**Kny: MKURUGENZI MTENDAJI**  
**MTWARA.**

*D. E. MKURUGENZI MTENDAJI*  
*MTWARA.*

Nakala: Kamishna wa Ardhi,  
Wizara ya Ardhi, Nyumba na Maendeleo ya Makazi,  
S. L. P. 9230,  
**Dar es Salaam.**

- “ Katibu Mkuu,  
Wizara ya Viwanda na Biashara,  
S. L. P 9503,  
**Dar es Salaam.**
- “ Mkurugenzi Mkuu,  
Chang Jiang Investment Ltd,  
S. L. P 7426,  
**Dar es Salaam.**
- “ Katibu Tawala (M),  
S. L. P 544,  
**Mtwara.**
- “ Mkurugenzi Mtendaji (W),  
S. L. P 528,  
**Mtwara.** - Aione kwenye Jalada.



2

# TIC Evaluation Report

**Name of the Company**  
**Chang Jiang Investment Ltd.**

Post Box	Msijute, Mikindani	COI Number	96319	Contact	Mr. Liu Guo Wei
Post Office	4191	COI Date	01/08/2013	Designation	Chairman
Region	Mtwara	Application F. No	11183	Phone	0
Country	Tanzania	Status	New	Direct Phone	0
		Sector	Manufacturing	Cell Phone	0764 866 666
		Sub Sector	Cement Factory	Fax	0
		File No	042479	E-Mail Address	0

Project Location		Investment Finance Plan in Millions USD											
Plot/Block	Msijute,	<table border="1"> <thead> <tr> <th>Foreign Equity</th> <th>Local Equity</th> <th>Foreign Loan</th> <th>Local Loan</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Foreign Equity	Local Equity	Foreign Loan	Local Loan	10	0	0	0			
Foreign Equity	Local Equity		Foreign Loan	Local Loan									
10	0		0	0									
Plot	Mikindani												
District	Mtwara Rural												
Region	Mtwara												

Shareholders Detail			Investment Breakdown (USD Million)	
Name	Nationality	(%)	Land/Building	4
Liu Ming Yong	Chinese	10	Plant	4
Liu Guo Wei	Chinese	90	Vehicles	0.5
			Furniture & Fittings	0.1
			Pre-expenses	0.1
			Others	0.1
			Working Capital	1.2
			Total	10

Employment	505	Evaluated By	wf officer3
Capacity	300000 tonnes/year	Drawn By	wf registry1
Project Turn Over		Project Type	Foreign

### Description

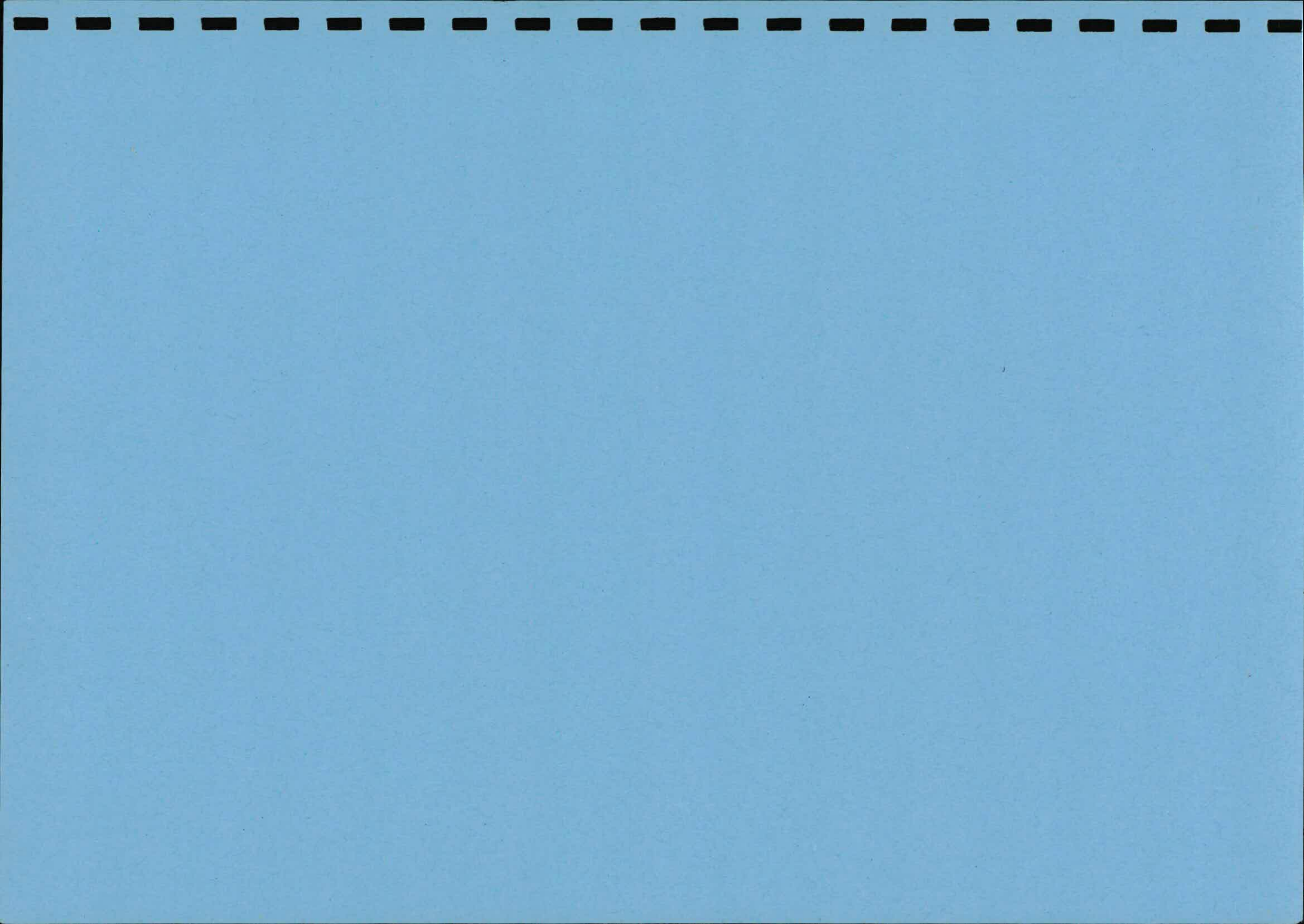
To establish and operate cement factory in Mikindani Mtwara

### Recommendations

Be approved subject to providing evidence as required by section 17 of Tanzania Investment Act, 1997

### Decision

Approved. *[Signature]* 27.06.13



HALMASHAURI YA WILAYA YA MTWARA HW 5  
**STAKABADHI**



№ 01523721

Tarehe 19/6/13

Fungu la mapato - Kasma:

Ardhi

Nimepokea kwa

Chang'iang Investment

wa (anwani)

Box 4191 - Dar-es-Salaam

Hesabu ya shilingi

Sixty four million eight hundred  
fourty six thousand five hundred only senti

Kwa ajili ya

Upumaji na Uthaminiwaaji nalla da  
aji wa Mchoro ya mipango miye  
chao la mitandani si sal estate

Taslimu/Hundi Na

1-1- potarho 18/6/13

Sahihi ya Mpokeaji

Sh.

04,846,500=

Cheo

Cashier

WCO-SPB

CTIN.: 1465650

ISO 9001:2008 Certified



# TANZANIA REVENUE AUTHORITY

## CERTIFICATE OF REGISTRATION

### FOR

## TAXPAYER IDENTIFICATION NUMBER (TIN)

(ISSUED UNDER SECTION 133 OF THE INCOME TAX ACT NO. 11 OF 2004)

### THIS IS TO CERTIFY THAT

.....  
CHANG JIANG INVESTMENT LIMITED  
.....

has been registered with the Tanzania Revenue Authority and assigned the Taxpayer Identification Number

.....  
120-194-771  
.....

with effect from ..... 22/03/2013 .....



Sign:   
P. N. Kassera

OFFICIAL SEAL

COMMISSIONER FOR DOMESTIC REVENUE

8

TIN CERTIFICATE

8

- “ Katibu Mkuu,  
Wizara ya Viwanda na Biashara,  
S. L. P 9503,  
**Dar es Salaam.**
- “ Mkurugenzi Mkuu,  
Chang Jiang Investment Ltd,  
S. L. P 7426,  
**Dar es Salaam.**
- “ Katibu Tawala (M),  
S. L. P 544,  
**Mtwara.**
- “ Mkurugenzi Mtendaji (W),  
S. L. P 528,  
**Mtwara.** - Aione kwenye Jalada.

**HALMASHAURI YA WILAYA YA MTWARA**  
(Barua zote zitumwe kwa Mkurugenzi Mtendaji)

Simu: 023-2333928



S. L. P 528  
MTWARA

Kumb. Na.MT/D.30/32/83

14/06/2013

Mkurugenzi Mkuu,  
Kituo cha Uwekezaji Tanzania (TIC),  
S.L.P 938,  
Dar es Salaam.

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Rejea mada tajwa hapo juu.

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Kwa barua hii, nakutaarifu kuwa Kampuni tajwa hapo juu, imeridhia kuwekeza hapa Mtwara katika eneo hili na tunaomba Ofisi yako iwasaidie kukamilisha mchakato wa uwekezaji huo pale inapobidi.

Nakutakia kazi njema

**Kitali, D. E**

**Kny: MKURUGENZI MTENDAJI  
MTWARA.**

**MKURUGENZI  
MTWARA.**

Nakala: Kamishna wa Ardhi,  
Wizara ya Ardhi, Nyumba na Maendeleo ya Makazi,  
S. L. P. 9230,  
Dar es Salaam.

LETTER OF LAND ACQUISITION FROM MTWARA MUNICIPAL

Some assistance which the company looking for, from TIC are:

- TIC-Incentive Certificate
- Residence Permit for company's Investors
- Any others possible assistance if available and required by the Company.

AGENDA No. 2

After the members have no any other business to discuss, then the chairman winded up the board meeting at 11:30am.

刘国伟  
.....  
Chairman  
Signature



.....  
Secretary  
Signature

# **CHANG JIANG INVESTMENT LIMITED**

Add: 9<sup>th</sup> Floor, Palm Residency, Chimara Road, P.O.Box 4191, Dar es salaam, Tanzania  
Tel: +255 22 292 4118 Fax: +255 22 292 4158 Mobile: +255 764 866 666/+255 754 465 268  
Email: [changjianginvestment@gmail.com](mailto:changjianginvestment@gmail.com) Date: 24th May, 2013

---

## **EXTRA ORDINARY BOARD MEETING / RESOLUTION HELD IN PALM RESIDANCY BUILDING, AT CHIMARA ROAD**

### **ATTANDANCE:**

1. Mr. Liu Guo Wei- Chairman
2. Mr. Liu Mung Yong – Director/member
3. Madam Ma Futao – General manager/member
4. Mr. Mathias E Kachare-Manager/Secretary

### **AGENDAS**

1. Construction of cement industry in Tanzania
2. Any other business if available

#### **AGENDA No. 1**

The chairman opened the board meeting at 10:00 am on 24/05/2013. He told the members of the board meeting immediately after starting to discuss agenda no 1 that the company has intention of construction of Cement Factory in one of the Region of southern part of Tanzania, where the company may get land for Industry Construction.

The chairman urged members try to do contact with some of Authorities in Southern Regions especially Mtwara Region. Luckily enough the Company succeeded and got land through the assistance of Regional Commissioner of Mtwara (Retired Col. Simbakalia).

We do express our special thanks to the Regional Commissioner of Mtwara his Excellency Retired Col. Simbakalia, who enable the Company to get 50 acres of land at Mikindani Industry area in Mtwara.

After being assured of getting the land, the company is planning to build the Factory which will be able to produce cement. The company is now seeking to get several assistance from **Tanzania Investment Centre**.

**COMPANY BOARD RESOLUTION**

Tanzania Investment Centre  
P.O Box  
Dar es Salaam.

Dear Sir/Madam,

**RE: CONFIRMATION OF AC NO 00210254011 08501 USD AND  
0020025401108501 TZS I.F.O CHANGJIANG INVESTMENT LTD.**

The following information provided is strictly confidential for your private use only without any responsibility on the part of this Bank or its officials, and where the information has been obtained from another Bank without responsibility on their official's part.

We would like to confirm that **ChangJiang investment Ltd** is one of our customers with account number **0020025401108501 TZS & 0021025401108501 USD;**

Any assistance rendered to them will be highly appreciated.

Yours faithfully,



Anna Chimalilo  
Branch Manager.  
Sokoine Branch

**Ecobank Tanzania Limited**

Sokoine Drive 19 | P.O. Box 20500, Dar es Salaam, Tanzania  
Tel: (255) 22 213 7447 Fax: (255) 22 213 7446 Email: [ecobanktz@ecobank.com](mailto:ecobanktz@ecobank.com)  
[www.ecobank.com](http://www.ecobank.com)

**BANK CONFIRMATION LETTER**

## TANZANIA



## Certificate of Incorporation

Section 15

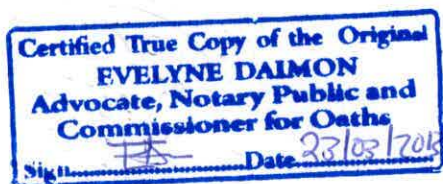
No 96319

I HEREBY CERTIFY THAT

**CHANG JIANG INVESTMENT LIMITED**

is this day incorporated under the Companies Act, 2002 and that the Company is Limited.

Given under my hand at Dar es salaam

this 8TH day of JANUARY**TWO THOUSAND AND THIRTEEN**A handwritten signature in black ink, appearing to be "A. N. M.", written over a dotted line.  
*Asst. Registrar of Companies*

**CERTIFICATE OF INCORPORATION**

21. Every Director, Managing Director, Agent, Auditor, Secretary and other Officer for the time being of the Company shall be indemnified out of the Assets of the Company against any liability incurred by him in defending any proceedings, whether civil or criminal in which judgment is given in his favour or in which he is acquitted or is in connection with any application (under Section 481 of the Act) in which relief is granted to him by the Court.

**ARBITRATION**

22. If and whenever any dispute or difference shall arise between the Company and any of the members or their respective representatives touching upon the construction or meaning of any of the Act herein contained or any act matter or thing made or done or omitted to be done or with regard to the rights or liabilities arising here under or arising out of the relation existing between the parties by reasons of these Act, such differences shall (unless a sole arbitrator be agreed upon) forthwith be referred to the arbitration of three (3) arbitrators, one to be appointed by each party and the third to be appointed by the first two or, in the event of failure to agree within (Cap. 15) or any then existing statutory modifications or re-enactment thereof shall apply.

Names, Addresses, and Description of Subscribers.	Number of shares taken by each Subscriber	Signature
LIU GUO WEI P.O. BOX 14957 DAR ES SALAAM	9000	刘国伟
LIU MING YONG P.O. BOX 14957 DAR ES SALAAM	1000	刘

Dated at Dar es Salaam this 08 day of JANUARY 2008

WITNESS to the above Signatures:-

Name : Abel M. Ngalaba  
 Signature : [Signature]  
 Postal Address : P.O. Box 2567 Dar es Salaam  
 Qualification : Advocate



14. The office of a Director shall be vacated if the Director;
- (a) becomes bankrupt; or
  - (b) is found to be a lunatic or becomes of unsound mind; or
  - (c) resigns his office by notice in writing to the Company;
  - (d) abstains himself from meetings of the directors for a period of six months without special leave of absence from the other Directors.

#### SEAL

15. The Directors shall provide for the safe custody of the Seal. The Seal of the Company shall not be affixed to any instrument except by the authority of a resolution of the Board of Directors and in the presence of at least two Directors or a Director and Secretary or other person as aforesaid shall sign every instrument to which the seal of the Company is so affixed in their presence.

#### ALTERNATE DIRECTORS

16. Any director shall have power to nominate any person to act or attend as alternate Director during his absence or during his inability so to act. Such Director shall be subject in all respects to the terms and conditions existing with reference to the other Directors and such Alternate Director shall exercise and discharge all the duties of Director whom he represents.
17. Unless otherwise decided by the Directors the quorum necessary to transact business of the Directors shall be two Directors personally present.

#### SECRETARY

18. The Secretary shall be appointed by the Board for such terms at such remuneration and upon such condition as it may think fit, and any Secretary so appointed may be removed by the Board.

#### WINDING UP

19. With the sanction of a special resolution of the shareholders any part of the assets of the Company including any shares in other Companies may be divided between the members of the Company in special or may be vested in Trustees for the benefit of such members and the liquidation of the company may be closed and the company dissolved but so that no member shall be compelled to accept any shares whereupon there is any liability.

#### ALTERNATION OR ADDITION

20. Subject to the provisions of the Act and to those contained in the Memorandum of Association the Company may by Special Resolution make alteration or addition so made shall be as valid and effectual as if originally contained in those articles and be subject in like manner to alteration by Special Resolution.

#### INDEMNITY

members of the company holding three - fourths of the issued shares of the company shall be valid and effectual as an ordinary resolution duly passed at a general meeting of the company.

6.

#### DIRECTORS

- (a) Until otherwise determined by the company in General Meeting the Directors shall not be less than two and not more than seven in number.
- (b) The following persons shall be the first Directors of the company:-

**LIU MING YONG**  
**LIU GUO WEI**

- 7. The shareholding qualification for Directors may be fixed by the company in General Meeting, and unless and until so fixed no qualification shall be required.
- 8. The quorum of Directors for transacting business shall, unless otherwise fixed by the Directors, be two.
- 9. A resolution in writing signed by all the Directors then in Tanzania shall be as valid and effectual as if it had been passed at a meeting of Directors duly called and constituted.
- 10. The Directors may from time to time borrow or raise any money for the purposes of the Company which may exceed the issued share capital of the company.

#### BORROWING POWERS

The Directors may from time to time in their discretion raise or borrow for the purpose of any Company's business such sum or sums of money as they think fit.

- 11. The Directors may secure the repayment of or raise any such sum or sums as aforesaid by mortgage or charge upon the whole or any part of the property and assets of the Company present or future including its uncalled capital for the time being, or by the issue at such price as they may think fit, of bonds or debentures either charged upon the whole or any part of the property and assets of the company or not so charged or in such other way as the Directors may think expedient.

#### VOTE OF MEMBERS

- 12. On a show of hands every member present in person shall have one vote. On a roll every member shall have one vote only for the shares of which he is holder.
- 13. No member shall be entitled to vote at any general meeting unless all calls or other sums presently by him in respect of shares in the Company have been paid.

#### DISQUALIFICATION OF DIRECTORS

3. The Directors may in their direction and without assigning any reason thereof refuses to register the transfer of any share to any person who it shall in their opinion be undesirable for any reason whatsoever to admit to membership.
4. Subject to clauses 2 and 3 hereof the right to members to transfer their shares shall be restricted as follows;
  - (a) No share shall be transferred to a person who is not a member so long as any member of any person selected by the Directors as one who it is desirable in the interest of the Company to admit to membership.
  - (b) Every shareholder or trustee in bankruptcy, or any person who may desire to sell or transfer any such shares and every who may desire to sell or transfer any such shares and every personal representatives of a deceased shareholder shall give notice in writing to the Directors that he desires to make such sale or transfer. Such notice shall constitute the Board of Directors of the Company as his agent for the sale of the said shares to any member or members of the company at the price to be agreed upon between the party giving such notice the party and the board, or in case of difference to be determined by the Auditor of the Company.
  - (c) Upon price of such shares being agreed on a determined as per clause (b) above, the board shall forthwith give notice to such of the shareholders other than the shareholders desiring to sell or transfer the said shares, stating the number and price of such share inviting the person to whom notice is sent to state within 21 days from the date of such notice whether he is willing to purchase any, if so what maximum number of such shares. At the expiration of such days 21 notice the board shall apportion such shares amongst the shareholders (if more than one) who shall have expressed their desire to purchase number of shares already held by them respectively, or if there be only one such shareholder, that the whole of such shares shall be sold to him, provided no shareholder shall be obliged to take more than the maximum number of such shares stated in his answer to the said notice.

Upon such apportionment being made or such one shareholder notifying his intention to purchase, as the case may be, the party desiring to sell or transfer such shares shall be bound upon payment of the said price to transfer the shares to the respective shareholders or to single shareholder who shall have agreed to purchase the same.

5. **GENERAL MEETINGS: NOTICE OF GENERAL MEETING AND PROCEEDINGS OF THE GENERAL MEETINGS.**

The Regulation of Companies Act shall apply the following variations:-

- (a) A General Meeting, Ordinary or Extraordinary may with the consent in writing of all members, be convened on a shorter notice than seven days or without notice.
- (b) Two members, present either personally or by proxy shall form a quorum.
- (c) Any ordinary resolution of the company determined without any general meeting and evidenced by writing under the hands of majority of the Directors and of the

TANZANIA  
Stamp Duty Shs. 5000/-  
PAID ON ORIGINAL  
Receipt No. 30993 of 08/11/13  
Stamp Duty (Acc)  
Moyi

PRIVATE COMPANY LIMITED BY SHARES  
ARTICLES OF ASSOCIATION  
CHANG JIANG INVESTMENT LIMITED

INTERPRETATION

In these regulations:-

"The Act means" the Companies Act 2002 of the Laws of Tanzania.

TANZANIA  
Stamp Duty Shs. 2500/- Paid  
Receipt No. 30993 of 08/11/13  
Moyi  
Asst. Registrar of Companies

When any provision of the Act is referred to, the reference is that provision is as modified by any law for the time being in force.

Unless the context otherwise requires, the expressions defined in the Act or any statutory modification thereof in the force at the date at which these regulations become binding on the company, shall have the meaning so defined.

Any words importing the singular shall include the plural and vice versa, and words importing the masculine gender shall include females, and the words importing persons shall include bodies corporate, partnership, firms, cooperatives, societies, etc.

The regulations of Companies Act shall not apply to the company, save in so far as they are varied or excluded hereby, but in case of any conflict between the provisions herein, and the provisions under this regulation the former shall prevail, and addition in addition to substitution shall be the regulation of the Company.

PRIVATE COMPANY

2. The Company is a Private Company and accordingly:-
  - (a) The right to transfer shares is restricted in manner hereinafter prescribed.
  - (b) The number of members of the company (exclusive of persons who are in the employment of the Company and of persons who have been formerly in the employment of the company were while in such employment to be the member of the company) is limited fifty, provided that where two or more persons hold one or more shares in the company jointly they shall for the purpose of this regulation be tested as a single member.
  - (c) Any invitation to the public to subscribe for any shares or debentures of the Company is prohibited.
  - (d) The Company shall not have power to issue share warrants to bearer.

TRANSFER OF SHARES

We, the several persons whose names and addresses are subscribed, are desirous of being formed into a company, in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the Company set opposite our respective names.

Names, Addresses, and Description of Subscribers.	Number of shares taken by each Subscriber	Signature
LIU GUO WEI P.O. BOX 14957 DAR ES SALAAM	9000	刘国伟
LIU MING YONG P.O. BOX 14957 DAR ES SALAAM	1000	刘

Dated at.....*Dar*.....this...*8*...day of...*JANUARY*...20*08*...

**Witness** to the above signatures

Name :

*ARIZU M. N. SALANT*

Signature :

*[Handwritten Signature]*

Postal Address :

*P.O. BOX 2567 DAR*

Qualification :

*ADVOCATE*



the terms of any other paragraph of the name of the Company but may be carried out in as full and ample a manner and construed in as wide a sense as if each of the said paragraph define the objects of the separate and distinct compound.

That the meaning of any general word or words in any paragraph of this clause shall not be restricted by being construed ejusdem generis with any particular word or words in the same paragraph

**AND** it is hereby declare that the word "Company" in this clause , except where used in reference of this Company , shall be deemed to include any partnership or other body of persons, whether incorporated, and whether domiciled in Tanzania or elsewhere, and that the intention is that each of the objects set forth in any sub-clause or by the same of the company. None of such sub-clause or the objects herein specified or the powers thereby conferred shall be deemed subsidiary or auxiliary merely to the objects mentioned in the first sub-clause.

4. The Liability of the Members is Limited
5. The capital of the Company is Shillings 8,000,000,000 divided into 10,000 shares of Shillings 800,000 each. The Company shall have powers to increase its capital and to divide the shares in its capital for the time being into several classes of stock or shares and to attach there to respectively such preferential, deferred or special rights, privileges, or conditions as may be determined by or in accordance with the Articles of Association of the Company.

poultry farmers and as millers, grazers, market gardeners seed growers and meat and fruit preservers.

- (mm) To carry on all any of the wholesale and/or retail as gemstones merchants, jewelers and/or dealers in and/or buy, sell market import export and/or general deal in all or any kinds of gemstones precious and semi-precious stones, gold silver and precious metals of whatsoever kind or description.
- (nn) To buy, manufacture, export, import and deal in machinery, plans and or things capable of being used in any such business as aforesaid or required by any cost paper of or persons having dealings with the company.
- (oo) To carry on the business of importers, exporters, buying selling, wholesales, dealers in hardware, building materials, sanitary-ware, wall papers, roofing tiles, flooring tiles, supplying industrial equipment's agricultural implements and equipment's spares of every description, plumbers, decorators, steel fabrication, machine shop, nickel plating, electric plating, making steel windows, doors, frames and roof tresses.
- (pp) To carry on the business of importers, exporters, general merchants, general store-keepers, universal providers, wholesale and/or retail traders, dealers of piece wood, paints, hardware, glassware, crockery, cutlery, ironmongery, turners and other household fittings and requirements, other articles and commodities of personal, household use and consumption provisions, textiles, groceries, medicines, drugs, wines, spirits, liquors, chemical, surgical, option, photographic and other instruments, apparatus and materials, motor vehicles, automobiles and generally in all manufactured goods of all types and merchandise of all kinds.
- (qq) To carry on business of recycling bottles, cans and cardboards.
- (rr) To carry on the business of export and or import of bird, carvings, artworks, woodworks, guiding aids, artistic and or demonstration tools, business promotion apparatus and or tools, wood and or timber products, forest produce, designers of arts and representations thereof, dealers in carvings of all kinds, types and description whatsoever.
- (ss) To carry on the business as general food processors packers and suppliers, to be general suppliers of hard foods stuffs and agricultural crops, to be grain millers and food mixers to be general exporters of fresh fruits vegetables and flowers, to act as agents of buying and selling all kinds of motor vehicles, General supplies, buying and selling building hardware of every description, electrical appliances, lease.

And it is hereby declared that:-

The word "company" in this clause, except where used in reference to this Company, shall be deemed to include any partnership or other body of persons, whether corporate or incorporate, and whether domiciled in the United Republic of Tanzania or elsewhere.

The object specified in each of the paragraphs of the paragraph of this clause shall be regarded as independent objects, and accordingly shall in no way be limited or restricted (except where otherwise expressed in such paragraphs) by reference to or inference from

- (dd) To carry on the business of, to buy, sell, manufacture, and deal in all kinds of unguents and ingredients, to carry on business of selling candles and perfumes, collectors of flowers and perfume producing vegetation.
- (ee) To carry on the business of customers robe, dress and mantle makers, silk makers and suppliers of clothing, lingerie and trimmings of every kind, selling corset, furriers, general drapers, haberdashers, milliners, hosiers, gloves, lace makers, and dealers, feather dressers and merchants, hatters, boot and shoe makers, dealers in fabrics, ribbons, perfume and flower (artificial and natural) and materials of all kinds.
- (ff) To carry on all or any of the business of stationers, printers, lithographers, stereotypes, electrotypes, engraves, photo lithographers, typesetting, machine operators, die sinkers, envelope makers, book binders, account book manufacturers, machine, rulers, numerical printers, paper makers, paper baffles and account book makers, box makers, flat and box file makers, cardboard manufacturers, type founders photographers, manufacturers of and dealers in playing visiting, railways, festival invitation, business complimentary and fancy cards and valentine, dealers in parchment stamp agents of payments of stamps and other duties, advertising agents, designers, draftsmen manufacturers, book sellers, publishers and dealers in materials used in the manufacturers of paper, cabinet makers, file rack maker and dealers in or manufacturers of any other articles of things of character similar of analogous to the foregoing or any of them or connected therewith and to deal in the manufacture of all sell by wholesale or retail of school chalks, and secretarial services.
- (gg) To carry on the business to promote recycling of confidential paper and other recyclables to partners and staff, recycling of toner, cartridge from photocopies.
- (hh) To carry on business of assembling and distribution of all type of electrical products, apparatus, electrical appliances, office equipment, computers and word processors hardware and other software connected with the Computer Industry and also the sale and maintenance thereof.
- (ii) To carry on business of traders, suppliers, general merchants, importers and exporters, stockiest, wholesalers, retailers and dealer in all types of 12Way communication Radios, Telecommunication, and Electronics Equipment (Sales and Installation; Services and maintenance) Parts and Accessories, agricultural machinery, implements, spare parts, tires, tubes, tools and accessories for all types of automotive, motor vehicles.
- (jj) To carry on or any of the trades and business of farmers, planters, grazers, breeders of the dealers in live stock, market gardeners, arbor culturists, agriculturists, horticulturists and dairymen and any other trade or business in connection with arboriculture, agriculture or horticulture.
- (kk) To purchase and sell livestock, poultry and agricultural and animal produce of all kinds, both wholesale and retail.
- (ll) To carry on the business as ranchers, breeder of animals of all kinds as dairy, ostrich and poultry farmers and as ranchers, breeder of animals of all kinds, as dairy, ostrich and

analogous, similar thereto, required to be or capable of being carried on in conjunction therewith.

- (w) To carry on the business of manufacturers importers, exporters and dealers in (whether or retail) all kinds of plastic wares for domestic, office, Industrial use or otherwise plastic component and appliances, medical, chemical preparation articles and compounds and manufacture, import, sell dyes cosmetics, soap, washes, pomades, paints, pigments, oils, spirits, distempers varnishes, resins, synthetic and manmade materials and fabrics of whatsoever nature and deal in all articles, substances and things commonly or conveniently used in or for making up, preparing or packing any products in which the company is authorized to deal with which may be required by the customers or persons having dealing with the company.
- (x) To carry on the trades or business of a telephones, telegraph cable and wireless communications company and to establish, work, manage, sell, hire out, and maintain telephone exchanges, Internet, café, cable communications, telegraph offices and radio and television receiving and transmitting stations and any other systems for communications whether consisting of sounds, visual images, electrical impulses or otherwise either alone or in any combination.
- (y) To carry on business as transporters of passengers, goods, package merchandise, wares, luggage, haulers, trucks, personal effects and also act as agents for railways, shipping, chartering and transporting, corporations, road constructors, cargo, superintendents, warehousemen, government, parastatal, transport contractors and deal with clearing and forwarding dispatching of sea, air and land cargo to various parts or destinations in the world network.
- (z) To carry on the business of warehousemen, godown keepers and stores of goods, wares and merchandise of every kind and description and whatsoever.
- (aa) To carry on the business of miners and mining in all their branches and for the said purpose to peg, purchase, take on lease, or exchange or otherwise acquire concessions, grants, easements, options, claims, properties, cassettes- and effects supposed to contain minerals, diamonds, or other precious stones, and any interest therein, and to explore, mine, work, excise develop and turn to account mines and mining rights and any undertaking connected therewith.
- (bb) To engage in and or otherwise carry on the business of professional investors and entrepreneurs, business venturers, manufacturers, super traders, importers, exporters, distributors, suppliers, dealers in commercial and industrial goods, general business consultants, all businesses and trades incidental analogous, similar thereto required to be and otherwise capable of being carried on in conjunction therewith.
- (cc) To construct, maintain and improve or subscribe towards the construction maintenance improvements of roads, water-works, and canals, and also of tramways, railways, and other roads and quays and wharves for the purpose of the company, or for access to the lands, works, and properties of the company, or to connect the same with other lines of communications.

- (p) To carry on the business of manufacturers, traders of and dealers in chemical compounds organic and inorganic in all forms, and chemical products of any nature and kind whatsoever, all by products and joint products thereof.
- (q) To carry on the business as general merchants, traders, consumers, suppliers, importers, exporters, stockiest, wholesalers, retailers and dealers in all types of electrical goods, hardware, building materials, spare parts and maintenance, tires, tubes, tools and accessories for all types of automotive, motor vehicles, agricultural machinery, implements, equipment, all kinds of industrial projects machinery and equipment, timber, fishing gears, groceries, computers, office equipments, cooking oils, salts, foodstuffs, cosmetics, oils, paints, spirits sheets, hinges, screws, iron monger, textiles piece goods, all types of leather goods, shoes, bags and other similar goods.
- (r) To carry the business of importer and exporters, wholesalers, retailers, general merchants, provision store, general store keepers, universal providers, to establish supermarkets, duty free shops, import and export, manufacture goods, textiles, home appliances, utensils, piece goods imitation jeweler, hosiery, shoes, sun-glasses, handbags household requirements generally in all manufactured goods of all type, to acquire, establish, dealers in selling ready made garments and knitwear's, shoes, toys, motor cycles, bicycles, bicycle chairs, computer and its part television, mobile phone, cookers, slippers jeans, and description for commercial and home use.
- (s) To carry on the business of reduce the total quantity of waste produced in the country.
- (t) To engage and or carry on the business of cleaning premises, streets, road, maintainers of dilapidated buildings, plumbing, furniture manufactures, suppliers and exporters, residential and office furnishers. To build, construct, alter, improve, enlarge, repair, maintain, develop, demolish, remove or replace and to work, manage, carry out or control works of all descriptions, including but not limited to offices, factories, mills, warehouse, shops, stores, garages and other buildings, roads, machinery and plants, which may, in the opinion of the directors of the Company, be likely to advance directly or indirectly the Company's interests; to clear sites for the same, to contribute to, subsidies or otherwise assist in the building, construction, alternation, repair, improve, enlargement, maintenance, development, demolition, removal, replacement, working, management, carrying out or control.
- (u) To carry business as importers, suppliers, distributors, general merchants, sellers, buyers, worldwide traders wholesalers, retailers, deals in goods, stores, consumable articles, general merchandise and commodities, maize, tea, rice, jute, bags, corn, sugar, beans, wheat, sisal, hides, leather products leather goods, beeswax, honey, simsim, instant coffee, raw coffee, coconuts, and coconut products, green peas, foods and cash crops including livestock.
- (v) To engage in and or otherwise carry on the business of professional hardware dealers, super traders, agents, manufacturers, buyers, sellers, distributors, suppliers, importers, exporters of building materials, decoration materials, domestic and industrial goods, agricultural and or farm implements, electrical and electronic appliances, apparatus and tools, sanitary and cleaning materials, toiletry items, all businesses and trades incidental

- (g) To carry on the business of builders and civil contractors, engineers, founders, construct, maintain, repairs, pull down and restore either alone or jointly and establish jointly ventures with other companies, persons works or all descriptions including ginneries oil mills, textiles, factories, engines, roads, bridges, machineries and houses, offices, workshops, buildings and premises and any fixed or movable machineries, tools, plant, implements, patterns, stock-in-trade, patents and patent rights, technical know-how, goodwill liabilities and engagements of or connected with workshops.
- (h) To establish workshops for training of heavy duty construction equipment handling and safety measures, hire of construction equipment, construction labor and general advisory services.
- (i) To engage and or carry on the business of general civil works, engineering, buildings, road constructions renovations, office practitioners, decorators, maintainers of dilapidated buildings, plumbing, furniture manufactures, suppliers and exporters, residential and office furnishers and general to be designers and fabricators of all kinds of gadgets whatsoever, to be timber processors, sawmillers and suppliers of all kinds of timber to be hardware and building materials suppliers, manufactures of electrical equipments and suppliers.
- (j) To carry on the business of management of all kind of construction works and construction management, property management, real estate and any related works thereto.
- (k) To carry on the business of building contractors, masonry and general construction contractors and among other things to construct, execute, carry out, equip, improve, work and advertise railways, tramways, docks harbors, sharves, canals, water-courses, irrigations, reclamations, sewage, drainage and other sanitary works, water, gas, electric and other supply works, houses building and erections of every kind.
- (l) To carry on the business of architectural work and technical drawings on building and contractors, masonry and general construction contractors and where necessary to give consultation on the same.
- (m) To provide consultancy on construction, architecture, structural designs and engineering, construction labor management, estate plans and soil testing.
- (n) To carry on the business of real estate agents, property managers, and realty administrators of buildings, services of letting or valuation, builders, contractors for construction works, renovation, decoration and demolition and to purchase otherwise acquire land for houses, offices, workshops and building premises.
- (o) To carry on the business as traders, suppliers, general merchants, importers, exporters, stockiest, wholesalers, retailers and dealers in all types of electrical goods, hardware, building materials, spare parts and maintenance, tires, tubes, tools and accessories for all types of automotive, motor vehicles, scrapers, agricultural machinery, implements, equipment, all kinds of industrial projects machinery and equipment, timber, fishing gears, groceries, computers, office equipments, cooking oils, salts, foodstuffs, cosmetics, oils, paints, spirits sheets, hinges, screws, iron mongers, textiles piece goods, all types of leather goods, shoes, bags and other similar goods.

TANZANIA  
Stamp Duty Shts 5000/-  
PAID ON ORIGINAL  
30993 of 08/1/2013  
Asst. Registrar of Companies

THE COMPANIES ACT 2002  
COMPANY LIMITED BY SHARES  
MEMORANDUM OF ASSOCIATION  
OF  
CHANG JIANG INVESTMENT LIMITED

TANZANIA  
Stamp Duty Shts 2500/-  
Receipt No. 30993 of 08/1/2013  
Asst. Registrar of Companies

1. The name of the company "CHANG JIANG INVESTMENT LIMITED"
2. The Registered office of the Company will be situated in Tanzania.
3. The objects for which the Company is established are:
  - (a) To carry on the business of producing cement, white cement, gypsum powder, lime aluminum pet flakes, metal recycling and processing.
  - (b) To carry on the business of manufacturing, processors, dealers, traders, agents, suppliers stockiest, contractors engineers, designers, consultants for any or all of Aluminum and plastic products in film, sheet, rod, tubular, laminate or any other shape or form including the business of resins and molding compounds such as cross-linked and non cross-linked low to high density polyethylene polyurethane, polyamide, polycarbonate polyester, cellulose acetate, nylon, foamed aluminum, plastic and composites, additives, fillers and reinforcements and all other aluminum and plastic materials of all kind and all derivatives thereof that may be in existence or may be developed in future.
  - (c) To carry on the business of manufacturer, importers, exporters and deal in aluminum and plastics, PVC's, Simtanks, pipes, bottles, bottler makers, bottle stoppers and all kinds of containers including basins, trays, plotlines, pipes manufacturers and dealers in all kind of plastic goods.
  - (d) To carry on with business of buying, selling and exporting of all types of aluminum and plastics, materials including but not limited aluminum and plastic papers, organic waste, human waste, and materials, leather products, wood, clothing, building materials, metals.
  - (e) To carry on business as general traders, importers and exporters of construction materials, building materials, hardware, bricks, tiles, corrugated iron, metal materials, machines and materials for road, rail making and other related equipments for building purposes of all kinds.
  - (f) To carry on the business as To build, construct, alter, improve, enlarge, repair, maintain, develop, demolish, remove or replace and to work, manage, carry out or control works of all descriptions, including but not limited to offices, factories, mills, warehouses, shops, stores, garages and other buildings, roads, machinery and plants, which may in the opinion of the Directors of the Company, be likely to advance directly or indirectly the Company's interests; to clear sites for the same; to contribute to, subsidies or otherwise assist in the building, construction, alternation, repair, improvement, enlargement, maintenance, development, demolition, removal, replacement, working, management, carrying out or control of the above.

THE UNITED REPUBLIC OF TANZANIA



CERTIFICATE OF INCORPORATION

NO.

CHANG JIANG INVESTMENT LIMITED

In this day incorporated under the Company Act 2002 and that the Company is limited.

**GIVEN** under my hand at Dar es Salaam, this.....Day of Two Thousand and twelve.

**Registrar of Companies**



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**COPY OF MEMORANDUM AND ARTCLE OF ASSOCIATION**

PROJECTED CASHFLOW STATEMENT

Particulars	<u>Yr0</u>	<u>Yr1</u>	<u>Yr2</u>	<u>Yr3</u>	<u>Yr4</u>	<u>Yr5</u>
	\$	\$	\$	\$	\$	\$
RECEIPTS						
Equity	10,000,000					
Total Revenue		32,400,000	36,450,000	40,500,000	40,500,000	40,500,000
Total Receipts	10,000,000	32,400,000	36,450,000	40,500,000	40,500,000	40,500,000
PAYMENTS						
Land and Buildings	4,000,000					
Plant & Equipments	4,000,000					
Furniture & Fittings	100,000					
Motor Vehicles	500,000					
Operating expenses	0	806,400	646,800	646,800	646,800	646,800
Investment Tax		9,478,080	10,740,960	11,955,960	11,955,960	11,955,960
Adjustment for Depreciation		(140,000)	(140,000)	(140,000)	(140,000)	(140,000)
Total Payments	8,600,000	10,144,480	11,247,760	12,462,760	12,462,760	12,462,760
Net Cash Inflow/(Outflow)	1,400,000	22,255,520	25,202,240	28,037,240	28,037,240	28,037,240
Opening cash and bank balance	0	1,400,000	23,655,520	48,857,760	76,895,000	104,932,240
Closing cash and bank balance	1,400,000	23,655,520	48,857,760	76,895,000	104,932,240	132,969,480

CHANG JIANG INVESTMENT LIMITED  
P.O. BOX 4191  
DAR ES SALAAM

**Depreciation Schedule:**

Particulars	0	1	2	3	4	5
Land & Buildings	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Depreciation charge (2.00%)		80,000	80,000	80,000	80,000	80,000
Cumulated depreciation		80,000	160,000	240,000	320,000	400,000
<b>NBV</b>	<b>4,000,000</b>	<b>3,920,000</b>	<b>3,840,000</b>	<b>3,760,000</b>	<b>3,680,000</b>	<b>3,600,000</b>
Plant & Machinery	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Depreciation charge (2.00%)		80,000	80,000	80,000	80,000	80,000
Cumulated depreciation		80,000	160,000	240,000	320,000	400,000
<b>NBV</b>	<b>4,000,000</b>	<b>3,920,000</b>	<b>3,840,000</b>	<b>3,760,000</b>	<b>3,680,000</b>	<b>3,600,000</b>
Furniture & Fittings	100,000	100,000	100,000	100,000	100,000	100,000
Depreciation (10%)		10,000	10,000	10,000	10,000	10,000
Cumulated depreciation		10,000	20,000	30,000	40,000	50,000
<b>NBV</b>	<b>\$100,000</b>	<b>\$90,000</b>	<b>\$80,000</b>	<b>\$70,000</b>	<b>\$60,000</b>	<b>\$50,000</b>
Motor Vehicle	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Depreciation		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Accumulated depreciation		\$50,000	\$100,000	\$150,000	\$200,000	\$250,000
<b>NBV</b>	<b>\$500,000</b>	<b>\$450,000</b>	<b>\$400,000</b>	<b>\$350,000</b>	<b>\$300,000</b>	<b>\$250,000</b>

**PROJECTED BALANCE SHEETS:**

Particulars	<u>0</u> \$	<u>1</u> \$	<u>2</u> \$	<u>3</u> \$	<u>4</u> \$	<u>5</u> \$
Fixed Assets						
Land & Buildings	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Plant & Machinery	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Furniture & Fittings	100,000	100,000	100,000	100,000	100,000	100,000
Motor Vehicle	500,000	500,000	500,000	500,000	500,000	500,000
<b>Total Fixed Assets</b>	<b>8,600,000</b>	<b>8,600,000</b>	<b>8,600,000</b>	<b>8,600,000</b>	<b>8,600,000</b>	<b>8,600,000</b>
Less Accumulated Depreciation	0	(140,000)	(280,000)	(420,000)	(560,000)	(700,000)
<b>Net Book Value</b>	<b>8,600,000</b>	<b>8,460,000</b>	<b>8,320,000</b>	<b>8,180,000</b>	<b>8,040,000</b>	<b>7,900,000</b>
<b>CURRENT ASSETS</b>						
Cash and Bank	1,400,000	23,655,520	48,857,760	76,895,000	104,932,240	132,969,480
<b>Total Current Assets</b>	<b>1,400,000</b>	<b>23,655,520</b>	<b>48,857,760</b>	<b>76,895,000</b>	<b>104,932,240</b>	<b>132,969,480</b>
<b>CURRENT LIABILITIES</b>						
Creditors and Accruals						
Corporate Tax						
<b>NET CURRENT ASSETS</b>	<b>1,400,000</b>	<b>23,655,520</b>	<b>48,857,760</b>	<b>76,895,000</b>	<b>104,932,240</b>	<b>132,969,480</b>
<b>TOTAL ASSETS</b>	<b>10,000,000</b>	<b>32,115,520</b>	<b>57,177,760</b>	<b>85,075,000</b>	<b>112,972,240</b>	<b>140,869,480</b>
<b>CAPITAL AND RESERVES</b>						
Equity	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Retained Earnings	0	22,115,520	47,177,760	75,075,000	102,972,240	130,869,480
<b>CAPITAL EMPLOYED</b>	<b>10,000,000</b>	<b>32,115,520</b>	<b>57,177,760</b>	<b>85,075,000</b>	<b>112,972,240</b>	<b>140,869,480</b>

**CHANG JIANG INVESTMENT LIMITED**  
**P.O. BOX 4191**  
**DAR ES SALAAM**

FINANCIAL PLAN

PROJECTED INCOME STATEMENT

Particulars	<u>Yr0</u> \$	<u>Yr1</u> \$	<u>Yr2</u> \$	<u>Yr3</u> \$	<u>Yr4</u> \$	<u>Yr5</u> \$
<b>Annual Income</b>						
Total Rental Revenue	0	36,000,000	40,500,000	45,000,000	45,000,000	45,000,000
Cost of sales	0	3,600,000	4,050,000	4,500,000	4,500,000	4,500,000
<b>Total Income</b>	<b>0</b>	<b>32,400,000</b>	<b>36,450,000</b>	<b>40,500,000</b>	<b>40,500,000</b>	<b>40,500,000</b>
<b>Operating Expenses</b>						
Insurance		70,000	70,000	70,000	70,000	70,000
Salary & Wages		332,400	172,800	172,800	172,800	172,800
Public Utilities		84,000	84,000	84,000	84,000	84,000
Repair & Maintenance		180,000	180,000	180,000	180,000	180,000
<b>Total Maintenance &amp; Operating Expenses</b>	<b>0</b>	<b>666,400</b>	<b>506,800</b>	<b>506,800</b>	<b>506,800</b>	<b>506,800</b>
Operating Profit	0	31,733,600	35,943,200	39,993,200	39,993,200	39,993,200
Depreciation charge		140,000	140,000	140,000	140,000	140,000
Profit Before Tax		31,593,600	35,803,200	39,853,200	39,853,200	39,853,200
Investment Tax (30%)	0	9,478,080	10,740,960	11,955,960	11,955,960	11,955,960
<b>Profit for the year</b>	<b>0</b>	<b>22,115,520</b>	<b>25,062,240</b>	<b>27,897,240</b>	<b>27,897,240</b>	<b>27,897,240</b>

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# FINANCIAL PROJECTION

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CHANG JIANG INVESTMENT LIMITED  
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ability is strong, so the project has a certain ability to resist risks during the operation, but the need to strengthen. During the process of the project, should be to control the risk through repeated process of risk identification, risk assessment and risk response. The main treatment to coordinate the relation of land requisition demolition process with the local government and the masses in the project preparation stage, to coordinate the conflict, the construction unit may with the local people in the project implementation process, in short, to grasp the inspection, readjustment in social risk control process, risk to a minimum degree.

## Chapter Eight

### Social impact analysis

#### *8.1 analysis of the social impact*

##### **8.1.1 Effects**

###### (1) Industry association effect

This area is abundant in natural resources, abundant labor resources, after the completion of the project, the local social resource reasonable configuration, achieve better economic benefit. The implementation of the project in the area, the local planning objectives will also play a strong role in promoting, and will contribute to the realization of large-scale, intensive, modern building materials industry and sustainable development of the region.

###### (2) Environmental ecological effect

The project for the annual production capacity of 300000 tons of cement grinding production line project, will use more advanced technology, especially in reducing energy consumption, reducing pollutant emissions and other aspects of the strict, there is a higher requirement for the local environment and ecological effect.

###### (3) Technology diffusion effect

The proposed project will need to add 46 production workers, the wages of workers by 1200USD/ year. People, so proper arrangements for laid-off workers in the local part of employment, reduce the local employment pressure, improve the labor and social security, through the training of production workers, improve laborer quality, improve the local economic level, driven in part area of Mtara industrial development, to play, to promote the construction of harmonious society will benefit, but also to create a tax to the state and local, social benefits are obvious.

#### **8.2 Social adaptability analysis**

Mtara government guidance and strong, a good investment environment. The local customs are simple, according to the survey found that, in the past, the project development process, cooperative relations with the construction unit has good. Especially the project have higher requirements in the aspects of reducing energy consumption, reduce emissions of pollutants, the environmental impact to a minimum, so get the local people to trust in a certain extent, beneficial to the development of the project. The project is the high level of automation, new labor quota is not much, for basic education, the local health care, social security and community service will not bring big pressure.

#### **8.3 social risk and Countermeasures**

By the single factor sensitivity analysis can be seen, there is risk of the project, the sales price is the most sensitive factor, the critical point is -6.68,. The profitability of projects in the production and operation period is strong, investment recovery faster, less debt risk, and have ability to achieve break-even is feasible, to adapt to a variety of factors change

### **7.1.3.7 Financial evaluation**

- (1) Design, production scale: this project with an annual output of 300000 tons of cement.
- (2) Tax calculation:
  - Value-added tax according to sales revenue extraction.
  - Income tax: according to the profits calculation of the movement.
- (3) The distribution of profits
  - Surplus extraction 10% after-tax profits for the provident fund, provident funds when reached 50% no longer extract.
- (4) Breakeven analysis:
  - The balance analysis of profit and loss to the project's ability to adapt to the market assessment, according to the sales income, taxes, fixed cost, variable cost, analysis of the relationship between the cost and benefit of the project.
  - Project is put into production, production capacity utilization rate of average breakeven point 52.01%, the sales price breakeven point 90.20%, the ability to resist risks better.
- (5) Uncertainty analysis
  - The basic variables are adopted in the economic evaluation of projects are for the prediction and assuming future, so there must be a certain degree of uncertainty, in order to investigate the ability of various factors to the change of the project, make the sensitivity analysis of several factors affecting the project.
  - According to the analysis results, of the sales price of the highest sensitivity, prices fell 6%, the financial internal rate of return is reduced from 37.60% to 16.46%, sensitivity 8.91, critical point of -6.68, the construction project is a big risk, ability need to adjust the market changes as soon as possible.

### **7.2 Industry impact analysis**

This project adopts the technical scheme of extrusion grinding of advanced equipment, advanced technology, reliable performance, power consumption, low heat consumption, promote cement technology.

After the project is put into production, the local cement market competition pattern will change, an important role for the implementation of the adjustment of cement industry structure of government, also has a positive effect on the local cement industry development and technological progress.

The impact of regional economic.

This project can promote MTWARA economic development, improvement of industrial space layout of the local, after the completion of the project, the value-added tax and income paid annually to the local government tax, value-added tax are very impressive. Therefore the degree to raise local taxes, local industry giant played a great positive impact

Slag		10.7	7592	0.18	81234
Gypsum		38.3	19617	2.49	751331
Clinker		39.6	263182	34.56	10422007
1.2auxiliary material				0.7	207316
Grinding material		1500	30	0.15	45000
Water		0.1	55363	0.02	5536
Bag	/Piece	0.13	1206000	0.53	156780
1.3 power				3.15	912000
Electricity	USD/kwh	0.08	11400000	3.15	912000
2.wage and welfare				0.23	67467
3.Manufacturing cost				3.18	954880
4.The cost of production				45.07	13519906
5.Management fee				2.11	632520
6.Financial expenses				0.23	70206
7.Cost of sales				1.06	317540
8.Total cost				48.47	14540173

which is used for the construction of the 4,767,150USD, the 718,666USD.

2) Cash flow estimate.

Liquidity is calculated according to the normal turnover days, each year to the 2,400,000USD

3) Planned use of funds.

The project construction period of 6 months, construction funds will be all put in.

#### **7.1.2.4 Labor quota**

The project design work has a seating capacity of 46 people, all production workers.

### **7.1.3 Total cost**

#### **7.1.3.1 Raw materials and power**

Calculation according to the design index and load the consumption of raw materials and power, the actual price according to the calculation, all kinds of raw material prices and power prices not including tax.

#### **7.1.3.2 Wages and welfare fund**

The average wage of workers with 1,200USD/ years, include welfare and social security. Factory wages and welfare amounted to 55,200USD.

#### **7.1.3.4 Manufacturing cost**

Depreciation fees according to the classification of fixed assets, the original value of fixed assets life were calculated.

#### **7.1.3.5 The cost of sales**

Selling expenses including advertising fees, transportation fees, union funds etc.

#### **7.1.3.6 Financial expenses**

Financial expenses refers to period includes the production and operation of the net expenditure and other finance charges.

**Product cost table**

Name list	Unit (ton)	Price (USD)	Annual Consumption (ton)	Unit cost (USD)	Annual total Cost(USD)
1.raw material and power					
1.1raw material				37.72	11401911
Coal ash		13.3	7212	0.32	95919
Limestone		7.5	6856	0.17	51420

#### **6.4 Analysis of geological disasters:**

The project does not exist in soil, stone dug. There will not be a landslide and debris flow. About 18 kilometers of the project from the MTWARA District Office, the region has no history of cultural and natural heritage, will not affect the content.

### **CHAPTER SEVEN**

#### **Economic impact analysis**

#### **7.1 The effect of economic cost**

##### **7.1.1 Overview**

The new project for the cement grinding production line, with an annual output of 300,000 tons of cement, clinker production content for delivery to the conveyance of cement factory.

##### **7.1.2 Basic conditions**

###### **7.1.2.1 Funding for the project and total investment are shown in table 7-1**

The project design for the annual production scale of P. O42.5R cement 200,000 tons, with an annual output of P. O32.5 100,000 tons of cement.

###### **7.1.2.2 Implementation schedule**

Financial evaluation of operating period is long term. the construction period is 6 months. The production period is long term. The project put into operation the first year to meet the design production 80%.

**Table 7-1**

<b>NO.</b>	<b>NAME OF PROJECT</b>	<b>AMOUNT(USD)</b>	<b>NOTE</b>
<b>1</b>	Investment in fixed assets	10,000,000	
<b>(1)</b>	The first part of the cost	8,800,000	
<b>(2)</b>	The cost of second parts	840,000	
<b>(3)</b>	Reserve funds	560,000	
<b>2</b>	Construction investment	10,070,000	
<b>3</b>	Flow of funds	2,400,000	

###### **7.1.2.3 Funds and use plan:**

###### **1) Funds**

The project of its own funds accounted for 100% of the total 10,000,000USD, capital investment,

		DMC(A)-112			$\leq 30$	
12	Cement packing	Air box pulse bag type dust collector PPW96-5	26800	99.99	$\leq 30$	1

In order to prevent the dust belt machine, the technical proposal is arranged on the belt to steel tile protective cover, the belt is sealed in the operation, can effectively avoid the dust.

(3) Noise control:

Because there are many noise generating station in cement grinding process, and the sound level is relatively high, so when the design selection of high precision machining, assembly, quality good noise squeezing combined grinding equipment is low, the mill noise than ordinary ball mill with low 20dB (A), the vibration generated some equipment operation noise, vibration isolation, damping will consider equipment foundation, for the equipment noise belongs to the air force, such as air compressor, fan, in the design of the muffler in the airflow channel equipment, fixed position to set up sound insulation room, use of buildings, structures to block the propagation of acoustic waves

(4) Reduce water pollution

The water works most recycling, recycling rate in 92% above, only a small amount of waste water to get rid of. The production waste water as cooling water, does not contain harmful substances, will not cause pollution to the surrounding water.

Factory area living sewage is mainly the canteen, toilet, office, duty room substandard discharge sewage, waste water is treated in the septic tank back such as plant drainage system.

(5) Environmental greening

Greening plays a special role in dust pollution, protecting and improving the environment. It has a thermostat for better wet, improve climate, purifying the air, reduced noise function. Design the workshop around on both sides of the road, and that green zone as much as possible, in order to strengthen shrub planting lawn around the factory environment green

(6) The environmental protection agencies and personnel

The focus of environmental protection work in cement plants to prevent dust pollution, in the operation of the production and the dust and dust removal facilities under normal conditions, emissions, dust concentration can meet the requirement of the index, exceed the standard discharge but improper management may lead to dust, so the project will set up special dust facilities of the production line are daily management.

Grinding station set up full-time environmental protection worker 2 people, their duty is:

- 1) Establishment of environmental security system
- 2) Regular inspections and evaluation on the factory environment
- 3) Responsible for environmental protection equipment, safety facilities management
- 4) Responsible for the greening and beautification work

(7) The environmental protection index:

Ventilation equipment emission concentration is less than 30mg/Nm<sup>3</sup>

Emissions per ton of product 0.04kg/t

Distance of 20 meters the highest plant foul air dust concentration 1mg/Nm<sup>3</sup>

Factory boundary noise standard value is: day-65dB (A) and night-55dB (A).

in order to reach the standard of discharge, high efficiency gas tank pulse bag type dust collector of this design, the dust collector with high efficiency, long service life, has the function of explosion-proof, dust emissions after purification, dust concentration is less than 30mg/Nm<sup>3</sup>. Transport process and transport, storage of cement raw material proportioning station. the materials are set in a pulse bag type dust collector, the air with dust on the purification, lower 30mg/Nm<sup>3</sup> emissions.

**Table 6-1 Dust collection equipment**

NO.	Installation position	Type	Air volume M <sup>3</sup> /h	Efficiency %	Emission concentration Mg/Nm <sup>3</sup>	number
1	Clinker storage	Air box pulse bag type dust collector PPW64-5	18000	99.99	≤ 30	1
2	Gypsum and limestone crusher	Air box pulse bag type dust collector PPW64-5	18000	99.99	≤ 30	1
3	Batching silo roof	Blowing single collecting dust collector DMC-112	6000	99.99	≤ 30	2
4	Batching reservoir bottom	Air box pulse bag type dust collector PPW64-6	21300	99.99	≤ 30	1
5	Fly ash silo roof	Blowing single collecting dust collector DMC-112	6000	99.99	≤ 30	1
6	Fly ash reservoir bottom	Blowing single collecting dust collector DMC-112	3500-4500	99.99	≤ 30	1
7	Roller press system	Air box pulse bag type dust collector PPW128-11	180000	99.99	≤ 30	1
8	Cement mill end	Air box pulse bag type dust collector PPW64-6	21300	9.99	≤ 30	1
9	Chute	Blowing single collecting dust collector DMC(A)-112	4500	99.99	≤ 30	1
10	Cement silo roof	Blowing single collecting dust collector DMC(A)-112	13390	99.99	≤ 30	2
11	Bulk storage	Blowing single collecting dust collector	6000	99.99		1

## CHAPTER SIX

### *Analysis of environmental and ecological Impact*

#### **6.1 Environmental and ecological situation**

The new annual output of 300000 tons of cement production line of CHANGJIANG INVESTMENT Ltd in the urban area about 18 km distance of MTWARA, no intensive of nearby residents, the overall surrounding environment is good.

#### **6.2 Analysis of environmental and ecological impact**

This project construction projects on environmental pollution are dust, waste water and noise in three aspects, in which the dust is the main factor causing air pollution of cement grinding station, because the capacity is large, a wide range of contamination, the harm is very serious, so the dust control in cement grinding station is the key environmental protection.

##### (1) Dust

In the production process of dust emission occurs mainly in the gypsum and slag crushing, cement grinding, cement bulk and packaging and materials handling and transportation process, including through the dust emission and ventilation equipment for organized emissions, dust in the handling, transport, storage process and free scattered the unorganized emissions.

##### (2) Noise

The main equipment generating noise crusher, air compressor, mill, but the noise pollution is physical, do not accumulate in the environment, is local to the influence of human disturbance and on the environment, when the source is stopped, the noise pollution immediately stop.

##### (3) Sewage

Sewage: production personnel quantity is less, use less water, sewage after treatment discharge, its scope is not.

Industrial wastewater: mainly in circulating cooling water of air compressor and mill, timing to replace the new water, but does not contain toxic, harmful substances.

#### **6.3 Ecological environment protection measures**

##### (1) Design standards

In order to build the grinding station as garden-style factory and to become a real green environmental protection enterprises. The technical scheme on comprehensive governance principles, and efficient environmental protection equipment in each production link, so that the dust emission concentration reached the standard, and make a comprehensive greening, landscaping.

##### (2) The dust control

In order to effectively control the dust. in the design process as far as possible the use of sealed equipment and closed warehouse, reduce material transport gap, the dusty gas with high efficiency of dust removal equipment after purification, organized emissions, exhaust emissions in the dust removing system will be less than  $30\text{mg}/\text{Nm}^3$ , dust will be returned to the process. Process each, no solid waste elimination.

Exhaust gas produced limestone, gypsum crushing and grinding of the high concentration of dust,

## CHAPTER FIVE

### Construction land

#### 5.1 CONSTRUCTION LAND

##### 5.1.1 Project

The construction of this project is located at the southern Tanzania important port city of MTWARA, road and sea condition is very advantageous.

##### 5.1.2 Construction site

CHANGJIANG INVESTMENT LTD grinding station 300000 tons of new production lines to use the site covers an area of 120 acres, according to preliminary survey report, the construction site found no fault, landslide, karst caves and other adverse geological phenomenon, nor the existence of saturated sandy soil seismic liquefaction and soft soil seismic subsidence, so the site belongs to the seismic performance is favorable, site stability good, suitable for engineering construction, surface the allowable bearing stress is about  $10t/m^3$ , the lower the allowable bearing capacity of about  $30-80t/m^3$ .

The construction drawing design stage should be detailed reconnaissance work, providing the reliable basis for the rational design of foundation engineering.

##### 5.1.3 Construction land index of technical economy

The project covers an area of 120 acres, technical and economic index of construction site are shown in Table 5-1.

Table 5-1

NO.	INDEX NAME	UNIT	QUANTITY
1	The factory covers area	ha	120
2	Building area	M <sup>3</sup>	12000
3	Yard and outdoor operation area	M <sup>3</sup>	7000
4	Building coefficient	%	37.5
5	Factory road plaza area	M <sup>3</sup>	7000
6	Coefficient of utilization	%	76.25
7	Afforested area	M <sup>3</sup>	28000

The comprehensive energy consumption per unit product (kwh/t)	39-40	38	36
---	-------	----	----

#### **4.5 Energy saving measures**

The technical scheme in the mature, reliable, advanced indexes, economic and reasonable principle, considering the manufacturing level of electrical equipment and the status quo, energy-saving measures and energy saving products used in the design are as follows:

(1) The cement grinding: use advanced technology, squeezing combined grinding process system energy saving, compared with the traditional system, electricity saving unit product energy 9kWh, with an annual output of 300000 tons of production line of annual energy saving 2700000kWh.

(2) Substation collocation equipment use S11 series low-loss energy-saving power transformers, reasonable selection of transformer variable, in ensuring the safe operation of the system under the condition of minimizing the installed capacity of transformer, in order to reduce the energy consumption of the transformer itself.

(3) Improve the quality of power transformer, the high voltage capacitor, using distributed wattless power compensation to improve the power factor of power supply system, the high end of the COS  $\phi > 0.95$  power distribution system, low end COS  $\phi > 0.98$ .

(4) For the wind machine and load fluctuations larger equipment, uses the exchange frequency conversion control technology, power output control equipment to reduce the useless waste of energy.

(5) High voltage motor is greater than 500KW, using liquid rheostat starting current limiting to reduce large electromechanical. Low-voltage motor is greater than 45KW, the soft starter to start improving characteristics of the motor to achieve the purpose of energy saving.

(6) Using the DCS computer control system, startup sequence is reasonable control equipment and start time to avoid idle phenomenon equipment production line.

(7) The factory lighting using a new type of energy-saving lamps for lighting, high-power awakening photoelectric automatic control to eliminate long time lighting phenomenon.

#### **4.6 Energy-saving effect**

Adoption of the above measures, annual savings of approximately 3240000kwh, includes:

(1) By squeezing combined grinding system, per ton of cement node 9kwh/t, section 2700000kwh.

(2) The energy-saving electric power transformer, capacitor compensation, fan of AC variable frequency speed regulation, large motor liquid rheostat starting, DCS computer control system and energy-saving lamps and other technical measures, saving electricity 540000kwh.

	$\leq 110$	$\leq 62$	$\leq 90$	$\leq 118$	$\leq 96$
2000-4000t /d	$\leq 115$	$\leq 65$	$\leq 93$	$\leq 123$	$\leq 100$
Cement grinding station	-----	-----	$\leq 38$	-----	-----
Note	Suitable for producing clinker production line	Suitable for producing clinker production line	Suitable for producing clinker production line	Suitable for producing clinker production line	Suitable for producing clinker production line

#### 4.2 Design principles

Energy is the material base of economic development, energy conservation is a very important issue of current economic development process, with the improvement of industrialization, energy consumption will also increase. Cement grinding station no heat, but in the product processing process will consume a large amount of electric energy. In order to better conservation and rational use of energy, the project actively adopt various measures in the design, to achieve better energy-saving effect.

- (1) Mature, reliable and good effect of energy saving technology, equipment and technology.
- (2) Process layout reasonably, smooth, compact, concise, minimize the transportation of materials, energy saving.
- (3) The effective dust control measures, reduce material consumption, use new technology, new equipment in order to reduce water and electricity.
- (4) Design, rational selection of equipment, materials, in order to ensure safety operation of long-term system.

#### 4.3 Local power supply

The proposed project area in MTWARA which adequate power supply. According to the survey, the project of electricity can be guaranteed.

#### 4.4 Analysis of the types and quantities of energy consumption

- (1) The product varieties and the annual output.

The project to build a new cement grinding production lines, annual output of 300000 tons of cement in which P.O42.5R Pu Si early strength cement accounted for 70%, 210000 tons, P.O32.5 Portland cement accounted for 30%, 100000 tons.

- (2) The electric quantity and the standard project.

The project of energy consumption for power consumption type, installed capacity of 1000KW, annual power consumption of unit product 36kwh/t 10800000kwh, integrated power consumption, unit product energy consumption grinding system with 32kwh/t, a leading level in the cement industry.

	General index	Design specification index	This design index

The new annual output of 300,000tons of cement grinding production line, using high grade cement clinker, the clinker strength more than or equal to 56MPa.

(2) Coal ash powder

This production line Use the coal ash powder from nearby factories, convenient transportation, adequate supply, by the motor transport into the plant.

(3) Gypsum

Gypsum mines and the local production of two natural gypsum, convenient transportation, adequate supply .

(4) Limestone

Using local limestone mine resources, can guarantee the demand.

**Resources consumption table**

Cement type	Cement Yield (ton/year)	Clinker Consumption (ton/year)	Gypsum Consumption (ton/year)	Coal ash Powder Consumption (ton/year)	Limestone Consumption (ton/year)	Slag Consumption (ton/year)
P.O42.5	20	16.97	1.21	0.69	0.65	0.72
P.O32.5	10	8.49	0.61			
Amount	30	25.46	1.82	0.69	0.65	0.72

**3.2 The comprehensive utilization of resources**

The project for the cement grinding production project, which belongs to the processing, does not have the resources to development issues. The local slag and fly ash, not only pollute the environment, and the occupation of land, in order to make full use of resources, the technical scheme mainly adopts the mixed material to produce high grade cement, the annual use of about 18000 tons of fly ash.

**CHAPTER FOUR**

**Analysis of energy saving plan**

**4.1 The design standards**

Category	Comparable comprehensive standard coal consumption of clinker (kgce/t)	Comparable comprehensive standard electricity consumption of clinker (kw.h/t)	Comparable comprehensive power consumption of cement (kw.h/t)	Comparable comprehensive energy consumption of clinker (kgce/t)	Comparable comprehensive energy consumption of cement (kw.h/t)
4000t/d and above					

## CHAPTER TWO

### *Analysis of development planning, industrial policy and industry access*

#### **2.1 Development plan Analysis**

The development of circular economy is to achieve economic growth mode is the fundamental strategic task, is an important way for the construction of a resource-saving and sustainable development, in accordance with the requirements of scientific development, accelerate the establishment of recycling economy development model, to achieve resource consumption and environmental costs to as small as possible to obtain the largest possible economic benefits and social benefits.

With the continuous enhancement of people's awareness of environmental protection and the quality of cement. The environmental protection problems, quality problems and sustainable development has become one of the most important factors of the social and economic development, many problems of environmental protection and quality has been increasing, the results will lead to economic development is not good, and bad environmental governance, and also can't ensure the sustainable development of economic.

Insist the control of general amount, relying on promoting the development of adjustment, strengthen resource conservation and comprehensive utilization, development of circular economy, improve industrial concentration in order to realize the sustainable development of cement industry.

Cement industry is the traditional resources industry of a high energy consumption, high pollution, in order to achieve the structural adjustment of cement industry, must adopt new technology, new equipment and process in the development of cement industry. Our project is using the advantage of the clinker, can produce 300,000 tons high grade cement yearly. The project adopts grinding system and the process of most advanced configuration, not only saving investment, and the emission of pollutants, system noise, product energy consumption is a very advanced levels. This project can also consume large quantities of industrial waste residue, it's also good for the protection of the environment and resources. After the project put into production, will soon be accepted by the market, to contribute to the local economic construction.

#### **2.2 Analysis of the industry access policies**

Our company for the response of cement industry structural adjustment policies Tanzania, adapt to the market demand for cement, the new annual production capacity of 300000 tons of cement grinding production line, the construction scale and product quality are in line with the industry access policies.

## CHAPTER THREE

### **Analysis of resources development and utilization**

#### **3.1 Material resource**

(1) Clinker

1	Spare parts, spare parts purchase cost.		279,333			279,333
2	Tools and production of furniture purchase costs			23,283		23,283
<b>2</b>	Other engineering costs.				416,797	416,797
1	The management of the construction unit costs.				113,766	113,766
2	Staff training costs.				25,766	25,766
3	Cost of office furniture.				4,600	4,600
4	Commissioning fee				72,666	72,666
5	Design fee				166,666	166,666
6	Temporary facilities fee.				33,333	33,333
	First and second part total cost.	3,466,666	4,935,000	486,666	416,800	9,305,132
<b>3</b>	Basic reserve funds.				558,300	558,300
	Basic reserve funds.				558,300	558,300
<b>4</b>	The dynamic part of the investment				208,833	208,833

(3)	Electrical and power engineering.	61,766	253,650	50,416		365,832
1	The general voltage substation	47,933	105,100	18,483		203,449
2	Power supply room.		119,116	20,166		139,282
3	Power distribution and lighting.	8,300	16,816	9,250		34,366
4	The communication circuit	5,533	12,616	2,516		20,665
(4)	Water supply and drainage.	33,183	20400	5032		58,615
1	Circulating water pump house and water.	23,967	17,600	2,516		44,083
2	Water supply, drainage pipe network.	9,216	2,800	2,512		14,532
(5)	Auxiliary production engineering.	96,450	74,266	6,733		182,057
1	the control distribution building	68,800	67,266	5,050		141,116
2	Spare library and database machine repair.	27,650	11,608	1683		40,941
2	Spare parts and tools.		279,333	23,283		302,616

1	Factory engineering.	3, 466, 000	4, 655, 000	463, 333		8,584,333
(1)	Transportation	255, 300	56, 050			311, 350
1	Site formation.	3, 683				3, 683
2	Embankment engineering.	2, 338, 300				2,338,300
3	Factory wall.	9, 216				9, 216
4	The ditch and retaining wall	27, 650				27, 650
5	Road.	148, 967				148, 967
6	The balance	42, 400	56, 050			98, 450
(2)	The main production workshop.	3, 019, 966	4, 251, 466	401, 200		7,672,632
1	Clinker transport.	64, 533	119, 116	14, 450		198, 099
2	Gypsum, hybrid material.	138, 283	77, 066	10, 933		226, 282
3	Gypsum, mixed material storage.	785, 416	273, 266	18, 816		1,077,498
4	Cement grinding.	396, 383	3, 119, 016	298, 850		3,814,249
5	Coal ash storage.	239, 683	68, 666	8, 566		31, 6915
6	Cement storage.	1, 253, 700	256, 450	22, 700		153, 2850
7	Cement packaging and finished product library.	101, 400	175, 166	14, 283		290, 849
8	Air compressor station and network	40,566	162,550	12,600		215,716

name of the project	static investment	construction engineering	equipment	equipment installation	other cost
Amount (USD)	10,000,000	3,500,000	5,000,000	450,000	1,050,000
percentage	100%	35%	50%	4.5%	10.5%

Other engineering costs 403000USD, basic reserve funds for USD538000.

#### **1.2.8.4 Compilation basis**

- 1) Civil Engineering: use a similar project budgetary estimate index system, and combined with the recent commissioning and bidding for similar engineering settlement price and contract price to the local market price adjustment
- 2) Installation: using similar project budgetary estimate index system, and combined with the recent commissioning and bidding for similar engineering settlement price and contract price to the local market price adjustment
- 3) The equipment price: adjust the price according to the similar engineering actual order, the other computational costs associated with other relevant documents according to the provisions
- 4) Material price: the implementation of local current building engineering material price
- 5) Other engineering costs: reference to the relevant provisions of local calculation
- 6) Basic reserve funds: adjusted according to actual situation
- 7) Report of construction project investment estimation table:

NO.	Project name	Architectural Engineering	Device	Installation	Other Cost	Total
		USD	USD	USD	USD	USD
	Construction investment.	34,660,00	4,935,000	416,000	1,183,000	10,000,000
	Percentage	34.42%	49%	4.83%	11.75%	100%
	The static investment	3, 460, 000	4, 935, 000	486, 000	975, 000	9, 856, 000
	%	35.15%	50.03%	4.93%	9.89%	100%
I	The first part of the project cost.	3, 466, 000	4, 935, 000	486, 000		8, 887, 000

**The implementation of the project schedule:**

NO.	Project	2013	2013	2013	2013	2013	2013
		May	June	July	Aug	Sep	Oct
1	project application report and approval	-----					
2	Construction design		-----	-----			
3	Construction preparation			-----	-----		
4	Civil Engineering			-----	-----		
5	Equipment installation				-----	-----	
6	Commissioning, trial production					-----	
7	Officially put into operation						-----

**1.2.8 The scale of investment**

**1.2.8.1 Project construction scale**

This project is a cement grinding production line, production scale of annual output of 300000 tons.

**1.2.8.2 Project scope**

- A. main production engineering: from raw materials into the factory to the cement storage and shipping date a complete cement production line.
- B. Electrical, communications and power engineering: including total decompression chamber, the workshop electrical room, communications engineering, factory power distribution lines and lightning protection and grounding system.
- C. general plan Engineering: the earthwork, road greening, etc.
- D. Water supply engineering in; including the circulating pool and pump house, plant water supply pipe network.

The project static investment is 10,000,000USD.

**1.2.8.3 investment**

2	Cement storage in bulk	Inspector	3	2	2	1	8
3	Packaging and product loading	Inspector& operator	4	4		2	10
4	Air compressor station and pump room	inspector	1	1	1	1	4
5	General voltage substation	inspector	2	2	2	1	7
6	The control room	operator	2	2	2	1	7
7		Total people					46

### (3) Personnel training

This production line owns the more advanced production technology and production equipment, is a modern factory, production personnel and management personnel must have a strong ability to work. So need before production line put into production, technical management personnel, the main production jobs necessary personnel training work.

1. Need to strict technical management staff, labor safety and occupational health, environmental protection, such as training,The inspection work. For main production post system theory of the professional training for workers, technicians, and in the same cement production line for the actual operation skills training. Particularly want to protect main control and circuit operation personnel training, to fully independent and skilled operating equipment requirements, at the same time also hired experienced technical person to guide, to ensure normal production of factory and standard production

2. Project during the construction, installation and debugging, technical personnel to full participation, and fully understand the project process, equipment characteristics and production process characteristics.

#### **1.2.7.16 Project implementation progress**

After approval, project examination and approval report immediately for the preliminary design, simultaneous engineering geological exploration, then carries on the construction design, equipment order, the construction unit comes into play, grading, and civil engineering construction, construction of the civil subject for a period of time after the item into the equipment installation phase, then joint debugging and commissioning, finally carries on the continual production. In order to guarantee the engineering construction and commissioning, trial production period as far as possible little influence of the original production line of normal production, electricity, water, water and electricity transformation, cohesion and other projects coordination scheduling technology, to ensure that all work smoothly.

2. Automatic fire alarm system

Factory in important places of fire automatic alarm device.

3. General layout

The general layout of this project in strict accordance with the relevant specifications set fire prevention span and fire prevention requirements. Factory are ring road, road fire channel is more than 4 m, transportation lines, fire lane, pipeline and the distribution of outdoor fire hydrant layout in accordance with relevant specification.

The structure of the fireBetween buildings and building fire prevention, fire rating and safety evacuation of buildings, doors, Windows, etc. According to the provisions of the Tanzania is determined.

5. Indoor and outdoor fire water-fighting supply system

Assume factory fire-fighting at the same time the number is one for calculation, the maximum fire flow of 25 + 5 liters per second, fire time calculation2 hours. fire water electricity with acoustic power. USES low suppression, use pressurized fire fight by fire truck pressurized

Factory equipped with fire control loop water supply system, water supply system in the plant layout ring network, pipe diameter should not less than DN100, fire hydrant adopted the ground type, distance is not more than 120 m.

6. Special fire fighting

The central control room computer room with gas automatic fire extinguishing system

7. Lightning protection and antistatic.

Engineering construction of over 15 m for lightning protection measures, higher requirements for protective construction corresponding lightning protection measures.

**1.2.7.15 Organizations, labor capacity and personnel training**

(1) The organization setting

This cement co., LTD. Has the very high dry process cement production technology, enterprise management level, complete with a sound enterprise organization.

(2) Labor capacity

1. Compilation basis

(1).Considering the technological requirements of the project, equipment and automation level, and with reference to its actual working capacity of the factory

(2).Workers implement system work 40 hours a week, production line checking work only. No job position, every production of continuous operation, every four people complement configuration 1 round

2 Labor force.

NO.	Work section	Work type	On duty(people)			Day off (people)	Total (people)
			A	B	C		
1	Cement and cement grinding	inspector	3	3	3	1	10

signals, only after the drive signal, can boot device. All electric centralized control buttons and can remove the remote control is provided at side of machine take the key button box, to ensure the safety in maintenance, to prevent wrong operation.

All kinds of material USES the circle of library storage, will set the flap into the hole, with the ladder. Circle the lower part of the library corresponding Settings into the hole, to ensure that the air flow when the maintenance and convenient in and out.

All normal not charged equipment metal enclosure grounding or zero protection, 10 kv high tension line USES the earthing protection, 380/220 v low voltage system adopts zero protection, grounding, shop repeat grounding and lightning protection of buildings, has a plant area ground net. through have grounding device through the grounding line inside the cable trench, threading pipe, buried grounding steel wire together as a whole, to meet its resistance is less than 4 ohm

#### 6. Lightning protection.

This engineering design for greater than 15 m height of buildings and structures are installed lightning protection facilities, the strict industry standard docking ground resistance.

#### 7. Cooling purposes and moisture proof

To protect worker health, maintain normal operation of equipment, according to the specific situation of ventilation design, for grinding, packaging workshop, organized by the natural ventilation or mechanical ventilation to rule out residual heat, wet

#### 8. Fire-proof and explosion-proof measures

This design fully consider the fire separation, the channels are left fire engine room for manoeuvre, buildings set up indoor fire hydrant, fire, from the pump to the water supply, fire protection website (fire water 216 m<sup>3</sup>/design.

#### 9. Post safety operation

Set the post safety operation procedure. strengthen labor safety education and safety protection, timely issuance of labor insurance supplies, length to ensure worker safety and health.

#### (3) Production, life and health institutions

New bathroom, hot water, toilet and health institutions

#### (4) Occupational safety and health institutions

This project with labor safety and health agency, responsible for checking and supervision to the safety and health facilities, production workshop working environment and labor security system implementation, strengthen labor safety education, from the organizational safeguard the labor safety and occupational health.

### **1.2.7.14 Fire control**

To ensure plant safety, ensure people's life and property losses, the project in strict accordance with Tanzania's related policy, policy and design specifications, in order to use convenient, economic and reasonable for the principle, take effective, today's fire protection technology, starting from the local, balanced and handled correctly and safety production, key and general relationship, to promote the production and security purposes.

#### (1) Fire protection design

##### 1. Fire risk class

According to the relevant provisions of the engineering of the general voltage substation electrical room, central control room, warehouse, workshop, belongs to the c class, the rest for our class.

(2) Electromechanical maintain

Because all the electromechanical maintain will be outsourced. so there will not be the maintenance workshop. The maintenance of small equipment will be finished in the spare parts warehouse.

### **1.2.7.13 Labor safety and occupational health**

(1) Summarize

According to the rules of improving the labor condition and strengthening the labor protection the project will carry out the principle of "safety first, precaution crucial" to dust pollution, noise pollution and hyperthermia etc.

(2) Main safeguard procedures

1.The general layout of project is designed to be compact enough to make the succinct process and convenient road transportation. There will be a annular lane. All the stepping over structures' bottom will be 4.5 meters higher than the lane for fire controlling and transportation.

2.Safety of constructions

The distance of every construction can satisfy the requirement of safety and fire controlling.

Workshop inside and outside the hole, hole, groove and floor for hoisting and repair the hole, hole are set activities cover plate or equipped with protective cover and the need to set the pedestrian bridge across the transportation equipment, factory main traffic ladder width not less than 0.8 m, high ladder international airport for outdoor use protective board or fence, set in the international airport around part of the work platform railing, height 1.2 m.

3. Dust prevention and control

In order to effectively control dust spillover, reducing its impact on the environment, ensure worker health, keep workshop clean, this project implements mainly defense policy, try to reduce dust on craft link, reduce the transshipment point and divide materials, with less dust equipment, use the conveying and feeding equipment, airtight good performance in the dirt points using efficient dust collection equipment.

4. Noise control

Noise is a big project, in order to reduce the influence of noise on workers' health of body and mind, as far as possible choose low noise equipment design and process, the noise elimination noise larger devices do. Workshop within the cab use soundproof Windows and doors, walls with insulation material. In high noise area only have inspection work, to the inspection workers equipped with sound insulation protective equipment such as ear cover, each production workshop layout reasonable at the same time, strengthen the campus afforestation, control the spread of the noise

5. Machine injury prevention

The transmission part of the production workshop of the machinery and equipment, such as belt drive set shield or the fence, to prevent mechanical damage. In order to ensure the security when the heavy equipment maintenance will set the hoisting equipment, in the cross conveyor equipment required, will set up the pedestrian bridge. Workshop in all electrical equipment metal case is not charged for ground fault protection, bare part of high-voltage electrical appliances equipped with safety barrier, when grounding resistance can't meet the demand of specification, net underground equalizing, step to prevent cuts. Everyone who is controlled by the centralized control of power equipment, there are normal and accident alarm sound and light

Fire-fighting system with low suppression of the factory outside. Fire should shoulder the task of life, fire pipeline assumes the circular layout, pipeline network of smaller capacity according to determine the sum of the maximum hours of water and fire water supply, minimum diameter should not less than 100 mm, the ground is set on the pipe type hydrant. Spacing is less than 120 m, the protection radius is larger than 150 m, with eye-catching logo. Outdoor fire hydrant near the main road, less than 2 m away from the side of the road. The factory who need to set the building of indoor fire, set indoor fire hydrant, the hose and the nozzle.

(5) The drainage system

Production, living waste water drainage system and rain alms confluence system, adopts the open trench factory, entrance area

The existing drainage pipe network.

Main production wastewater for circulating water supply system in the side stream filter backwash water, workshop floor washing wastewater and a small amount of equipment cooling wastewater, quantity is less, non-toxic, direct emissions. Life living waste water, waste water for workshop no emissions. All water to flush the toilet workshop and buildings, the fecal sewage discharged after septic tank intercept fermentation treatment

(6) Water supply and drainage structures

The circulating water pump station a, and half underground circular pool a, effective volume of 60m<sup>3</sup>.

### **1.2.7.10 heating and ventilation, air conditioning**

(1) Ventilation

1. Thermal plants, waste heat of the tunnel are ruled out by the structure of the natural wind
2. Transformer room and electrical room adopt mechanical ventilation way to eliminate indoor exhaust waste heat or accident

(2) The air conditioning

1. The central control room, laboratory set fission air conditioning units.
2. Workshop of the electrical control room, etc., if you have any requirement or equipment on the surrounding environment temperature equipment there is frequent operation, the design will be set according to the specific situation in air conditioning
3. Office and canteen area before the factory set the air conditioner to adjust the environment temperature.

### **1.2.7.11 Compressed air and gas supply pipe network**

According to the requirement of gas, a station of air compressors is designed. There will be two sets of screw type air compressor and the model will be 20m<sup>3</sup> /min, 0.7Mpa.

The pipelines from the air compressor station to everywhere the gas is going to be used will be built on stilts along the constructions and structures.

### **1.2.7.12 Spare parts warehouse and electromechanical maintain**

(1) Spare parts warehouse

In the industrial area there will be a 600m<sup>2</sup> spare parts warehouse which will be enough for all the spare parts and other materials.

General workshop main body, round library as well as the basic level is not lower than C25 concrete, large pieces of equipment foundation shall not be lower than C20 concrete grade, level is not lower than MU7.5 clay brick, mortar M5, steel Q235 and Q345

#### 4. Seismic design

The region seismic fortification for 6 degrees, basic seismic acceleration value is 0.05g design. Design earthquake group is a group. Site no newly active faults, in the near field of fault activities is weak, this site doesn't affect stability. The factory all design requirements in accordance with the earthquake resistance design

### **1.2.7.9 Water supply and drainage**

#### (1) Scope of design

The project design for the annual output is 300000 tons of powder grinding station, living water supply and drainage and fire water supply design.

#### (2) Water supply and water yield

##### 1. The production water consumption

The production water consumption:  $136\text{m}^3/\text{h}$ ( $3264\text{m}^3/\text{d}$ )

Among them: circulating cooling water: $126\text{m}^3/\text{h}$ ( $3024\text{m}^3/\text{d}$ )

Circulation evaporation, splash, drainage water for such damage: $10\text{m}^3/\text{h}$ ( $240\text{m}^3/\text{d}$ ).

cyclic utilization rate: In circulating water and total water consumption calculation is 92.6%

##### 2. Life water consumption

That's including staff living water consumption and etc. A total of  $5.0\text{m}^3/\text{h}$ ( $120\text{m}^3/\text{d}$ ).

##### 3. Fire water consumption: $216\text{m}^3/\text{time}$ .

##### 4. Production and living consumption of total water consumption is $15\text{m}^3/\text{h}$ ( $360\text{m}^3/\text{d}$ ).

#### (3) Water supply

The production and living consumption of total consumption requirement and another 20% unforeseen water consumption, the water consumption is  $13.2\text{m}^3/\text{h}$ ( $316.8\text{m}^3/\text{d}$ ).

#### (4) Water supply system

In order to make full use of water resources, there is two water supply system in the workshop, that were production of circulating water supply system and life, fire water supply system.

##### 1. Circulating water supply system

Production cycle of water supply system for cooling water supply equipment. Glass fiber reinforced plastic cooling tower are adopted to decrease the cooling water temperature in the system. Circulating backwater into after using pressure backflow to the cooling tower and cooling cycle pool, again by the circulation pump booster for all production water points. The loss of water from the drinking water system supplies. In order to ensure the water quality of circulating water circulation system has about facilities near the forehead

##### 2. Life and fire-fighting water supply system

The system supplies new grinding station life, fire-fighting water supply water and circulating water system. According to the project volume the biggest workshop building and its fire resistance rating and production categories, determine the outdoor fire water consumption is 25 liters per second, indoor fire water consumption of 5 liter per second, at the same time there is a fire, put out the fire lasted two hours, the fire water consumption of  $216\text{m}^3/\text{time}$ ,  $108\text{m}^3/\text{h}$

## (2) buildings

### 1. Roof

General production workshop here 20 centimeters of 1:2 cement mortar for its roof, not here using SBS waterproof roof and 1:10 expanded perlite cement to find slope, light steel structure USES the color steel roof, and take proper lookout measures.

### 2. Walls

The frame structure infilled wall with light brick or porous clay brick, General bearing wall with porous clay brick or solid clay brick, light steel structure of the enclosure using double colored powder glass wool

### 3. Floor

General production workshop USES concrete ground, cement mortar floor, the floor tile of the control room location

### 4. Doors and windows

Pedestrian door adopt wooden door, general door adopt steel structure workshop, the transformer room for special doors and Windows, there is special requirements, using acoustic doors and Windows

### 5. Paints

Who made a layer of mixed paint wooden door components on both sides, the color coordinate by single construction according to construction, steel structure painting practice should be fully aware of the oceanic climate on the corrosion of steel

### 6. The stairs and railings

General workshop USES the steel stair, steel rail, there is special requirements, using concrete stairs

### 7. Pit

Whatever the pit depth greater than 1 m using concrete pit, pit adopts brick is less than 1 meter

### 8. To paint the inside and outside

Control room and office interior USES hemp fiber, emulsion paint two, workshop wall using cement mortar leveling, whitewash two ways. All walls are cement sand to brush paint twice, after finishing

## (3) Construction

### 1. Foundation design

Construction site is stable, no bad structure, there is no active fault, bad geological phenomenon such as landslide, the stability is good, suitable for engineering construction.

This foundation engineering basic USES natural foundation, to have larger vibration equipment foundation or pile foundation can be used when special circumstances, for small load of buildings with shallow foundation, the shallow foundation reinforcement of subsoil should be appropriate, and inspection

### 2. The subject design

Every large workshop, such as mill and packaging machine adopts reinforced concrete frame structure, all round library USES the reinforced concrete structure, the shipping department USES light steel structure, smaller span single-layer workshop USES the brick structure.

Mixed material of tent with cylindrical support, simple steel roof structure, the pile of relative wall with reinforced concrete structure

### 3. Structural materials

Power in a 250KW and above motor uses 10KV high voltage motor, below 250KW uses 380V low voltage motor. wound motor using liquid rheostat starter to start. More than 75KW low-voltage squirrel-cage motors use soft starter, others squirrel-cage motors use all direct pressure start way directly.

#### 2. Motor speed control and speed regulation of motor control.

General requirements using ac motor speed regulating motor, ac speed regulation motor using digital frequency control of motor speed control device to control.

#### 3. Electricity room and substation.

According to the production process general layout arrangement and conform to the distribution of the project, set powder mill room and packing power room. Power room type low voltage power distribution ark with GCS low-voltage withdrawable type switch cabinet supply to the low voltage motor or device powers.

Grinding mill room include: control room, substation, workshop and I/O station. With high voltage switch cabinet for high voltage motor with power plant. Power source to quote the general voltage station 2 of 10KV on different bus and distribution substation.

Packing power room include: workshop substation, workshop motive power and I/O station. All on first floor of the workshop, single loop into the line, power source to quote the general step-down station 2 of 10KV on different bus and distribution substation. Distribution substation of 10KV side design according to single bus section for cement finished products and the area in front the workshop low-voltage equipment supply power.

#### 4. The method and level of the control

Production line mam process equipment adopts distributed computer control system to control, 4-20mA analog into standard signal. According the process and character of production, in the factory setup a central control room to control the products and producing process by computer, central control room and office phone line embedded pipeline.

Every device controlled by computer is equipped with central control and local control two kinds of control mode. Beside the equipment there is control button also, and equipped with unified key switch, with central , zero position, aside three ways.

Centralized control, the computer program in advance according to the process flow and protection requirement, start or stop the device. At zero position the local control and central control can't start the engine, to ensure the security of the maintainer. Failure time, the control room can stop the engine fast.

#### 6. Electric lighting

Lighting power supply from the power station or substation, power supply for three phase four wire, voltage is 220v, maintenance power is 12/36V.

Workshop lighting generally adopt uniform and a combination of local lighting, uniform photos, and secondly local lighting.

Tall building adopts high voltage gong lamp, in order to save energy.

Control room, office, laboratory using Jade-like stone light.

#### 7. Lighting protection and grounding system.

##### 1. Lighting protection area set the lighting protect device.

Above 15m buildings use the 3 kind protection device

##### 2. Grounding system

Using TN-C-S for the grounding system, motor circuit cable adopts four core, four core is PE

		Shed store	40x50	6700		closing
2	gypsum	Shed store	24x30	2200	13.9	storage
		Round store	⌀ 8x30	2000	12.7	closing
3	limestone	Shed store	24x30	3100	56.2	storage
		Round store	⌀ 8x30	1300	23.55	closing
4	Fuel ash	Round store	2- ⌀ 10x20	1600	27.5	Storage and closing
5	Mineral Waste residue	Round store	⌀ 8x30	1200	19.6	Storage and closing
6	cement	Round store	6- ⌀ 12x30	2000	8.2	Storage and bulk

### **1.2.7.7 Electric, productive process automation**

#### (1) Electric

##### 1. Power source

Power source is introduced by distance 3 kilometers substation 10KV switch cabinet is central-positioned, model is KYN28, breaker is VS1-6. power-off protection is complex protector, power source protected by DC screen computer without maintenance.

##### 2. Voltage class

High voltage distribution voltage:	10Kv.V.AC
High voltage motor voltage:	10Kv.AC
High voltage dc operating voltage:	220V.DC
Low voltage distribution voltage:	0.4Kv.AC
Low voltage motor voltage:	0.38Kv.AC
Lighting voltage:	220V.AC
Repair the lighting voltage:	36/12AC

##### 3. Power load and consumption

Total installed capacity of the substation:	1500kW
The calculation power consumption:	1500kw
Throughout the overall power consumption:	6KWh/t

##### 4. Compensation of power factor

Using high and low voltage compensation mode at the same time, 10KV high voltage side of the high voltage capacitor compensation device is installed in a distribution substation centralized compensation.

Electricity room set low-voltage power automatic compensation device, choose ABB products.

Ball mill motor is set on the compensating device, with the active motor input and removal.

##### 5. Electric traction

###### 1. Selection of motor and startup mode

(5) The cement store and bulk store

Six R12\*30m cement storage rooms will be used, the total capacity is 20000 tons, two offloading machines are settled in each storage room, and air pipe ways will be built to deliver the cement to the packing system and the cement bulk storage room.

(6) Cement packing and product loading

One eight-mouth back and forth packing machine, single machine power is 100t/h. Storage ground pipe transport cement to the up-loader, up-loader delivers cement to the compactor, middle storage room, and then using the packing machine to pack it into bags, final products can be loaded to trucks directly to sell or transferred to final products storage room.

### **1.2.7.3 Assistant producing equipment**

(1) Air compressor station and pipe network

According to the situation of air using, the design sets an air compressor station, chooses two set 20m<sup>3</sup>/min, 0.7Mpa screw-type air compressor( one for future use), to provide enough air for the whole producing line.

The air pipe from the air compressor station to every air using spot will be built through buildings.

(2) Spare parts storage and electromechanical repair

1, spare parts storage

This project using the whole package of mill grinder station spare parts storage, putting all needed spare parts and other materials.

2. Electromechanical repair

This project's electromechanical repair can be done at the spare parts storage room.

(3) Test, sales and office

This project is using the old testing, selling and office complex. The old lab is equipped with all the materials and equipments, which can be used to test and control the quality of the daily-produced cement.

(4) Transformation

This project built a total transformation in the industrial area, which is responsible to the whole factory supply.

(5) Water pump room

The old water pump room at the mill grinder station is rich in energy, it can be used and satisfy all the newly built producing line's fire fighting and can fulfill the requirement of the workshops.

(6) Electricity distribution and central control complex

Using the old electricity system of the factory, central control complex and the electricity of the first floor. Central control room is built to take care of the whole factory.

(7) Living complex

Using the old dormitory, dining room, bathing room and other facilities.

### **1.2.7.4 Calculation facilities**

(1) A few ways are adopted in the project material calculation as follows:

1, the quantity of raw materials transporting to factory and final products delivering out are both calculated by electrical truck devices.

2, the materials during producing are calculated by the electric belt weighed.



in order to reach the standard of discharge, high efficiency gas tank pulse bag type dust collector of this design, the dust collector with high efficiency, long service life, has the function of explosion-proof, dust emissions after purification, dust concentration is less than 30mg/Nm<sup>3</sup>. Transport process and transport, storage of cement raw material proportioning station. the materials are set in a pulse bag type dust collector, the air with dust on the purification, lower 30mg/Nm<sup>3</sup> emissions.

**Table 6-1 Dust collection equipment**

NO.	Installation position	Type	Air volume M <sup>3</sup> /h	Efficiency %	Emission concentration Mg/Nm <sup>3</sup>	number
1	Clinker storage	Air box pulse bag type dust collector PPW64-5	18000	99.99	≤ 30	1
2	Gypsum and limestone crusher	Air box pulse bag type dust collector PPW64-5	18000	99.99	≤ 30	1
3	Batching silo roof	Blowing single collecting dust collector DMC-112	6000	99.99	≤ 30	2
4	Batching reservoir bottom	Air box pulse bag type dust collector PPW64-6	21300	99.99	≤ 30	1
5	Fly ash silo roof	Blowing single collecting dust collector DMC-112	6000	99.99	≤ 30	1
6	Fly ash reservoir bottom	Blowing single collecting dust collector DMC-112	3500-4500	99.99	≤ 30	1
7	Roller press system	Air box pulse bag type dust collector PPW128-11	180000	99.99	≤ 30	1
8	Cement mill end	Air box pulse bag type dust collector PPW64-6	21300	9.99	≤ 30	1
9	Chute	Blowing single collecting dust collector DMC(A)-112	4500	99.99	≤ 30	1
10	Cement silo roof	Blowing single collecting dust collector DMC(A)-112	13390	99.99	≤ 30	2
11	Bulk storage	Blowing single collecting dust collector	6000	99.99		1

## **Chapter Five: Construction Land**

5.1 construction land

## **Chapter Six: Analysis of the Environment and Ecosystem affection**

6.1 General situation of the Environment and Ecosystem

6.2 Ecosystem affection

6.3 The protection of the Ecosystem

6.4 Analysis of the Earthquake effect

6.5 Analysis of the Special Environment effect

## **Chapter Seven: Economic Impact Analysis**

7.1 Analysis of the Economic cost-benefit effect

7.2 Business effect Analysis

7.3 The regional economic effect

## **Chapter Eight: Social Impact Analysis**

8.1 Analysis of the Social impact

8.2 Social adaptability Analysis

8.3 Social risk and counter measures Analysis

## Chapter One: Declare unit and project overview

### 1.1 Declare unit and project overview

Project name: CHANG JIANG INVESTMENT LTD 300,000 Tons cement grinding line

Enterprise name: CHANG JIANG INVESTMENT LTD

Main business: cement manufacturing

Enterprise as legal person: LIU GUOWEI

Entrepreneurial: private limited company

Operation period: unlimited

Primarily investments: cement manufacturing

Capacity: 300,000 tons/year

Location of project: Mtwara, Tanzania

### 1.2 project overview

#### 1.2.1 Construction background

CHANG JIANG INVESTMENT LIMITED Prediction and Research on the future of cement based on market demand of cement factory, Combined with Tanzania cement industry structure adjustment, the total control, the general principle and the direction of the development of new dry process production line. The use of raw material supply ability strong and transportation conditions developed excellent condition and the surrounding economic active areas of market. The decision to invest in an annual output of 300000 tons of cement grinding production line at Mtwara, Tanzania. After the completion of the project, can use the productivity advantages, enhance the influence on the surrounding areas of the market, improve its competitive ability in the area.

In a certain period of preparation and research work, CHANG JIANG INVESTMENT Ltd. after discussion decided to begin implementation project. And in 2013 April officially commissioned Hefei Cement Research and Design Institute of the preparation of <300000 cement grinding system of construction engineering project application> , Report to the superior departments in charge of examination and approval.

#### 1.2.2 Location of the project

The project is located at Mtwara, Tanzania

#### 1.2.3 Main construction contents

In this project, 300000 tons of cement grinding station construction contents include gypsum crushing, cement raw material proportioning system, cement grinding, cement storage, and cement packing, air compressor and circulating water pump room.

The construction area of buildings and structure (sheet :1—1)

No.	Name of building	Construction area	Structure
1	gypsum crushing control room	4.5×15m	Concrete and steel
2	Clinker proportion storehouse	2—φ15×30m	Concrete and steel

3	Mixed material proportion storehouse	1— $\phi$ 6×30m	Concrete and steel
4	gypsum proportion storehouse	1— $\phi$ 6×30m	Concrete and steel
5	Cement grinding mill house	13×45m	Concrete and steel
6	Store for packaged cement	3— $\phi$ 6×30m	Concrete and steel
7	Store for bulk cement	2— $\phi$ 6×20m	Steel structure
8	Package room	14×10m	Concrete and steel
9	Water Circulate pool	9.3×9.3×3.5m	Concrete and steel
10	Compressor control room	12×8m	Concrete and steel

### **1.2.4 Scale of construction**

CHANGJIANG INVESTMENT LIMITED is planning an annual output of 300000 tons of cement grinding production line.

### **1.2.5 Product solutions**

Total production of two varieties of cement, of which P42.5 ordinary Portland cement accounted for 70%, P32.5 accounted for 30% of all kinds of Portland cement, cement market sales.

P42.5 demand, high-end cement market key projects, power plant, mixing station

### **1.2.6 Engineering technology programs**

#### **1.2.6.1 Compilation basis**

- (1) National and local relevant policies and regulations
- (2) CHANG JIANG INVESTMENT LTD provided relevant documents.
- (3) Construction project application report of technology contract signed between CHANGJIANG INVESTMENT LTD AND HEFEI CEMENT RESEARCH AND DESIGN INSTITUTE.

#### **1.2.6.2 Design principles and guiding ideology**

- 1, strict implementation of national economic construction, the policy laws and regulations.
- 2, considering the characteristics of existing facilities and the surrounding road environment, As far as possible to simplify the production process, avoid material transportation, reduce project cost. Both guarantee of advanced technical indicators, there is requirement of economic reasonable, practical and reliable.
- 3, through optimal design, with advanced technology, reliable, practical system and equipment technology. Finally reached the purpose of a low investment, high yield, low energy consumption. And equipped with a sound quality control system and quality analysis system, ensure the quality of finished products.
- 4, Lower production costs through furnish optimization, enhance the competitiveness of products.
- 5, Strict implementation of the national environmental policy design, Comprehensive management, improve the environment of the dust, noise, sewage discharge standard,

create a civilized production environment. To ensure the health of workers and staff members.

6, rational use of funds for construction. To achieve the purpose of investment quick effect.

7, general layout short cut smooth, compact and reasonable, to ensure smooth logistics for manpower, material, transportation. To ensure unblocked fire fighting access. Land use economized and rationalizes. Leave expansion and green area as well.

8, the buildings in harmony with the surrounding environment. According to the requirement of optimizing the structure design of the geological condition and process. In order to ensure the construction safety under the premise of building materials. as far as possible to save the investment in land.

9, Conservation of water resources, water cycle utilization rate of production line over 90%.

10, Using DCS advanced, reliable control system, In order to achieve high efficiency, energy saving, stable production, optimal control objective. And minimize the operational Manning, to reduce the cost of labor.

11, According to the fire, industrial hygiene and labor security policies, good fire, industrial hygiene, labor safety work.

### **1.2.6.3 The original condition**

#### (1) The supply of raw materials

- > Clinker: Used in the production of clinker 100% import from Pakistan
- > gypsum: local
- > lime stone: local
- > others: local

#### (2) Product transport

Most products transport by trucking.

#### (3) Transportation

The project is 15 km away from the urban area, with the road traffic conditions are good. The traffic is very convenient, for cement production, and provides excellent conditions of sales.

#### (4) Power supply

The project uses a 10KW power line. The station is about 3KM away from the tower of substation is introduced. The power supply can be guaranteed, in power system under normal and stable, can fully meet the requirements of electricity, to ensure reliable electricity, meet the voltage quality requirements.

#### (5) Water supply

This project uses own drilling for water. The existing water intake pump house and water treatment plant, daily processing 2400 tons of water. Water quality can meet the production, life and fire water demand.

#### (6) natural condition

Meteorological condition

Meteorological data factory areas are as follows:

The annual average temperature	21 Degree
The annual maximum temperature	32 Degree
The annual Minimum temperature	19 Degree
Annual average rainfall	850mm
Annual maximum rainfall	1000mm
Annual Minimum rainfall	750mm
The maximum daily rainfall	100mm
The average absolute humidity	18.0PHA
The average wind speed	1.9m/s
Maximum wind speed	40m/s
predominating wind direction	ES
The average annual number of tropical storm	0

(2) seismic intensity

The site is no in earthquake zone.

#### **1.2.6.4 The main technical and economic indicators**

No.	NAME		UNIT	DATA	REMARK
1	Construction scale	cement	Million tons	30	
2	variety kind of product	P.O42.5cement	Million tons	20	
		P.O32.5cement	Million tons	10	
3	Process equipment weight		tons	1100	
4	installed capacity		KVA	4820	
5	Calculated load		kW	4480	
6	Annual electricity consumption		kWh/a	28.5×106	
7	The production of total water use		m3/h	136	
8	Water recycling rate		%	92	
9	Construction area of building		m2	30000	
10	Total investment	Construction investment	THOUSA ND USD	1007	
		floating capital	THOUSA ND USD	72	
		Total:	THOUSA ND USD	1079	

		equipment	THOUSAND USD	494	
		installation engineering	THOUSAND USD	48.7	
		others	THOUSAND USD	118.4	
12		Production line workers	person	46	
13		Overall labor productivity	t/P · a	16300	
14		comprehensive energy consumption of cement	kWh/t	38	
15		Tons of cement construction investment	USD/t	13.43	
		Tons of cement weight of equipment	kg/t	1.47	
		Tons of cement of installed capacity	kW/t	0.0064	
		The average cost per ton of cement	USD/t	48.5	Average production period
16	financial evaluation index	The annual sales income	THOUSAND USD	4084.5	Normal production years
		The annual total cost	THOUSAND USD	3635	Average production period
		The additional annual sales tax	THOUSAND USD	37.34	Average production period
		The annual after-tax profits	THOUSAND USD	28.9	Average production period
		Total investment in the financial internal rate of return	%	29.36	After tax
		payback period of investment	a	4.55	After tax
		Total investment return rate	%	32.28	Average production period
		The investment profit rate	%	67.14	Average production period
		Capital profit rate	%	53.51	Average production period

## **1.2.7 Production process**

### **1.2.7.1 Manufacturing process design conditions**

(1) Production scale and product variety.

Construction scale: the planning and construction of an annual output of 300, 000 tons of high grade cement grinding station.

Product program: P. O42.5R and P. O32.5 cement were 200, 000 tons and 100, 000 tons, bags and bulk ratio of 20% and 80%.

(2) Raw materials.

Clinker: the main raw materials used in this project to Portland cement clinker, by sea transport into the plant, raw material from aboard, an adequate in supply.

Limestone: supply by the local mines.

Gypsum: local supply, abundant raw materials.

Others: local supply.

(3) Production scale and variety.

Based on market demand, this design adopts the following ingredients:

1. P.O42.5R cement:   clinker   gypsum   limestone   Coal ash power  
                          87.4%   6%       3.2%       3.4%
2. P.O32.5 cement:   clinker   gypsum  
                          93.5%   6.5%

(4) Material balance table

product	Name of Material	Water content %	matching %	expend(kg/t)		Material balance weight (t)					
						Dry basis			Wet basis		
						dry	water	/H	/day	/year	/H
PO.42.5Rcement	others		3.4	34.34	34.34	2.4	58.1	18030	2.4	58.1	18030
	Lime stone	1	3.2	32.32	32.65	2.3	54.7	16970	2.3	55.2	17141
	others	5	3.4	34.34	36.15	2.4	58.1	18030	2.5	61.2	18979
	gypsum	5	6	60.61	63.80	4.3	102.6	31818	4.5	108.0	33493
	clicker		84	848.48	848.48	59.8	1435.8	445455			
	cement					71.2	1709.3	525000			
P.O 32.5 cement	gypsum	5	6.5	65.66	69.11	2.0	47.6	14773	2.1	50.1	15550
	clinker		93.5	944.44	944.44	28.5	684.9	212500			
	cement					30.5	732.5	225000			
total	others					2.4	58.1	18030	2.4	58.1	18030
	Lime stone	1				2.3	54.7	16970	2.3	55.2	17141

										1
others	5				2.4	58.1	18030	2.5	61.2	1897 9
gypsum	5				6.3	150.2	46591	6.6	158.1	4904 3
clinker					88.4	2120.7	657955			
product					101.7	2441.8	750000			

Remark: 1, In order to cement balance as a benchmark, In accordance with the total capacity 300000 tons balance

2, Grinding system operation rate: 85%;

3, production loss is calculated by 1%

### **1. 2. 7. 2 Production process description**

According to the production process to do the following description of the process:

#### (1) Clinker unloading and conveying

Clinker transported by train to the factory, the car shed into the truck the clinker bucket, the plate feeding machine is composed of belt conveyor to -  $\Phi$  12 × 30m clinker round storage.

Unloading the settings in treatment of dust collector, to ensure environmental indicators have reached the national emission standard.

#### (2) gypsum, mixture storage and transport

Gypsum and mixing materials are transported to the factory, which are offloaded into the place where stored raw materials, thereafter, they are crushed by a loader via black-type jaw crusher, and then transported to the place for storing and making ingredient by belt-transporting machine.

Capacity of putting gypsum: 2000 tons

Capacity of putting mixing materials: 5000 tons

The warehouse for gypsum and mixing materials is R8\*30m, bearable capacity is 1000 tons, and volume is 1200m<sup>3</sup>.

#### (3) The storage of clinker and ingredient.

This project has two clinker storage rooms of R12\*30m, total storage capacity is about 8000 tons. Under each clinker storage rooms, there are two discharge gates, the clinker will be transported to the cement mill grinding system by the mixer and belt-transporting machine according to the certain fixed quantity.

#### (4) Cement mill grinding system

Under the circumstances of making sure of the integrity, continuity, reliability, and the product quality, economic system and environment protecting, simplicity should be required of the producing system, at the same time, using great, mature, and fair price equipment is the core idea of drafting the technique rein formation report. Trying the best

- (p) To carry on the business of manufacturers, traders of and dealers in chemical compounds organic and inorganic in all forms, and chemical products of any nature and kind whatsoever, all by products and joint products thereof.
- (q) To carry on the business as general merchants, traders, consumers, suppliers, importers, exporters, stockiest, wholesalers, retailers and dealers in all types of electrical goods, hardware, building materials, spare parts and maintenance, tires, tubes, tools and accessories for all types of automotive, motor vehicles, agricultural machinery, implements, equipment, all kinds of industrial projects machinery and equipment, timber, fishing gears, groceries, computers, office equipments, cooking oils, salts, foodstuffs, cosmetics, oils, paints, spirits sheets, hinges, screws, iron monger, textiles piece goods, all types of leather goods, shoes, bags and other similar goods.
- (r) To carry the business of importer and exporters, wholesalers, retailers, general merchants, provision store, general store keepers, universal providers, to establish supermarkets, duty free shops, import and export, manufacture goods, textiles, home appliances, utensils, piece goods imitation jeweler, hosiery, shoes, sun-glasses, handbags household requirements generally in all manufactured goods of all type, to acquire, establish, dealers in selling ready made garments and knitwear's, shoes, toys, motor cycles, bicycles, bicycle chairs, computer and its part television, mobile phone, cookers, slippers jeans, and description for commercial and home use.
- (s) To carry on the business of reduce the total quantity of waste produced in the country.
- (t) To engage and or carry on the business of cleaning premises, streets, road, maintainers of dilapidated buildings, plumbing, furniture manufactures, suppliers and exporters, residential and office furnishers. To build, construct, alter, improve, enlarge, repair, maintain, develop, demolish, remove or replace and to work, manage, carry out or control works of all descriptions, including but not limited to offices, factories, mills, warehouse, shops, stores, garages and other buildings, roads, machinery and plants, which may, in the opinion of the directors of the Company, be likely to advance directly or indirectly the Company's interests; to clear sites for the same, to contribute to, subsidies or otherwise assist in the building, construction, alternation, repair, improve, enlargement, maintenance, development, demolition, removal, replacement, working, management, carrying out or control.
- (u) To carry business as importers, suppliers, distributors, general merchants, sellers, buyers, worldwide traders wholesalers, retailers, deals in goods, stores, consumable articles, general merchandise and commodities, maize, tea, rice, jute, bags, corn, sugar, beans, wheat, sisal, hides, leather products leather goods, beeswax, honey, simsim, instant coffee, raw coffee, coconuts, and coconut products, green peas, foods and cash crops including livestock.
- (v) To engage in and or otherwise carry on the business of professional hardware dealers, super traders, agents, manufacturers, buyers, sellers, distributors, suppliers, importers, exporters of building materials, decoration materials, domestic and industrial goods, agricultural and or farm implements, electrical and electronic appliances, apparatus and tools, sanitary and cleaning materials, toiletry items, all businesses and trades incidental

- (g) To carry on the business of builders and civil contractors, engineers, founders, construct, maintain, repairs, pull down and restore either alone or jointly and establish jointly ventures with other companies, persons works or all descriptions including ginneries oil mills, textiles, factories, engines, roads, bridges, machineries and houses, offices, workshops, buildings and premises and any fixed or movable machineries, tools, plant, implements, patterns, stock-in-trade, patents and patent rights, technical know-how, goodwill liabilities and engagements of or connected with workshops.
- (h) To establish workshops for training of heavy duty construction equipment handling and safety measures, hire of construction equipment, construction labor and general advisory services.
- (i) To engage and or carry on the business of general civil works, engineering, buildings, road constructions renovations, office practitioners, decorators, maintainers of dilapidated buildings, plumbing, furniture manufactures, suppliers and exporters, residential and office furnishers and general to be designers and fabricators of all kinds of gadgets whatsoever, to be timber processors, sawmillers and suppliers of all kinds of timber to be hardware and building materials suppliers, manufactures of electrical equipments and suppliers.
- (j) To carry on the business of management of all kind of construction works and construction management, property management, real estate and any related works thereto.
- (k) To carry on the business of building contractors, masonry and general construction contractors and among other things to construct, execute, carry out, equip, improve, work and advertise railways, tramways, docks harbors, sharves, canals, water-courses, irrigations, reclamations, sewage, drainage and other sanitary works, water, gas, electric and other supply works, houses building and erections of every kind.
- (l) To carry on the business of architectural work and technical drawings on building and contractors, masonry and general construction contractors and where necessary to give consultation on the same.
- (m) To provide consultancy on construction, architecture, structural designs and engineering, construction labor management, estate plans and soil testing.
- (n) To carry on the business of real estate agents, property managers, and realty administrators of buildings, services of letting or valuation, builders, contractors for construction works, renovation, decoration and demolition and to purchase otherwise acquire land for houses, offices, workshops and building premises.
- (o) To carry on the business as traders, suppliers, general merchants, importers, exporters, stockiest, wholesalers, retailers and dealers in all types of electrical goods, hardware, building materials, spare parts and maintenance, tires, tubes, tools and accessories for all types of automotive, motor vehicles, scrapers, agricultural machinery, implements, equipment, all kinds of industrial projects machinery and equipment, timber, fishing gears, groceries, computers, office equipments, cooking oils, salts, foodstuffs, cosmetics, oils, paints, spirits sheets, hinges, screws, iron mongers, textiles piece goods, all types of leather goods, shoes, bags and other similar goods.

# CHANG JIANG INVESTMENT LIMITED

Add: 9<sup>th</sup> Floor, Palm Residency, Chimara Road, P.O.Box 4191, Dar es salaam, Tanzania  
Tel: +255 22 2924118 Fax: +255 22 292 4158 Mobile: +255 764 866 666/+255 754 465 268  
Email: [changjianginvestment@gmail.com](mailto:changjianginvestment@gmail.com) Date: 19th June 2013

The Director General,  
Tanzania Investment Centre,  
P.O.Box 938,  
Dar es Salaam, Tanzania

Dear Sir/Madam,

## RE: APPLICATION FOR TIC INCENTIVES CERTIFICATE

We would like to submit our Company application to you regarding of acquiring the Incentive Certificate and any other requirements which will be required for constructions of the Cement Factory, which we are preparing to construct in **Mikindani Mtwara**.

Herewith are attachments

1. TIC registration form for Certificate of Incentives
2. Business plan
3. Copy of memorandum and Article of Association
4. Certificate of Incorporation
5. Bank confirmation letter
6. Company Board Resolution
7. Letter of Land acquisition from Mtwara Municipal
8. TIN Certificate

We remain waiting for your good Office response.

**CHANG JIANG INVESTMENT LIMITED**

刘国伟  
MR. LIU GUO WEI  
CHAIRMAN

P.O. Box 4191  
CC: Regional Commissioner of Mtwara  
CC: Office File  
DAR-ES-SALAAM



**TIC REGISTRATION FORM FOR CERTIFICATE OF INCENTIVES**



# TANZANIA INVESTMENT CENTRE

## REGISTRATION FORM

FOR

## CERTIFICATE OF INCENTIVES

(Tanzania Investment Act 1997, Section 17 and 18,  
and the Investment Regulations:  
Regulation 42, Government Notice No. 318A of 2002)

**Tanzania Investment Centre**  
9A & B Shaaban Robert Street  
P. O. Box 938  
**DAR ES SALAAM**  
Tel. 022 2116328  
Fax. 022 2118253  
e-mail: [information@tic.co.tz](mailto:information@tic.co.tz)  
Website: [www.tic.co.tz](http://www.tic.co.tz)

(Please fill the form in duplicate)

UNITED REPUBLIC OF TANZANIA

THE TANZANIA INVESTMENT ACT  
(No. 26 of 1997)

APPLICATION FOR REGISTRATION  
(Made under Regulation 42)

To: The Executive Director  
Tanzania Investment Centre  
P. O. Box 938  
DAR ES SALAAM  
Tanzania

1. I/We MR MATHIAS EZEKIEL KACHARE  
CHANG JIANG INVESTMENT LIMITED
- (director/directors/agent of CHANG JIANG INVESTMENT LIMITED)  
(name of business enterprise) apply for registration of CERTIFICATE OF INCENTIVE  
under Section 17 of the Act and Part IV of the Investment Regulations, 2002.
2. The registered office of the company will be situated at MTWARA

Copies of the following documents are attached to this application:

- (i) The Memorandum and Articles of Association/or partnership agreement
  - (ii) Certificate of Incorporation/Registration
  - (iii) A copy of the Project Profile or Feasibility Study showing the **implementation period**, programme of implementation and operative date
  - (iv) Evidence of financing and evidence of land ownership for the project
3. The Head Office of the Company will be situated at DAR ES SALAAM
4. The Principal Officers of the Company are MASARU MA FUTA O AND  
MR. MATHIAS EZEKIEL KACHARE
5. Auditors of the Company are TO BE APPOINTED
6. The authorized share capital of the Company is ~~Tshs.~~/US\$ 10,000,000.00



7. The intended capital investment of the Company in terms of Section 2(2) of the Act is Tshs./US\$ 10,000,000.00

8. The month and day of the financial year end is DECEMBER

Note: **failure to provide all the required information will result in the return of the application by the Centre.**

I/We enclose a cheque/cash made payable to the **Tanzania Investment Centre** for Tshs./US\$ US\$ 100.00 Being the Registration Fees. **In the event this application is unsuccessful we understand that this fee will not be refunded.**

I, MATHIAS EZEKIEL KACHARE of Post Office Number 24 865, DAR ES SALAAM



do solemnly and sincerely declare that I am a ~~director~~ duly authorized agent of CHANG JIANG INVESTMENT LIMITED

AND that all the requirements of the Tanzania Investment Act, 1997 in respect of matters precedent to the registration of the business enterprise under the Act and incidental thereto have been complied with, AND I make this solemn declaration conscientiously believing the same to be true.

Declared at Dar es Salaam }  
The 19 day of JUNE 2013 }

  
Applicant

Before me:

  
  
Commissioner for Oaths

APPLICATION SUMMARY

Company Name: CHANG JIANG INVESTMENT LIMITED

Certificate of Incorporation Number: 96319 Status: LIMITED

Certificate of Incorporation Date: 08/01/2013 LIMITED

Post Box: 4191

Town: DAR ES SALAAM

Sector: MANUFACTURING

Sub-Sector: CEMENT FACTORY

Investment Financing Plan in Million US\$/Tshs.

Foreign Equity	Local Equity	Foreign Loan	Local Loan
\$ 10,000,000.00	—	—	—

Project Objectives: TO ESTABLISH AND OPERATE CEMENT FACTORY IN MIKINDANI MTWARA.

Capacity: 300,000 TONES/YEAR.

Employment: Foreign: 5 Local: 500 Total: 505

Implementation Period: 3 YEARS

Project Location

Site/Plot/Block No.:

Street: MSIJUTE District: MIKINDANI Region: MTWARA

(Attach sketch map showing project location)

Shareholders	Nationality	%
LIU GUO WEI	CHINA	90
LIU MING YONG	CHINA	10

**Investment Breakdown**      **US\$/Tshs.M**

Land/Building	4,000,000.00
Plant	4,000,000.00
Vehicles	500,000.00
Furniture & Fittings	100,000.00
Pre-expenses	100,000.00
Others	100,000.00
Working Capital	1,200,000.00
<b>TOTAL</b>	<b>10,000,000.00</b>

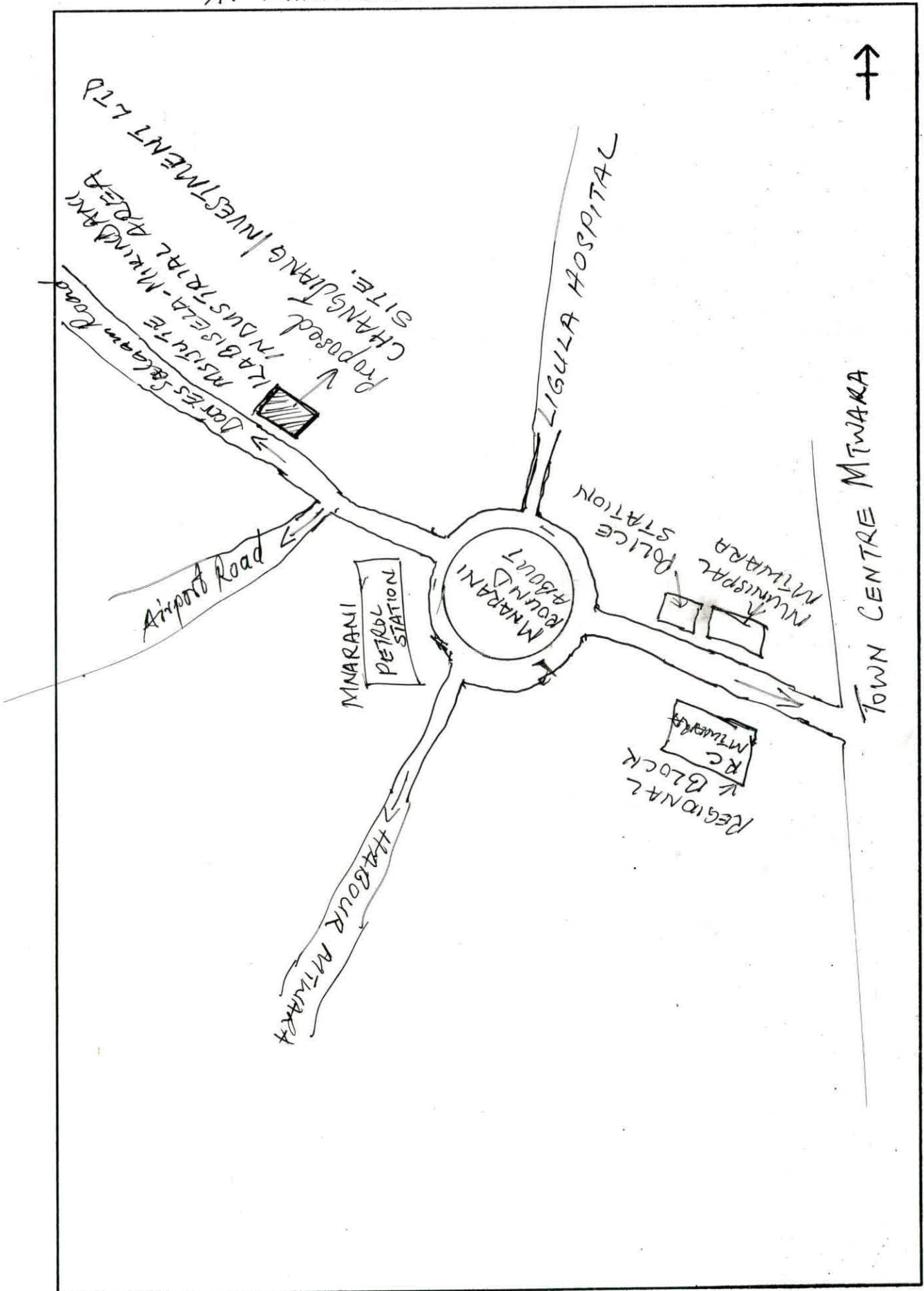
**Contact Details:**

Name: LIU GUO WEI      Title: CHAIRMAN  
Telephone: 0764 866 666      Fax: +255 22 292 4158  
Email: changjianginvestment@gmail.com

**Payments to be made payable to:**

TANZANIA INVESTMENT CENTRE  
STANDARD CHARTERED BANK TANZANIA LTD.  
SWIFT ADDRESS:      **SCBLTZTX**  
ACCOUNT NO.:      **8702006002000**

SKETCH MAP SHOWING PROJECT LOCATION  
AT MIKINDANI - MTWARA





2

**BUSINESS PLAN**

**CHANG JIANG INVESTMENT LIMITED**

**P.O. BOX 4191, TEL. +255 764-866 666**

**DAR ES SALAAM**

**BUSINESS PLAN**

**FOR**

**PROJECT OF CEMENT FACTORY**

**IN**

**MIKINDANI - MTWARA**

**PREPARED BY:  
MA FUTAO  
P. BOX 7426,  
TEL. +255 755 359-755  
DAR ES SALAAM**