


BUSINESS PLAN
FOR HOTEL PROJECT
SERENGETI NATION PARK

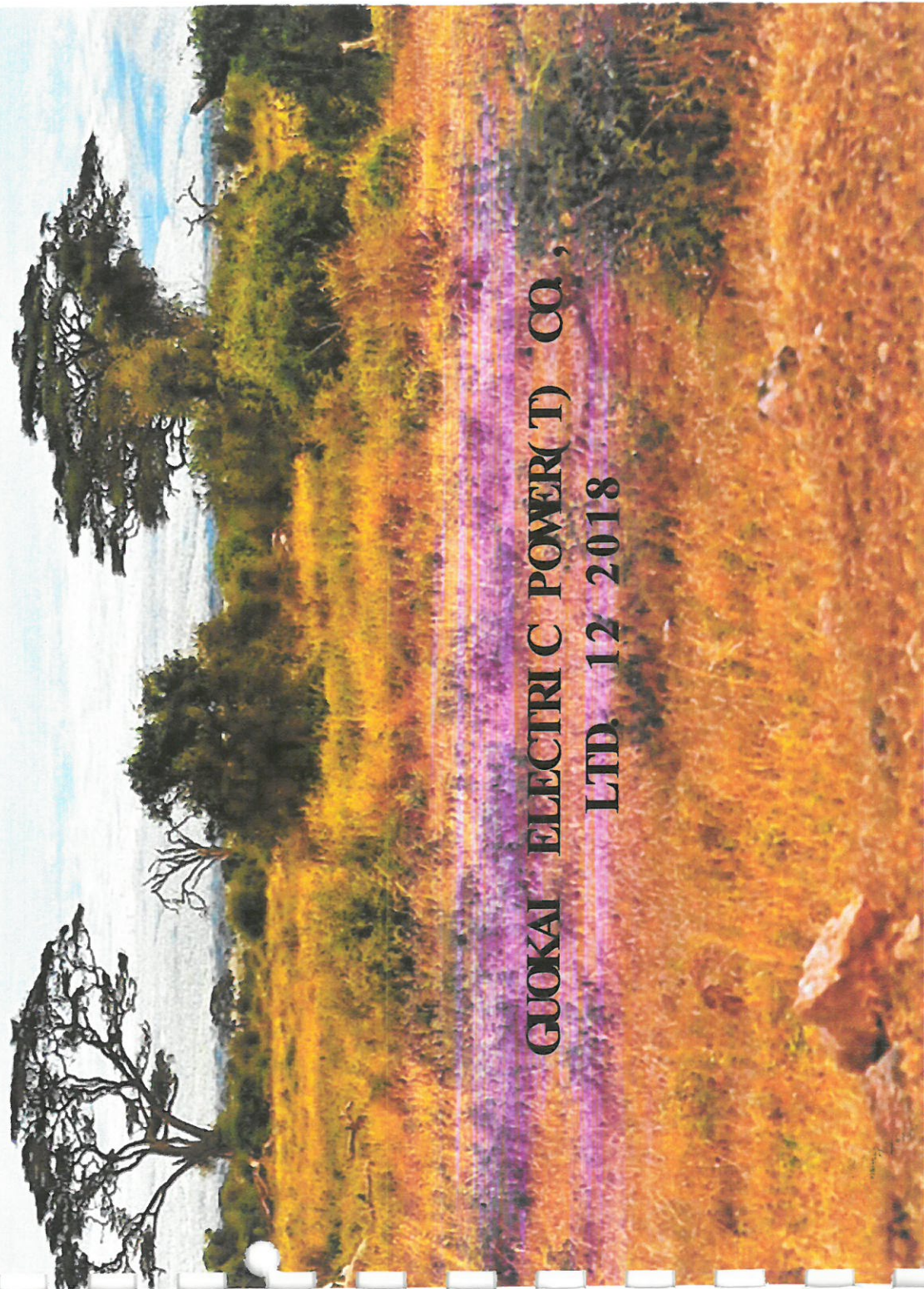
CYPRIAN HERBERT MWAIMU
Advocate, Notary Public & Commissioner
for Oaths

09 JUL 2019

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Signature: 

**GUOKAL ELECTRIC POWER (T) CO.,
LTD. 12 2018**



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EXECUTIVE SUMMARY

The hotel has a planned area of approximately 20 acres. After the hotel is completed, there are 50 sets of modern, comfortable and elegant villas with a total of 100 beds. Hotel has a Chinese and a Western restaurants with different styles and elegant environment. The main body of the hotel rooms are made of beam-column steel structure which belongs to integrated houses and energy-saving houses. The main material used is green and environmentally-assembled. The construction period is greatly shortened by the quick-loading complete building, and the planned construction period is 18 months.

After the completion of the hotel, China will directly bring many customers to transportation, catering services, commercial outlets, scenic spots, etc.; encouraging more Chinese enterprises to invest in Tanzania; The propaganda effect rate of tourism is 1:8. Chinese tourists can influence 50,000 Chinese entrepreneurs to consider investing in Tanzania; increasing the influence of Tanzania; and driving more Chinese related industries (media, culture, city exchange) to cooperate with Tanzania.

Guokai Power (T) Company Ltd is established to focus on the development of green integrated buildings, hotel investment, tourism business, solar photovoltaic power station, green energy-saving lighting, intelligent system integration, import and export trade business in Africa, etc. The purpose of the company's mission is to build a better society.

SECTION A: CORPORATE PROSPECTUS OF GUOKAI

1. THE INTERESTED PARTY'S CAPACITY AND CAPABILITY FOR DEVELOPING AND MANAGING THE PROPOSED INVESTMENT

1.1. PROJECTS AND ACTIVITIES

Hotel construction will make full use of natural resources, combined with topographical layout, and it will be a permanent independent luxury hotel. The houses are first residences. The hotel includes permanent buildings such as reception hall, restaurant, staff quarters, computer room, warehouse, guest rooms, etc. After the completion of the villa-style hotel invested and developed by the Guokai Electric Power(T) Company Ltd. in the Serengeti National Park, it would be the best place to watch wild animals and understand African culture.

The hotel is covered by the Serengeti grassland and has a natural beauty. On the other hand, the design is based on the local style of rough and wild style, which is perfectly integrated with the original environment. After the hotel is built, it has the ecological value of being original, with strong visual impact and superiority. At the same time, it creates a perfect combination of spiritual art, civilization and nature, bringing an unique and unforgettable holiday experience to the customers.

1.1.1. PROJECT LOCATIONS

Hotel land is in the center of the Serengeti National Park, Tanzania Serengeti National Park GPS coordinates X: 714251, Y: 9734482. 2 ° 24 '14.11" S, 34 ° 55 '37.22" E, the area is within the radius of the center. A seasonal river runs through the hotel's planning range from north to south, with an iconic mountain at a height of about 20 meters on either side of the river. The location of the hotel and the surrounding environment are grassland and woodland, which is the natural habitat of animals. The trees along the river are dense. Hotel is 13 kilometers away from the airport and 13 kilometers away from the highway.



1.2. TOURISM DEVELOPMENT STRATEGY

Four in One with full interaction

- 1、 First development in Serengeti National Park
- 2、 Then build along Arusha Airport
- 3、 Ngorongoro Hotel
- 4、 Hunting Camps

Advantage Integration with special flight

- 1、 Sign agreement with Chinese major tourism companies to expand tourism channels
- 2、 Plan tourist route with airlines operators to boost tourism。
- 3、 Customize tour routes From China to Dubai (64 flights per week, 1400 tourists per day) to Kilimanjaro

1.3. OVERVIEW OF GUOKAI

Guokai Electric Power (T) Company Ltd. is established to focus on the development of green integrated buildings, hotel investment, tourism business, solar photovoltaic power station, green energy-saving lighting, intelligent system integration, import and export trade business in Africa, etc. The mission of the company is to build a better society. We not only look at sustainable development from an environmental perspective, but also on the continued benefits of the region in which we operate. This is the founding spirit of company and will always be the guiding principle for the development of the company.

Guokai Electric Power (T) Company Ltd. Green Integrated Building Industry Sector is engaged in the development, manufacturing, sales and service of integrated houses, providing customers with services in hotel offices, villas, commercial services, temporary construction camps and global housing projects.

Guokai Electric Power (T) Company Ltd. Green Energy Industry Sector is engaged in the production and sales of photovoltaic modules and LED lighting fixtures, investment, construction, operation and general contracting of photovoltaic power plants. Green

energy development has formed an energy solution provider with both system integration and technology integration in the industry. It has launched green energy and green building integration, and adopts photovoltaic system on the roof of households, aiming to make each family become family green.

Guokai Electric Power (T) Company Ltd. has been registered in Tanzania.

1.4. LETTERS OF RECOMMENDATION

See attachment

2. PROPOSED PROJECT BUSINESS PLAN

2.1. PROJECT OVERVIEW

The villa-style hotel invested by Guokai Electric Power (T) Company Ltd. in the Serengeti National Park is an important part of the holiday vacation area in Serengeti, Tanzania. It is a combination of tourism, accommodation, catering and vacation with upscale leisure resort rooms. The hotel is decorated according to the standards of five-star hotels and equipped with the corresponding equipment and facilities to realize the profits through self-operated accommodation, catering, tourist car rental, tour guides, souvenir shops and others. The hotel has a total of 100 beds, a restaurant of 820 square meters, and a reception hall of 700 square meters.

2.2. ABOUT US

Starting from the company's overall tourism strategy development, we will build a world-class park hotel, create a legendary wild luxury hotel in East Africa, highlight the theme of respecting nature and protecting nature, and lead the development of high-end photography and hunting market.

2.3. SALES AND MARKETING STRATEGY

2.3.1 MARKET ANALYSIS

The natural and cultural attractions of Africa have brought enormous tourism potential. Figures show that in 2015, the industry created \$36 billion in Africa (7% of total exports in the region), up from \$10 billion in 2000. The tourism industry also directly supported 466,000 jobs. It is estimated that by 2030, the number of tourists will reach 134 million per year. However, tourism in African countries is often constrained by infrastructure, air connectivity and financing.

In the past decade, Tanzania has experienced rapid development in tourism. Tanzania is rich in tourism resources, accounting for 38% of the land is classified as a nature reserve, including 16 national parks, 29 hunting reserves, 40 controlled protected areas (including Ngorongoro Conservation Area) and Ocean Park. According to statistics from the Tanzania Statistical Office, in 2013, tourism production accounted for 12.7% of Tanzania's GDP, providing 1,189,300 jobs, accounting for 11% of the country's workforce. Tourism revenues grew rapidly, from \$1.74 billion in 2004 to \$4.88 billion in 2013. In 2005, the number of visitors to Tanzania was about 590,000, and by 2014, this figure was close to 1.5 million.

2.3.2 INDUSTRY ANALYSIS

Tanzania is environmentally friendly and has unique tourism resources. There are many world-famous tourist attractions. Wildlife protected areas and national parks cover more than 44% of the country's land area. Among them are 16 national parks, 29 hunting reserves, 40 controlled protected areas and marine parks. Tanzania is also home to the famous African Roof, Mount Kilimanjaro. On January 2, 2012, the New York Times said that there are seven of the world's 45 most worthwhile places to visit.

At present, Tanzanian tourism provides more than 30,000 jobs and receives 1 million visitors each year. As of August 2015, Tanzanian tourism generated foreign exchange income of US\$2.21 billion in one year, which is the industry that created the most foreign exchange earnings.

2.3.3 MARKETING PLAN

From the perspective of product strategy, the products on the grassland tourism market mainly highlight the differences between the grassland and other modes of tourism, emphasizing the comfort and enjoyment of the grassland and the particularity of returning to the natural way. Secondly, the grassland tourism plan is formulated according to the characteristics of different types of tourists, improve the service quality of service personnel, strengthen the language communication ability of service personnel, and provide corresponding services for different countries, different cultures and different personalities.

Second, strengthen the cooperation with travel agencies. At present, most of the sales of grassland tourism products are achieved through multiple distribution channels. It is now possible to deepen their understanding of the Serengeti tourism by training travel agency personnel to create a marketable grassland tourism product.

2.3.3.1 PROMOTIONAL STRATEGY

Sales will be handled primarily by external travel operators who will receive competitive prices to motivate sales form a secondary distribution system, and establish joint distribution facilities throughout the region to enhance the spread of Serengeti tourism.

For this project, the promotion is mainly from the following aspects:

1. Travel advertisement

Advertising is a popular way of disseminating information. With its wide radiation and information transmission speed, it can be repeatedly promoted and quickly increase the popularity of the product. At the same time, the advertising forms are diverse and the artistic expression is strong, which can establish the overall image of the Serengeti Prairie Tourist Hotel.

2. Public relations

With the help of the China Tourism Administration and the travel network, hotel can quickly win the trust of the Chinese public and the public trust in other countries.

2.3.3.2. PRICING STRATEGY

The design of the hotel is covered by the Serengeti grassland and has a natural beauty. On the other hand, the design is based on the local style of rough and wild style, which is perfectly integrated with the original environment. After the hotel is built, it has the ecological value of being original, with strong visual impact and superiority. Therefore, the hotel creates a high-end of the Tanzanian tourism market with excellent service. Pricing strategies will be based on the cost of providing these high-quality services and we will provide competitive prices for the high standards offered.

3. FINANCIAL PLAN

The project is expected to have a total investment of 4.85 million US dollars. After the completion of the construction, it will reach an annual occupancy rate of 60% and is expected to start profiting in the fourth year of operation. TANAPA's revenue, including value added tax, is expected to reach \$3.11 million in the first five years of operation. The full cost of the project will be provided by the share capital of Guokai Electric Power (Dalian) Co., Ltd.

3.1 DEVELOPMENT COSTS

Construction costs, construction costs for vehicles and fixed assets.

Table A-1 Capital Expenditure Budget

	PROJECT	TOTAL US DOLLAR
1	Land Construction	3,200,000
2	Engineer and architect	350,000
3	Heavy Vehicle	50,000
4	Light Vehicle	120,000
5	Furniture	500,000
6	Landscaping	80,000
7	General Equipment	550,000
	Total	4,850,000
	Working capital	150,000
	Total investment cost	5,000,000

FINANCING	\$
Long-term liabilities	
Long-term loan	0

Owner's equity		0
Cash		5,000,000
Contributed asset value		0
Total financing		5,000,000

3.2 ANNUAL ESTIMATES OF OCCUPANCY AND GUEST NUMBER

Once the hotel is completed, it will be partially open during the first calendar year of operation. The occupancy rate is expected to grow rapidly each year until it reaches 60% in the fifth year of operation.

Table A-2 occupancy rate

Bed night	Year1	Year2	Year3	Year4	Year5	Year6	Year7
BNMax	18250	912.5	2737.5	5475	8212.5	10950	10950
Occupancy rate	5%	15%	30%	45%	60%	60%	60%

3.3 PROJECTED INCOME STATEMENT

Revenue will rise steadily until the fifth year of operation, and the hotel is expected to reach and maintain its maximum profit potential.



3.3.1 TANAPA REVENUE

TANAPA will receive revenue from the hotel's development projects through guest (adult and child) royalties, Serengeti park fees and motor vehicle fees.

Table A-3 TANAPA Income

	Year1	Year2	Year3	Year4	Year5	合计
number of beds	913	2738	5475	8213	10950	28288
TANAPA income	100,375	301,125	602,250	903,375	1,204,500	3,111,625

3.4 FORECASTED PROFIT/LOSS

The hotel is expected to start making profits in the fourth year of operation.

Table A-4 Profit and Loss Forecast

Planning years	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Net profit/loss	-372,194	-84,016	522,759	529,032	535,380

4. LIST OF PARTNERS INVOLVED IN FINANCING THE PROPOSED PROJECT

The full cost of hotel development will be provided by Guokai Electric Power (Dalian) Co., Ltd., with shareholders being Fa Wu and Jing Zhang, Fa wu holding 80% and Jing Zhang holding 20%.

SN	Names of the shareholders	Nationality	Share percentage
1.	Fa Wu	Chinese	80%
2	Jing Zhang	Chinese	20%

5. AUDITED FINANCIAL STATEMENT Balance sheet

Prepared by: Guokai Electric Power
(Dalian) Co., Ltd.


2018 . 12 . 31

Unit: RMB

Assets	NO	Ending balance	Initial balance	Liabilities and equity (or stockholders' equity)	No	Ending balance	Initial balance
Current assets:	1			Current liabilities:	34		
Monetary capital	2	300,000,000.00	300,000,000.00	Short-term borrowing	35	0	0
Trading financial assets	3	0	0	Trading financial liabilities	36	0	0
Bill receivable	4	0	0	Bill receivable	37	0	0
receivables	5	0	0	receivables	38	0	0
Prepayment	6	0	0	Prepayment	39	0	0
Interest receivable	7	0	0	Payroll payable	40	0	0
Dividends receivable	8	0	0	Tax payable	41	0	0
Other receivables	9	0	0	Interest payable	42	0	0
Inventory	10	0	0	Dividends payable	43	0	0
Non-current assets that mature within one year	11	0	0	Other payable	44	0	0
Other current assets	12	0	0	Non-current liabilities due within one year	45	0	0

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Total current assets	13	300,000,000.00	300,000,000.00	Other current liability	46	0	0
Non-current assets:	14			Total current liability	47	0	0
Financial assets available-for-sale	15	0	0	Non-current liability:	48		
The held-to-maturity investment	16	0	0	Long-term loan	49	0	0
Long-term receivables	17	0	0	Bonds payable	50	0	0
Long-term equity investments	18	0	0	Long-term account payable	51	0	0
Investment property	19	0	0	Special funds payable	52	0	0
Fixed assets	20	0	0	Estimated liabilities	53	0	0
Construction in progress	21	0	0	Deferred income tax liabilities	54	0	0
Engineering material	22	0	0	Other non-current liability	55	0	0
Disposal of fixed assets	23	0	0	Total Non-current liability	56	0	0
Productive biological asset	24	0	0	Total liability	57	0	0
Oil and gas assets	25	0	0	Owners equity (or stockholders equity):	58		
Intangible assets	26	0	0	Paid-up capital (or share capital)	59	300,000,000.00	300,000,000.00
Development	27	0	0	Capital reserve	60	0	0

expenditure												
Goodwill	28	0	0	0	Treasury stock reduction	61	0	0	0			
Long-term deferred expense	29	0	0	0	Surplus reserves	62	0	0	0			
Deferred income tax assets	30	0	0	0	Undistributed profit	63	0	0	0			
Other non-current assets	31	0	0	0	Total owners equity (or stockholders equity):	64	300,000,000.00	300,000,000.00	300,000,000.00			
Total non-current assets	32	0	0	0		65						
Total assets	33	300,000,000.00	300,000,000.00	300,000,000.00	Total liabilities and equity (or stockholders' equity)	66	300,000,000.00	300,000,000.00	300,000,000.00			

6. CERTIFICATE OF REGISTRATION OR INCORPORATION

SECTION B: BRIEF PROPOSAL NARRATIVE

1. COMPLIANCE WITH THE NATIONAL POLICIES AND THE SERENGETI NATIONAL PARK GENERAL MANAGEMENT PLAN 2014-2024

This development has been prepared in accordance with the guidelines set out in the Tanzania National Park Development/Action/Lease/Procedure (DALP) and the Serengeti 10-year Integrated Management Plan GMP (2014-2014). Based on the Limits of Acceptable Use (LAU), the proposed site location is located in the low-use area of the Serengeti Park. The proprietors of the Company and the proposed investment projects are prepared to comply with and follow all recommendations and legal procedures to develop a permanent independent luxury hotel to meet the standards acceptable to the park management authorities. Investors will comply with all standing rules and regulations of the Tanzania National Park and permanent orders for all stages.

2. TYPE OF DEVELOPMENT DESIRED

According to the PTC development guidelines of TANAPA DALP, GUOKAI(Tanzania) Co., Ltd. designed a PTC that complies with the DALP standard:

1st floor, cement or wooden platform, steel structure for reception, restaurant and bar. There is a series of single-storey, cement or wooden platform separate, permanent steel room structure; swimming pool optional; only basic staff housing. Only parking space is required Biodegradable waste can be buried and burned by tour operators. Tourist operators clear the incombustible in the park.

Based on the LAU designated by the Serengeti GMF for the proposed hotel venue, a detailed design was developed for 100 beds and 80 basic staff beds.

3. PARK LOCATIONS TO BE IMPACTED BY PROJECT

Hotel land in the center of the Serengeti National Park, Tanzania Serengeti National Park GPS coordinates X: 714251, Y: 9734482. 2 ° 24 '14.11" S, 34 ° 55 '37.22" E, the area is within the radius of the center A seasonal river runs through the hotel's planning range

from north to south, with an iconic mountain at a height of about 20 meters on either side of the river. The location of the hotel and the surrounding environment are grassland woodland, which is a natural habitat of animals. The trees along the river are dense. It is 13 kilometers away from the airport and 13 kilometers from the highway.

4. SPECIFIC SITE DESCRIPTION

4.1 TOPOGRAPHICAL CONSIDERATIONS

Construction or development of the limited slope will not be carried out in consideration of the recommendations of the environmental impact assessment.

4.2 IMPACTS TO HYDROLOGY AND WATER RESOURCES

Guokai Electric Power (Tanzania) Company Ltd. ensures that there is no direct impact on the hydrological cycle or surface water quality at any stage during the construction and operation of the development. At first stage we will use existing borehole then drill several boreholes on site.

4.3 IMPACT TO SPECIES OF SPECIAL CONCERN

The endangered or endangered species listed in SENAPA GMP 2014-2024 are considered by the hotel and will ensure that the new camp management is committed to educating guests about the plight of these animals to maintain protection.

4.4 VEGETATION CONSIDERATIONS

Guokai Electric Power (Tanzania) Company Ltd. carefully planned the location of buildings and sidewalks, creating a harmonious environment and maintaining nature by avoiding existing trees, using existing vegetation and avoid excavating soil in order to protect privacy berms.

4.5 EXISTENCE OF AN AGREEMENT WITH GMP/EIA, MZP/EIA OR DCP/EIA

The development of the hotel is based on the premise of protecting the ecological environment and wildlife, firmly establishing the principles of original ecology and wildlife protection, institutionalizing protection measures, ensuring their effective

implementation, fully coordinating the relationship between protection and development, and making rational use of park natural. The core of high-quality natural tourism resources is based on the protection of the ecological environment, tourism resources and wildlife, and the development and daily management of the Tanzania National Park on the basis of the protection of the natural environment and wildlife.

4.6 IMPACTS TO WILDLIFE

During construction and operations, all waste will be stored securely and disposed of swiftly and in accordance with guidelines in the Serengeti GMP

4.7 IMPACT TO CULTURAL, SOCIO-RELIGIOUS OR ARCHAEOLOGICAL SITES

The proposed project site does not have any known cultural or religious resources, If through archeological survey and research it is found that any pre historic, socio-religious or existing cultural artifacts lie within the project site, the company will seek the advice from the park management and professionals to move the development facilities without destroying such cultural resources.

4.8 PROXIMITY TO UTILITIES

GUOKAI Electric Power (T) Company Ltd. will implement self-sufficiency in the development of electricity, water, waste and sewage supply and management according to policies

4.9 ABILITY TO INCREASE PARK SECURITY

The hotel has an integrated communication system and network monitoring system, with experienced security personnel to further enhance the park's security.

4.10 SOLITUDE CONSIDERATIONS

The proposed hotel will primarily use solar power to supply the camp with power both day and night to reduce noise levels.

4.11 AIR QUALITY CONSIDERATIONS

During the construction phase, the slightly impact on air quality caused by dust from excavation works and stockpiled materials will be mitigated by wetting and covering materials, and providing dust masks for those working in the vicinity.

4.12 GEOTECHNICAL/SOIL CONSIDERATIONS

A geotechnical survey will be carried out and will be used to advise on the final structural engineering design of the buildings to minimize any risk to structures and the environment.

4.13 NIGHT SCENE CONSIDERATIONS

In the design of the hotel and its facilities, consideration was given to capturing the beauty of the night sky and minimizing the impact on the landscape of others in the park. The store will use low wattage, soft neon LED lighting tones, mainly powered by solar energy.

4.14 AVOIDANCE OF WETLANDS AND FLOODPLAINS

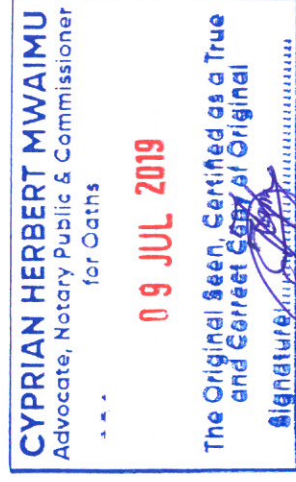
According to Section 57 of the EMA Act, the proposed location is not located near or on wetlands, floodplains or any permanent water bodies.

4.15 AVOIDANCE OF RESOURCES OF SPECIAL CONCERN

Project site planning is carried out in the context of careful consideration of unique habitat, wildlife, social and cultural ERV. In addition, the hotel will raise awareness of ERV for guests and employees to ensure that all parties work together to respect and protect these special features.

4.16 SHORELINE AND COASTAL ZONE CONSIDERATIONS

Not applicable to the proposed development site



4.17 AVOIDANCE OF PRIMARY VIEW SHEDS

Architecture is designed to be carefully integrated into the local environment to avoid any negative impact on the park's and other users' main landscapes.

4.18 IMPACT ON PARK REVENUE

This selection of the site which inside Serengeti National Park will provide the park and government with revenue from taxes, park fees, concession fees and activity fees estimated at \$3.11 million in the first 5 years of operation.

4.19 PROXIMITY TO PARK BOUNDARY

Hotel land in the center of the Serengeti National Park, GPS coordinates X: 714251, Y: 9734482. 2 ° 24 '14.11" S 34 ° 55 '37.22" E, area. The B144 road is 11 km away.

4.20 LOCAL COMMUNITY CONSIDERATIONS

In addition to developing projects in local communities, Guokai Electric Power Company will actively recruit local personnel and purchase local materials.

4.21 PROXIMITY OF DEVELOPMENT OR ACTIVITY TO OTHER VISITOR AREAS

The proposed site is located adequately far from all other developments.

4.22 IMPACT ON PARK OPERATIONS

The hotel always adheres to the rules and regulations in construction and management, and will also comply with the TANAPA regulations.

4.23 SITE LAND USE CONTROL

Land use at the hotel site will be in accordance with laws and regulations, and land will be used in the designated area.

4.24 SITE HISTORY

No prove that the site has any certain limitation on operating tourism business.

4.25 IMPACT ON OTHER PARK VISITOR

Hotel will not impact other visitors during development or operations and it is not visible from the main game viewing network.

5. ALL ACTIVITY AREA LOCATIONS

The hotel will include two main event areas, including hotel rooms and leisure areas and a viewing area on the top of the mountain, mainly to explore and watch a wide variety of wildlife, like car rental photography, play, etc. are all venues for the hotel.

6. TYPE OF SERVICES TO BE PROVIDED

6.1 FOR GUESTS

1. Reception service project

Such as parking, baggage transportation, inquiries, foreign currency exchange services; telephone, telex, telegraph, fax and fax services; typing, photocopying, secretarial, translation services; car rental, booking, medical services and various hospitality services.

2, room service project

Hot and cold water supply in the room, telephone, TV, internet, wake up service, laundry, ironing, room wine, room safe, shoe shine service, etc.

3. Catering service project

Including Chinese food, Western food, flavor meal, buffet, banquet, cocktail party, coffee shop, bar and room service.

4. Entertainment service projects

Such as swimming pools, entertainment parties, etc.

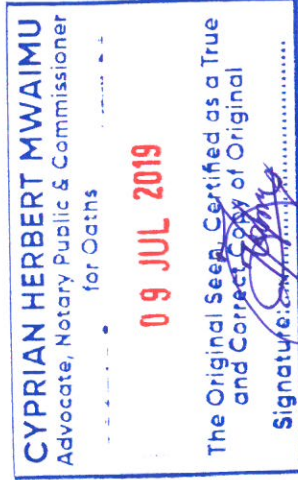
6.2 FOR STAFF

We will prepare competitive compensation according to the Tanzanian Labor Law, and the staff will implement early and late shifts, and any overtime pay will be properly compensated. We provide our employees with uniform uniforms and necessary personal protective equipment in accordance with the requirements of occupational health and safety standards.

7. ALL STRUCTURES AND THEIR LOCATIONS

The hotel is mainly composed of the following two parts, one is the guest room reception area and the other is the logistics support area.

<p>Room reception area</p> <p>Reception hall Dining and rooms Swimming pool Gift shop Bonfire area</p>	<p>Logistics support area</p> <p>Logistics management office</p> <p>3 staff quarters staff canteen</p> <p>Sewage treatment station Generator room</p> <p>Storage room: linen, chemicals, drinks, food</p> <p>Property Center: Maintenance Workshop, Tour Guide</p> <p>Garbage disposal station parking lot laundry room</p>
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8. THE ARCHITECTURAL DESIGN CONCEPT FOR ALL STRUCTURES

The Guokai Electric Power Serengeti Park Hotel aims to create a luxurious five-star jungle habitat that is coordinated with the natural environment and uses earthy, natural materials, soft shapes and low-impact structures, showcasing the surrounding nature and extraordinary scenery, in line with the requirements of the Serengeti Park. The aim is to make guests feel integrated with nature and immerse themselves in the natural habitat of the Serengeti wildlife diversity.

8.1 GUEST ROOM DESIGNS

The rooms are designed to blend leisure and wellness culture with local grassland culture, increasing the diversity of the client's vision. The overall appearance of the room is dominated by local characteristics, and the interior is dominated by five-star luxury decoration, which not only reflects the idea of harmony between man and nature, but also allows customers to experience a luxurious living experience. Give the guests a relaxed, healthy, safe and comfortable living environment. Seats and beddings are designed to be comfortable, and the lighting is adjustable in order to give a relaxed, comfortable feel.

8.2 MAIN LODGE AREA

Reception hall: The spacious entrance gives visitors a feeling of being inside Africa. At the same time, the hall is arranged before the entrance to form a transitional space between indoor and outdoor, which is conducive to energy saving. The sanitation is located in a hidden place, while opening the door, it forms a hidden corner with the bathroom. Inductive faucets and urinals are used inside the bathroom to help maintain hygiene. Through the overall streamlined layout, a relatively comfortable space is provided for the guests at the main entrance.

Swimming Pool: Stepping into the inner area of the hotel from the lobby, the first thing that catches your eye is the swimming pool. Sitting inside the grassland area, the swimming pool can bring a warm and relaxing feeling, allowing visitors to swim in the pool after a hard day's work. The water in the pool is disinfected and filtered to avoid the worries of dirty.

Restaurant and kitchen: The restaurant and kitchen are located on the other side of the pool. The restaurant has a round dining room, allowing visitors to sit around a circular venue in the center while eating, so that you can enjoy the view from the window. As the afterglow of the setting sun falls, the bonfire gradually rises, and visitors can forget their troubles and enjoy the moment of returning to their hearts.

Gift shop: Provide customers with local tourist souvenirs and crafts with prairie features.
Peak Viewing Platform: In order to satisfy the photographers, we have a viewing platform on both sides. On the platform, you can see the animals eating, grazing and migrating. The platform is equipped with handrails to ensure the safety of visitors.

8.3 BUILDING MATERIALS

The main body of the hotel adopts Beam-column steel structure. These structure houses are integrated houses and energy-saving houses. The main materials used are steel, engineering plates, thermal insulation materials, wall and waterproof roof materials. The steel bone is made of super anti-corrosion high-strength cold-rolled materials, which effectively avoids the influence of corrosion of the steel plate during construction and use, and increases the service life of the light steel component. After sealing the structural plates and gypsum board, the light steel components form a very strong rib structure system. With the insulation board of the outer wall, a better insulation effect is achieved. The building materials of the hotel are mainly from China.

8.4 INTERIOR DESIGN

The luxurious interior creates an upscale, intimate ambience. Fabrics such as bed sheets and curtains in the rooms are arranged according to African style, giving the guests more prairie and a sense of nature.

8.4.1 MATERIALS

All the textiles such as bed sheets in the hotel are made of environmentally friendly cotton and linen products. At the same time, the treated cotton and linen products without ironing in order to save energy. Part of the decoration is made of iron and copper. In

addition to being durable and environmentally friendly, it takes into account the grassland winds of Africa.

8.4.2 COLOURS

The exterior and interior walls of the hotel and lobby are mainly with earth colour, assisted by low-reflecting glass, and the wood which is made of natural are used in order to reflect the colour of the soil in the area. The interior of the room is decorated with warm white and light brown, soft brown and light white to reflect the endless blue sky of Serengeti. Some rooms and areas use textured wallpaper to highlight the local African flair. In view of the characteristics of the environmentally friendly hotel, the indoor lighting will be carefully considered. The lobby is mainly based on soft white light, and the rooms are mainly warm yellow.

8.5 ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED

The hotel has disabled rooms, with equipment in the room which can meet the general requirements of disabled people. The height of the clothes rail in the wardrobe can be adapted to the disabled. The bathroom should have a large space for wheelchair rotation. The toilet is equipped with emergency call device and any other necessary devices, as well as in public areas.

8.6 LANDSCAPING

Landscaping is designed using the original plants in the park to fully coordinate between the local natural landscape and the hotel building. In order to fully reflect the diversity of the park, the plant is equipped with multiple levels. Gramineae perennial plants are used as the first level of greening plants for ground greening between buildings. Shrubs are used as the second level on both sides of the road. The third level is tall arbor, which is distributed between buildings, with the main principle of not affecting roads and lighting. The underground water pipes are laid in the park, and the water supply interface is set in the outdoor partition for the landscape irrigation of the hotel.

8.7 BACK OF HOUSE AREA

Some areas are mainly equipment areas and employee residential areas. The ground is leveled with concrete floors. The walls are made of local stone and wood. The roof is

made of waterproof and environmentally friendly materials. The generator room and the garbage disposal station are treated by sound insulation and noise reduction, and the sewage treatment area is closed operating.

The auxiliary function area is mainly distributed in the downwind of the hotel to ensure the hotel's environment, connected each building in order to facilitate the transportation of items and the actions of personnel. The logistics area is mainly based on grassland-style wood grain and earth-colored stone, so as to avoid excessive contrast with local colors in order to better protect animals. The waterproofing of the roof uses more energy-efficient and high-tech materials.

Accommodation facilities: Hotel staff live in private and double dormitories. The hotel will provide independent accommodation for private guides, which located at the back of the hotel. All accommodation facilities are cleaned by a dedicated person, and the corresponding washing machine and drying rack are equipped according to the number of people.

Staff cafeteria:

There is a staff canteen around the staff quarters, which is used by the hotel's internal management and staff.

Logistics Office:

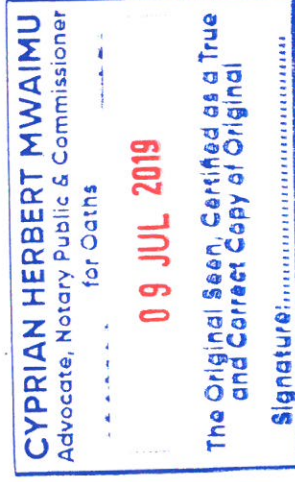
It has a monitoring room, a maintenance staff office, and an information technology service room to provide logistical support services within the hotel.

Laundry room:

Hotel guests' sheets and toiletries are cleaned and disinfected daily.

Warehouse:

The restaurant's freezer and dry food warehouse, including drinks and linens, are located in an area not far from the restaurant.



Parking lot:

The parking lot will be equipped with some clean energy charging equipment, on the one hand as a mean of transportation inside the hotel. At the same time, hunting vehicles can be accepted to stop here.

Water purification station:

For drinking water pumped from the ground, it is disinfected and desalted, and passed to the drinking area of the hotel room after passing the test examination. The water purification station is a certain distance from the creek inside the hotel and will not affect the flow of the stream.

Generator room:

The generator room is mainly based on diesel engine power generation, equipped with power storage equipment to supply the electricity demand of the entire hotel, and adopts solar energy clean energy to assist the load configuration requirements of the generator.

Sewage treatment station:

The design and layout of the waste water and sewage in the hotel are treated with post-treatment discharge to ensure that the sewage is discharged after sufficient purification.

Garbage disposal station:

There is a closed garbage disposal station and incinerator in the downwind direction, which can be used for incineration of waste.

9. ACCESS, TRANSPORT, CIRCULATION AND PARKING CONCEPT (TOURIST AND SUPPLY)

The hotel's internal transportation is designed to provide dedicated access for pedestrian, occupants, internal transport and staff access.

1. The main entrance has a loopback lane connecting the municipal roads to form independent imports and exits.

2. There is enough space at the door for the vehicle to temporarily park and drop passengers, which does not affect the passage from normal vehicles.
3. There is a place at the door for temporary parking.
4. There is a pedestrian passage at the main entrance connecting the municipal sidewalk.
5. The sidewalk from the municipal road to the entrance to the hotel can be used for wheelchair access
6. There are independent logistics channels connecting municipal roads for delivery, transportation of garbage and employee access.
7. The road inside the hotel is wide enough to allow fire vehicles to pass and work.
8. The pavement material of the internal road complies with the road safety standards.
9. The road approaching the hotel entrance should have a deceleration slope.

10. UTILITY AND SUPPORT FACILITIES

10.1 POWER SUPPLY

Two diesel generator sets, 100KW and 150KW. A total of 250KW, using parallel power generation automatic start and stop technology. The generator set is silent and placed indoors with a noise of less than 70 decibels. The transmission is laid using underground pipes.

10.2 WATER SYSTEMS

It is proposed to construct 2 deep water wells with a distance of 100 meters, a water well depth of 80 meters and a water volume of $Q=10\text{m}^3/\text{h}$, depending on the situation.

Water treatment system process:

With kill water → raw water tank → raw water pump → multi-media filter → scale inhibition dosing system → precision filter → high pressure pump → reverse osmosis membrane group → pure water tank → water supply pump → water point

10.3 SEWAGE TREATMENT AND DISPOSAL

The system mainly adopts biochemical treatment and filtration treatment. The daily estimated treatment is 350 liters per bed. The sewage is treated centrally and maintenance-free. It can be cleaned once every half month and can be used as fertilizer.

Treatment methods: (1) Separation of sewage debris (2) Anaerobic hydrolysis treatment (3) Biochemical treatment of sewage (4) Precipitation: The water treated by the oxidation pond flows into the sedimentation tank, and the anaerobic hydrolysis and biochemical treatment process is removed by sedimentation. Sludge, obtaining clarified treated water

10.4 THE USE, STORAGE AND DISPOSAL OF TOXIC MATERIALS

The use of toxic materials will be greatly controlled and minimized as far as possible. Used grease and oil will be stored in a protected environment and transported off site and recycled. Conventional batteries will not be used on site and guests will be asked to return with any they bring, heavy batteries from vehicles will be neutralized and disposed away from the site along with any other potentially hazardous or explosive waste.

10.5 SOLID WASTE TREATMENT AND DISPOSAL

Solid waste is mainly divided into incinable garbage (wood and paper) and non-degradable (metal, etc.), which is stored indoors. The incineration waste can be incinerated by garbage incinerator to seal the solid waste that cannot be degraded. After being packaged, it is transported to special site of the protected area, and the transportation frequency is once every 7 days. Incineration waste is incineration by garbage incinerator. The waste incinerator has a filter setting, with light smoke, and the garbage disposal equipment is simple to operate and maintain.

10.6 HEALTH AND SAFETY

10.6.1 FIRE CONTROL

The underground water pipes are laid in the hotel, and the water supply interface is set in the outdoor partition for fire prevention in the area. The fire zone will be buffered

by a firewall and serviced by integrated fire protection equipment, including fire extinguishers, fire blankets, sand buckets and water pipes. There will be well-trained firefighters on site, fire-fighting assembly points, and regular fire and emergency drills for employees. The hotel will work closely with the park management department for fire management.

10.6.2 PERSONAL PROTECTIVE EQUIPMENT (PPE)

We will provide training on how to use the equipment and monitor the staff to ensure proper use.

11. CONSTRUCTION PHASE DESCRIPTION

11.1 CONSTRUCTION PROCESS AND TIMELINE

The hotel has a construction period of 18 months. In accordance with the principle of comprehensive planning and step-by-step implementation, it is scientifically and orderly to construct according to investment and financing efforts and business development trends. The plan is in place according to the ultimate development goal, and the construction is carried out step by step according to the degree of fund accumulation and sub-regional advancement. According to the completion time plan of the project, the construction and construction party, the decoration party, the civil engineering, the landscaping, the water supply and drainage, the electric power gas and other engineering companies are required to make detailed and practical construction plans; Equipment manufacturers, such as air conditioners, water storage equipment, sewage Processing equipment, gas equipment, laundry equipment, monitoring and communication intelligent systems and other manufacturers to make equipment installation pre-buried, on-site, installation, commissioning plans, unified according to their respective construction plans, comprehensive adjustment

11.2 CONSTRUCTION LABOUR AND WORKING CONDITIONS

Labor plan: According to the construction work of each professional, the total labor force is estimated to be 100 at the peak of construction, according to the characteristics of this project.

11.3 CONSTRUCTION EQUIPMENT TO BE USED

No.	Machine Name	Specification	Unit	Quantity	Power (W)
1	circular saw Hitachi	Hitachi	put	22	950W
2	Screw gun	Hitachi	put	28	600W
3	Nail gun		put	4	
4	Jigsaw		put	4	400W
5	Roller gun		put	4	
6	Shear wall screw gun		put	2	
7	Impact drill		put	2	600W
8	Electric drill		put	3	570W
9	Nail gun		put	4	
10	Fastening tool		put	4	
11	Cordless drill		put	8	
12	Half saw		put	2	
13	Electric wrench		put	1	
14	Angle Grinder		put	4	520W
15	Sealer		set	2	
16	Portable cutting machine		set	4	
17	Air compressor 3P		set	1	3000
18	Air compressor 2P		set	1	2000
19	Herringbone ladder 1.8M			8	
20	Herringbone ladder 2.4M			8	
21	Threading machine		set	1	
22	Pressure test pump		set	1	
23	AC welding machine		set	1	12.3KVA
24	Gutter machine		set	1	2200W
25	Metal cutting machine		set	2	2100W

26	Angle saw	Makita	set	4	1650W
27	Marble machine	Makita	set	4	1200W
28	Electric planer	Makita	set	2	500W
29	polisher	Makita	set	2	405W
30	Electric hammer	Makita	set	1	600W
31	bench drill		set	1	250W
32	Excavator 200	Komatsu	set	2	
33	Automatic unloading		set	4	
34	Caution dump truck		set	2	
35	Water truck		set	2	
36	Concrete mixer	JZC350	set	1	7500W
37	Plate vibrator	ZW-7	Set	4	1100W
38	Concrete vibrating rod	ZN50	Set	8	1500W
39	crane		set	1	
40	Fulling	200	set	2	4000W
41	Water pump	IS100-65	set	2	7500W
42	Steel bending machine	GW40	set	2	3kW
43	Steel cutting machine	QJ40-1	set	2	5.5kW
44	Steel straightening machine	GJ6-4/8	set	1	5.5kW
45	Universal wire stripper	8-20mm		6	5.5kW
46	Cable printing number machine	H-40FC	set	1	
47	Chain hoist	3t		2	
48	Wireless Walkie-Talkie	MOTOLO	set	4	

11.4 LOCATION, FUNCTION, AND SIZE OF TEMPORARY CONSTRUCTION FACILITIES

Combined with the design and construction features of the hotel project, the location of the temporary facilities during the construction period is set around the available area of the construction site.

1. The temporary dormitory is set in a safe area at the foot of the mountain.
2. Temporary dormitories are located outside the buildings that have not yet been completed.
3. The dormitory of the temporary facility is located outside the falling radius of the building under construction. If it is impossible to ensure safety or the site does not have the conditions for erection, the site should be erected or rented. The on-site living area should be closely managed and effectively separated from the working area and surrounding residents.
4. The living and office facilities maintain a sufficient safety distance from the building materials, equipment and construction waste stacked in the surrounding area.
5. The temporary dormitory on the construction site can be equipped with openable windows.
6. Temporary facilities comply with the requirements of fire protection (TANAPA).

In order to ensure civilized construction and safe production at the construction site, the site science is divided into two areas: office area and construction area. The areas are clearly separated to meet the needs of civilized construction and safe production. The overall plan is to construct the proposed building. The south side is the office and living area. The proposed site and the remaining sites are planned to be construction areas.

Temporary site layout:

NO	Facility name	Building area m ²	Remarks
1	Office area, meeting room	300	Near Construction site
2	Worker's quarters, canteen	500	Near Construction site

11.5 THE USE, STORAGE AND DISPOSAL OF MATERIALS DURING CONSTRUCTION

The stacking of construction materials is set within the coverage of transportation machinery to reduce secondary handling.

(1) Outdoor temporary storage yard: It is used to place materials that are not easily affected by the external environment. After unloading, it is temporarily stacked and then transported to various construction areas in time.

(2) Outdoor Working place Material stacking place: All materials will be divided into batches according to plan, schedule of transportation and stacking of materials, and processing of finished and semi-finished products on site, and material stacking place shall be set at each construction operation point of construction flow operation.

(3) Temporary processing zone setting:

This project uses the finished product after processing. In order to meet the requirements of the construction period, the product is completed in the material selection and procurement in the factory, and only simple processing operations are carried out on site.

No	Facility name	Building area m2	Remarks
1	Storage	1000	Near Construction site
2	Temporary electricity, machine repair room	500	Near Construction site
3	Processing and material stacking area	1500	Near Construction site
4	parking	1500	Near Construction site

11.6 CONSTRUCTION MATERIAL STORAGE

Storage of building materials: storage sites should be equipped with effective measures against rain, water and moisture to prevent corrosion and pollution. The site where building materials are stacked should be leveled and sturdy. When stocked, the building materials and the ground should have a certain gap, also with drainage measures. Building materials, structural components and other materials must be safely and neatly stacked, and must not be super high. It is necessary to hang the signs in different

categories, indicate the name of the materials, the variety, and the number of specifications, etc., and cannot be randomly placed for the convenience of unloading. The stock room should be locked and managed by a special person. Each batch of products entering the market needs to be checked for quality so that they meet TANAPA requirements.

11.7 CONSTRUCTION MATERIAL SOURCES

The building materials of the hotel's main body using green and environmentally-assembled housing are mainly from China.

11.8 CONSTRUCTION ACCESS, TRANSPORT, CIRCULATION AND PARKING CONCEPT

During the construction period, the main construction route of heavy vehicles is first planned to meet the needs of the previous construction. The temporary roads on the site are circular roads. The roads are smooth, flat, clean and free of scattered objects. The temporary roads are combined with the municipal roads. practice.

12. NUMBER OF TOURIST BEDS

There are a total of 100 beds of standard rooms, suites and deluxe rooms.

13. NUMBER OF STAFF BEDS

Tanzania hotel operation and logistics service staff: a total of 44 people Reserve 44 beds.

- Office staff: a total of 7 people
- 1 general manager
- 1 food and beverage manager, 1 secretary
- 1 room manager 1 secretary 1 person
- 1 manager of logistics department 1 secretary

Food and beverage staff: 9 people in total

Cashier 2 people
8 waiters (07:00 - 5:00, matching 15-23 points and 4 shifts)
4 chefs (cooks of different nationalities)
4 people with diversified side dishes (according to the chef)
Room staff: a total of 9 people
2 cashiers (replacement system)
Cleaning service for 10 people (12 rooms per person per day)
Laundry room for 3 people
Logistics staff: a total of 9 people
Purchase 2 people
Gardening sanitation 3 people
Property maintenance for 2 people (hydropower maintenance)
Equipment maintenance for 2 people (generator, solar energy)
2 people in the warehouse (food cold storage, drinks, spices, tableware, department stores, cleaning supplies)
2 people in the monitoring room
Security guard 4 people
Driver guide 8 people (calculated according to 15 coaches, shift system)
Souvenir shop 2 people
Garbage disposal 2 people

14. THE IMPACTS THE PROJECTS WILL HAVE ON LOCAL AND REGIONAL COMMUNITIES

14.1 ENVIRONMENTAL BENEFITS

a. **Protect natural scenic spots**

The development of tourism is conducive to enhancing people's awareness of environmental protection. At the same time, the funds obtained by the tourism industry can better protect nature reserves.

b. **Improve environmental quality**

Tourism can beautify the environment; it can also control air pollution and other environmental problems, and promote the comprehensive purification of the environment.

14.2 DEVELOPMENT OPPORTUNITIES

a. The hotel will provide 44 direct jobs and likely to increased ¹⁴⁷100 local jobs when hotel will be operating at full capacity; employment opportunities will offered in room service, catering service, logistics service, transportation service and tour guide service, indirectly increasing employment of 300 people for processing, design, production and sales of tourism products; local special product cultivation, picking, sales, etc. Infrastructure, recreational facilities etc.; promote local construction industry, material supply industry, etc. during the construction period, solve the employment of 100 construction workers during the construction process; drive the development of other industries: tourism equipment, hotel supplies, and outdoor leisure, jewelry and luxury goods, Souvenirs.

b. **Drive more markets**

Plenty of Chinese tourists directly brought markets to transportation, catering services, commercial outlets, scenic spots, etc.; prompted more Chinese companies to invest in Tanzania; the propaganda effect rate of tourism is 1 to 8, nearly 10,000 Chinese tourists can Influencing 50,000 Chinese entrepreneurs to consider investing in Tanzania; increasing the influence of Tanzania; driving more Chinese related industries (media, culture, city exchange) to cooperate with Tanzania.

EMPLOYMENT OPPORTUNITIES

DURING CONSTRUCTION

DURING OPERATION

NO	LOCAL	FOREIGN	NO	LOCAL	FOREIGN
1	160	20	1	100	20
TOTAL			300 PEOPLE		

CYPRIAN HERBERT MWAIMU
 Advocate, Notary Public & Commissioner
 for Oaths

09 JUL 2019

The Original Seen, Certified as a True
 and Correct Copy of Original
 Signature: *[Signature]*

14.3 ECONOMIC BENEFITS

a. Impact on GDP

The hotel industry is a comprehensive industry and the most horizontally connected industry. The economic impact of the hotel is first reflected in the impact of tourism on GDP. Since the independence of Africa in the 1960s, many countries have begun to invest heavily in the development of hotel tourism resources and the development of tourism. The proportion of hotel tourism in the gross national product has gradually increased.

b. Contribution to national foreign exchange earnings

Due to the innate advantages of hotel foreign exchange earning, after the 1960s, hotels have become increasingly important for foreign exchange earning by many countries in the world, becoming an important means of earning foreign exchange and balancing payments. As the number of inbound tourists in Africa has increased year by year, intercontinental tourism has also flourished. The foreign exchange income of inbound tourism has increased from US\$36.080 billion in 2003 to US\$68.570 billion in 2007, with an average annual growth rate of over 13%. The proportion of foreign exchange earned by industrial exports has remained at around 15%, which has greatly promoted the balance of international balance of payments and increased foreign exchange earnings.

c. Increase tourism revenue, purchasing of local building materials, supplies and creative artifacts where viable, will also boost the local economy.

15 ALL MITIGATING MEASURES TO BE TAKEN TO ENSURE MINIMUM ENVIRONMENT ADVERSE IMPACT

Pre-construction

Reasonable site selection. It is the most effective method and the most feasible to reduce the impact of ecological environment from the reasonable site selection, reasonable planning, reasonable engineering design, reasonable construction and effective management. These measures are also the environmental responsibility of the project builder.

Under construction

(1) Establish standardized operating procedures and systems. Control the range of motorway lanes to prevent motor vehicles from driving on the grasslands and reduce the impact on grasslands

(2) Reasonably arrange the construction sequence, season and time. Strengthen the environmental protection management of the project. According to the ecological impact of the construction project and Features:

(3) Improve Environmental engineering supervision and construction team management during construction period.

(4) Improve Ecological environment monitoring and dynamic management during the operation period.

After construction

While strengthening the publicity of environmental education and health management systems, we will formulate corresponding protection measures, rationally set up service outlets, and deliver garbage at fixed points, centralized collection and centralized treatment. Set up a garbage truck to collect daily domestic garbage and send it to the garbage disposal plant for treatment in a timely manner.

Domestic sewage treatment

The domestic sewage in the park is treated by biochemical method. The discharged sewage water quality meets the national comprehensive waste water discharge standard (Tanzania National Park Standard). Treatment of feces

In combination with the planning and design of the resort, water-filled public toilets will be built at fixed construction sites and places where workers are concentrated. Environmentally-friendly public toilets will be set up in remote areas. The septic tanks should be disposed of in the manure of public toilets and sent to the sewage treatment station for unified treatment. Equipped with ample cleaning staff to clean the entire construction site. All staff should consciously promote the concept of civilized tourism

and lead by example to guide workers to develop good hygiene habits and maintain environmental sanitation around the hotel.

16. ALL ADVERSE IMPACTS THAT CANNOT BE MITIGATED

We have fully understood the risk factors to ensure that all environmental management plans are provided for the project and will be mitigated in accordance with the National Environmental Impact Assessment Report.

17. THE PROJECT'S SENSITIVITY TO THE ENVIRONMENT

In environmental perspective, investing hotels in Tanzania is an environmental protection industry that will not adversely affect the local ecological environment and human environment. On the contrary, through the hotel's good management, it can also promote the protection of the local environment. In 1995, the National Association of Canadian Restaurants established the 'green' standard for the world's first hotel industry, mainly from the two aspects of facilities, equipment and management, to investigate the hotel's efforts to save water resources and reduce energy consumption and waste recycling. Since there is still no universal standard for the construction of 'green hotels', we are more actively referring to the ISO14001 environmental management standards and TANAPA requests. Many hotels around the world have passed ISO14001 certification, and more hotels have done more than the standard requirements. The hotels we have invested in have realized the importance of environmental protection. In addition to taking the initiative to carry out some environmental protection work and creating green hotels, more hotels will be actively introducing the standard.

18. ANY SIGNIFICANT ACTIONS OR ACTIVITIES NOT LISTED ABOVE

GUOKAI will entrust relevant departments to conduct an Environmental Impact Assessment (EIA) on our projects prior to construction to determine the mitigation of adverse environmental impacts and behaviour. We will design, construct and operate our hotels in accordance with ELA guidelines.