



A.GROUP
ARABIAN FOUNDATION
FOR CONSTRUCTIONS
AND CONSULTING

Presented To

United Republic of Tanzania Tan Sports TSCC

Prime Feasibility Study for Sport Social activities Club

September 2020



Strategic Project and investment Department

EGYPT
TANZANIA
KUWAIT
DUBAI

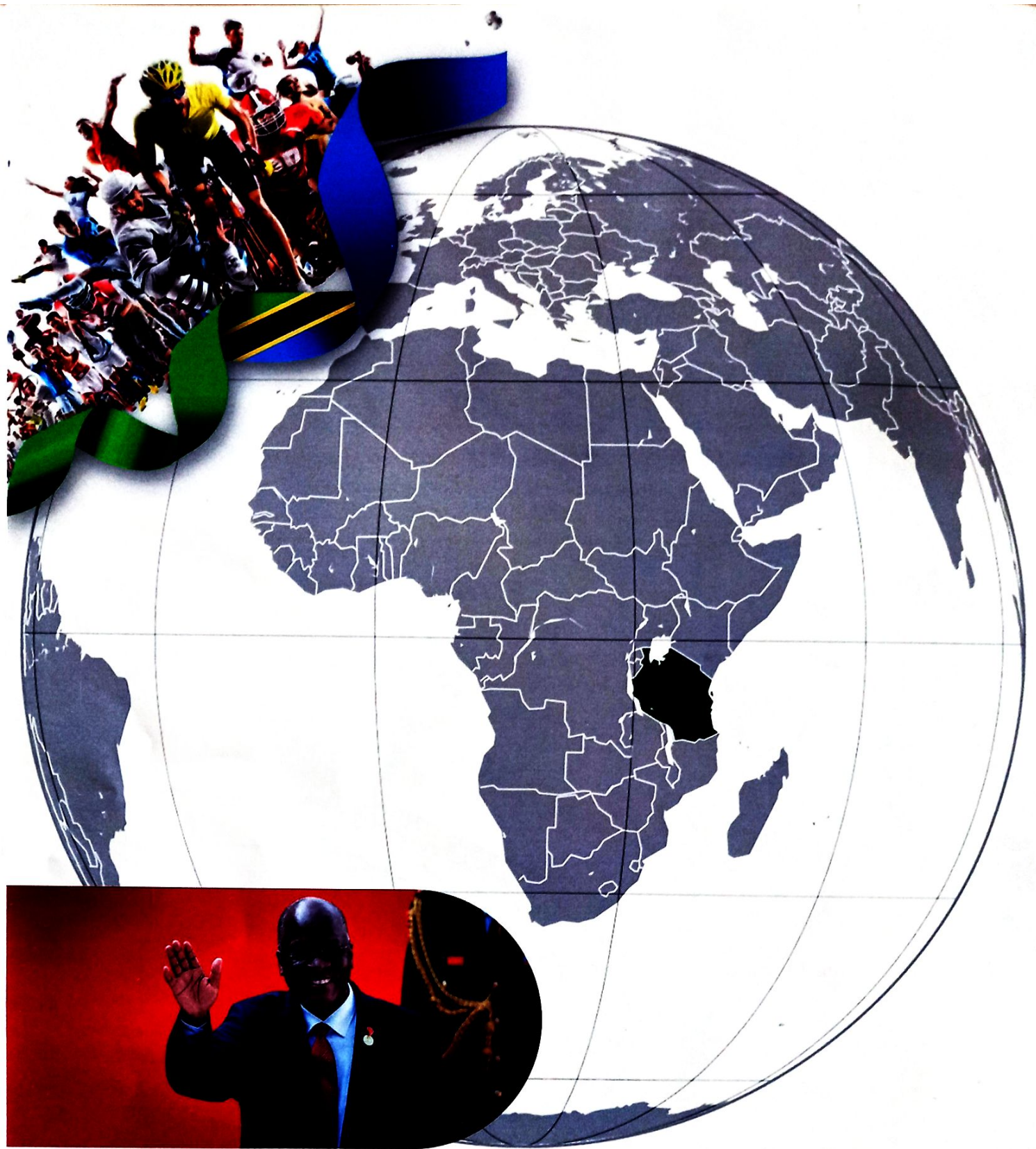


Tanzania

The first Sport & Social activities Club complex

Africa ... the mother of all civilization ... for many years Africa have had a great civilization through it's people ... it never made an effort to hide any treasure from its sons ... Africa carried us out to the world producing the heart of humanity and a group of effective persons through the history ... now it's the time to make Africa proud once again

Tan Sports: TSCC



Tanzania

The first Sport & Social activities Club complex

Tanzania is the most lovely country in the East Africa ... with a population of almost 60 million people currently under the administration of a great President Hon/Dr John Pombe Magufuli which has successfully lead this great nation from poverty to one of the most leading economically fast growing country in Africa. The economic growth has become a key factor for investors to be attracted to invest in Tanzania. A group under the leadership of Eng. Amer Abou Alkhair and his strategic planning team have decided to start one of the 7 strategic investment projects in Tanzania which focuses on sports and social activities that will be develop in Mwasonga (Kibada), Kigamboni Municipal Council, Dar es Salaam. The club complex will be the biggest in Tanzania and one of its kind in the East African region.

1 Tan Sports: TSEC

Tan Sports TSCC

The first Sport & Social activities Club Complex

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Arabian Foundation for Constructions Consultations
Strategic Buildings Department

Egypt

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Strategic Buildings Department

Tanzania





Size and Location of the Project

Location !

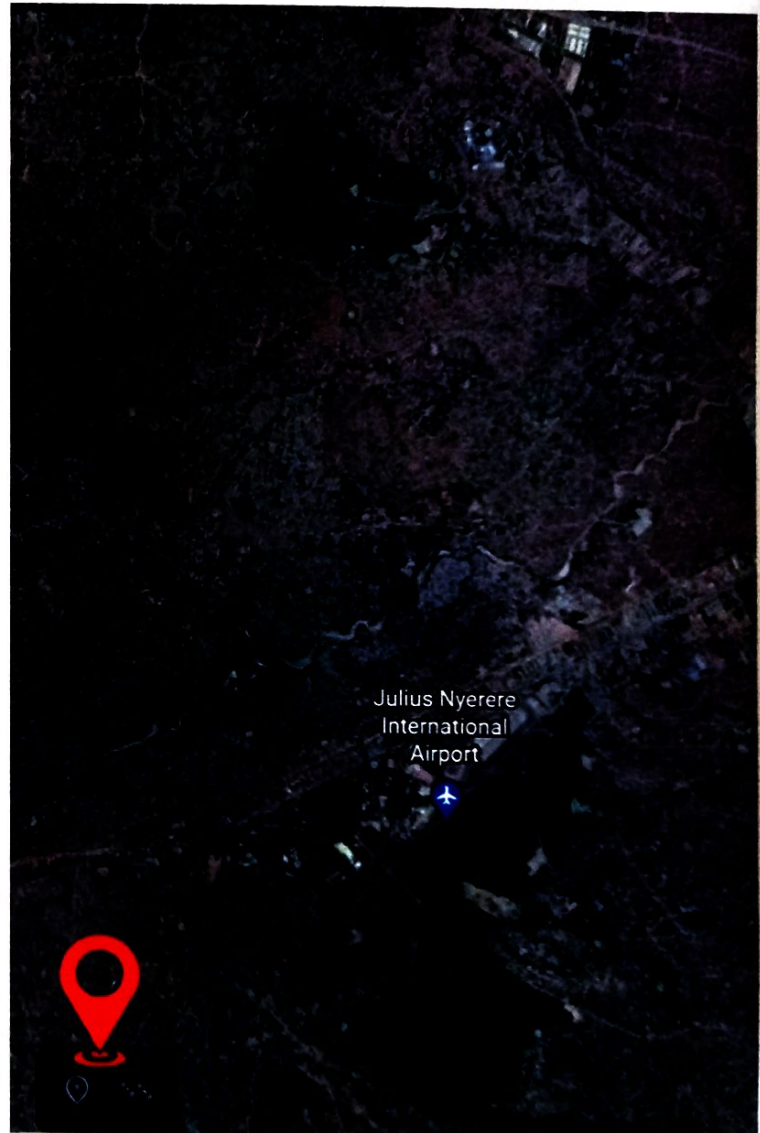
Our target area is Mwasonga (Kibada) at Kigamboni Municipal Council, Dar es Salaam.

The prospective investment area is currently being owned by NSSF, after finalizing the purchasing agreement terms, A Group will approach the Ministry of Land, Housing and Human Settlements for registration and transfer of occupancy rights.

We further understand that in order to acquire the land, we must go through the proper channels of investments by involving the respective Ministries (Ministry of Industry, Trade and Investment and Ministry of Finance and Planning) and Tanzania Investment Centre (TIC) which is considered to be our outmost supporter on this prospective investment.

We understand that in the process of acquiring the land we must work in collaboration with the Ministry of Culture, Arts and Sports who will provide technical guidance and selected location.

A Group is seeking to invest at a location of 203 - 300 acres for the constructions of Club complex for Sports and Social activities.



The size of the project is flexible considering that the project is in phases starting with phase I which will include the front main gate of the club, members office and services, a swimming pool, kids area in modern style, members conference facility, main restaurant and food court and a Diorama which shows a picture of the full project and what it contains. More buildings and services will be included in the first phase, details will be explained in the following pages.

The main target of the project is to make the availability of various modern and regular sports and social activities for all the members of the club and their children to grow up in a healthy and sport environment so we can have some sport icons in future and we can easily discover and develop talented players in various types of sports to lead Tanzania's name to the International sports championships.



Goals

The main goal of Sport investment is divided into two sections: First is creating professionally trained teams in different sports and creating icons who will represent the nation at International levels.

Secondly is Sport tourism which is considered to be very successful area of investment especially in African Countries like Football, Olympic games, Boxing, Basketball and many other sport types that have Continental and International events. Good environment will establish or host this type of championships that will lead to the increased number of visitors and sport teams to visit Tanzania which will automatically generate more income and more jobs for Tanzanian citizens and the nation at large.



Project impacts and Technical Overview

Tanzania Sports Club "TSC"



Social Impact

As we mentioned in the introduction and the abstract that our team of expertise in the field of establishing sport clubs complexes have previous experience in some countries as contractors and executers but this will be our first investment in the same field as that we have been working for some good years of experience in countries like : Egypt, USA, UAE, Finland and other countries.

Thus, we are willing to share and move our experience in the sport investment field to Tanzania to establish the first Tanzanian Sports and Social activities Club complex which will produce the following:

- Creating a new atmosphere of social sharing in urban and modern way
- Creating an organized chances to discover the sport talented youth and children
- Creating between 1500-2000 skilled and unskilled job opportunities
- Creating a high impact on the Sports Tourism section
- Creating a high good impact in the Sports section and Tanzania advanced sports figures
- Giving the chance to create a pure Tanzanian Sport Icons and legends
- Creating a good interest of other sports rather focusing on Football and Boxing only
- Creating an iconic project that will be considered one of the landmarks in Tanzania
- Taking Sports to another level of development and advancement
- Creating a chance to establish the International and National sport events in Tanzania

International Events Effect

As most of African countries, Tanzania is known for it's athletes, like Suleiman Nyambui and Filbert Bayi, the two the biggest names in Tanzanian Track and Field, they both won Olympic medals for the country in 1980s. Tanzania is also a powerhouse in the Commonwealth Games and the African Championships in Athletics.

A Group aims at creating and developing young male and female athletes as well as other sports who can make a Tanzanian nation proud of its own sons and daughters.

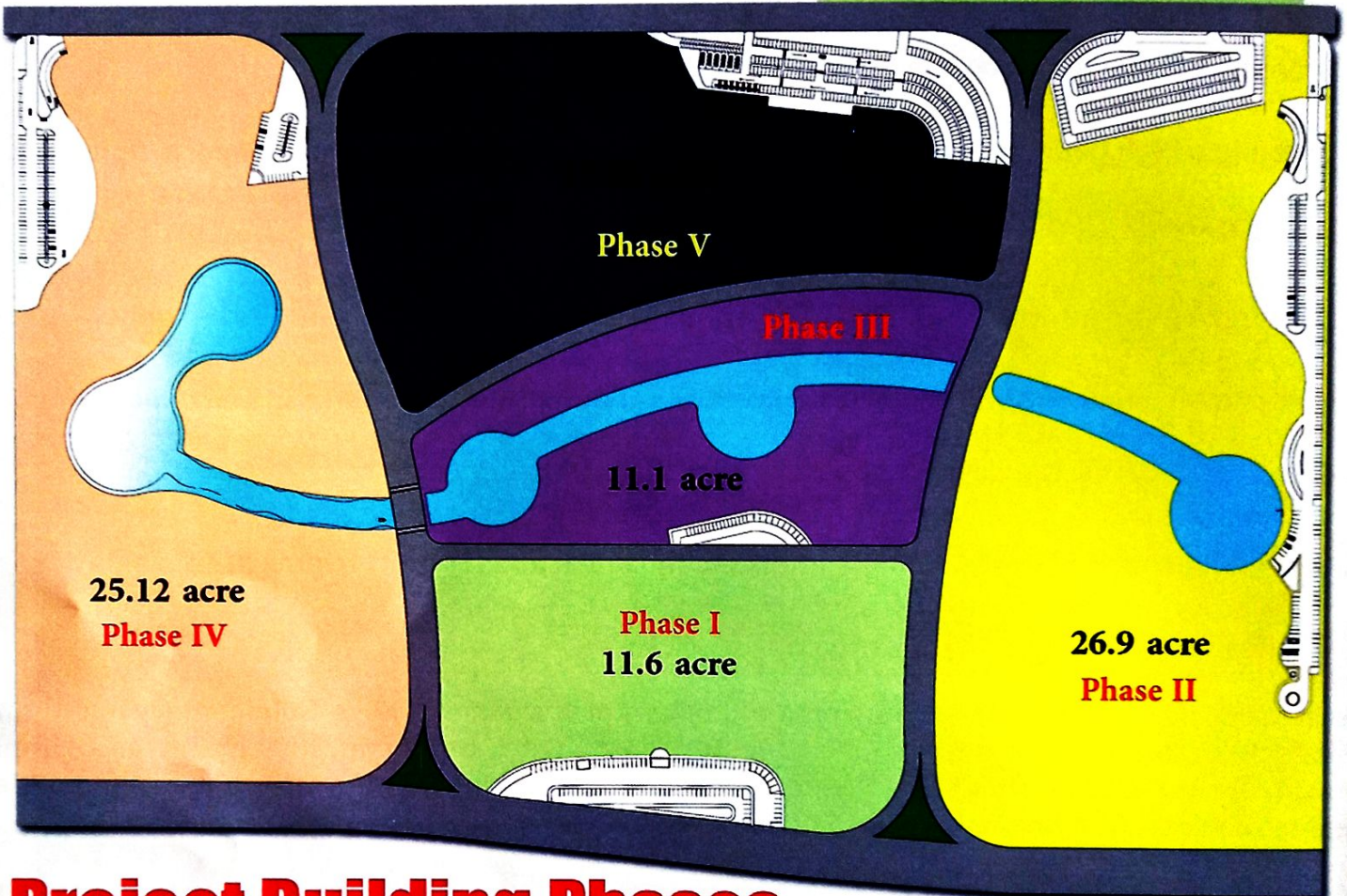
Basketball is quite popular game but it is played mostly in schools and in the army. Hasheem Thabeet, who plays for the Oklahoma Cituy Thunder in the US National Basketball Association, is the first Tanzanian-born player to join the NBA. In Tanzania it is very popular among the youth but how can we host the NBA event? With this project we will have the qualified playground and a court to do that with the International Standards.

Also by having the Football School we can prepare for the future National football team under 18 years as well as the advanced level as we have the right experience in this field

Cricket's popularity is also growing fast mainly after the nation hosted the 2008 ICC Cricket League division 4. Rugby is growing slowly in Tanzania and used to be a part of the East Africa team. The home of Rugby in Arusha, Tanzania was the staging place for the 2007 Castle Beer Trophy competition.

Project's Content Overview

100 Acre scale up to 207 acres scale



Project Building Phases

This project will encompass the construction of a Modern State of Art sports facility in the town of Kigamboni in Dar es salaam-Tanzania.

The facility is estimated to be between 420,000 to 869,400 square meters which will include but not limited to the following functions and it contains: Indoor sports activities for families and professional players such as Basketball, Volleyball, Handball, Boxing, Golf, Horse racing, Athletics and Tennis Courts, with academy for each sport attached to the respective sport facility including a modern fitness facility.

The Project will also consist of 1 Football Stadium preferably of which can accomodate 35,000 to 45,000 spectators, 1 Football Training ground, Multi – purpose playing ground which will cater as Football Training field, Rugby and Cricket respectively, Olympic sized swimming pool, numerous water sports activities, restaurants, shopping malls, changing rooms, administrative offices, amusement and recreation facilities, health care services,

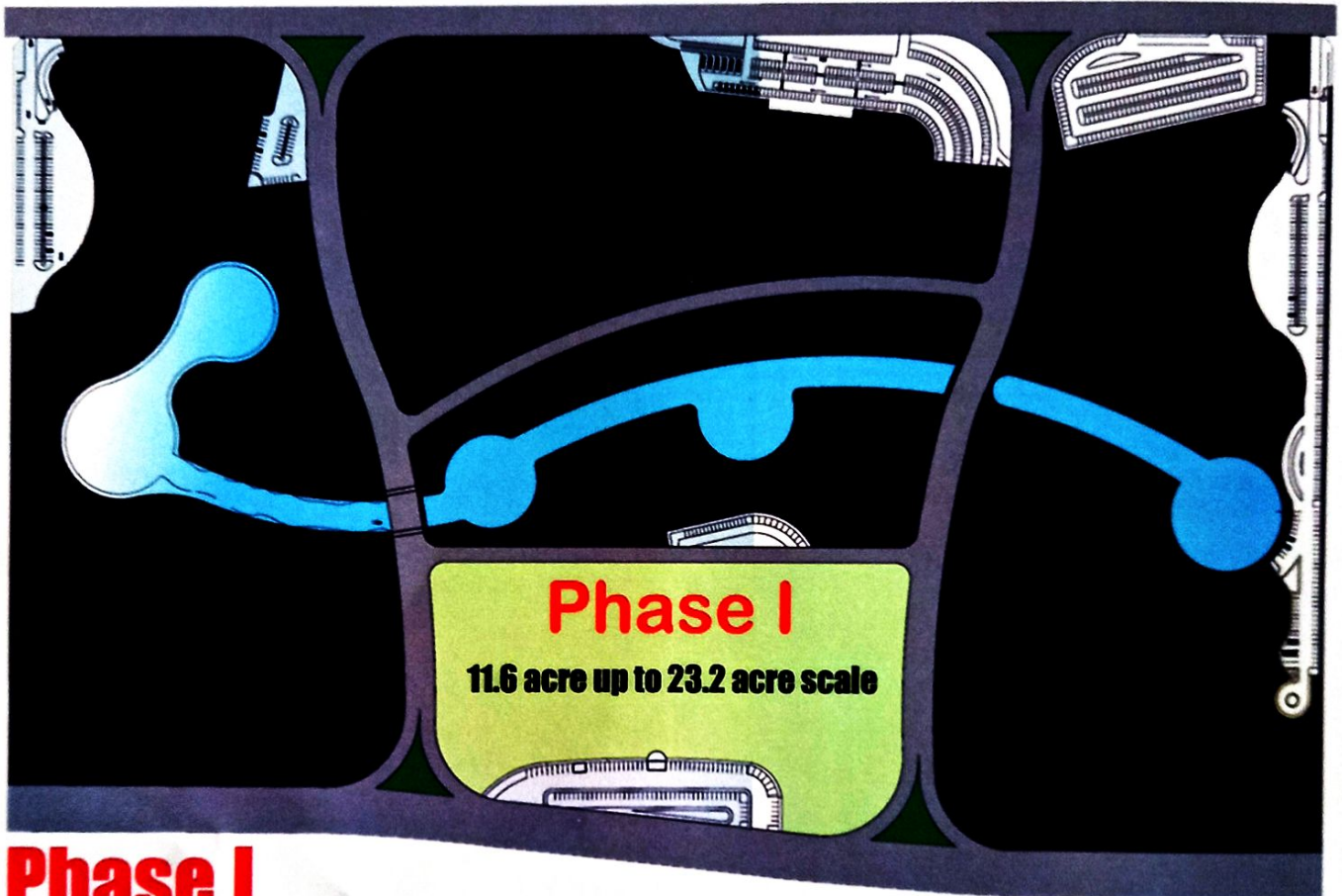
and 5 Star accomodation facility which will accomodate a big number of sports men and women as well as visitors and will have between 80 -150 suites/ rooms and kids playing grounds. The project will be utilized to start up the pilot of Tan Sports (TSCC) Arabian Group Construction with an initial budget of \$300 Million of its own funds to establish this project from implementetion to completion phases.

A Group investment is still at a start up stage and we consider the below as key factors before further implementation:

- * Site Characteristics: accessibility, visibility and infrastructure
- * Site Selection in case of multiple site options
- * Sports activities to be performed in the respective area/ field
- * Forecast number of expected spectators and local tournaments per annum
- * Assessment of operational performance including revenue forecast



Project's Content Overview



Phase I

This is the preparatory phase that will include the preliminary planning and feasibility study and the purchase of the required land. We will provide a basis for the concept brief of the project and starting point for design process which is typically sub-divided into 4 phases: Preparation, Concept design, Project design and Technical design.



Phase I will include the main club gate attached with parking space up to 350 cars, the customer care building, member services office, main restaurant, the swan lagoon, basketball court, 2 multi purpose playgrounds (tennis, volley ball, or hand ball). It will also include a family swimming pool, kids area playground and main services like toilets, bathrooms and more.

Contains	
1	The Main Gate
2	Check point
3	Security booth
4	The parking space
5	Registration office
6	Customer care office
7	Clinic
8	ATM
9	The Family zone
10	Pool cafeshop
11	The Kids Area
12	The Kids care building
13	The Swan Lagoon
14	The basketball court
15	The Multi uses playground
16	The Boxing Court
17	WalkThrough Marche
18	The Food Court
19	Family activities space
20	Resort



Project's Content Overview

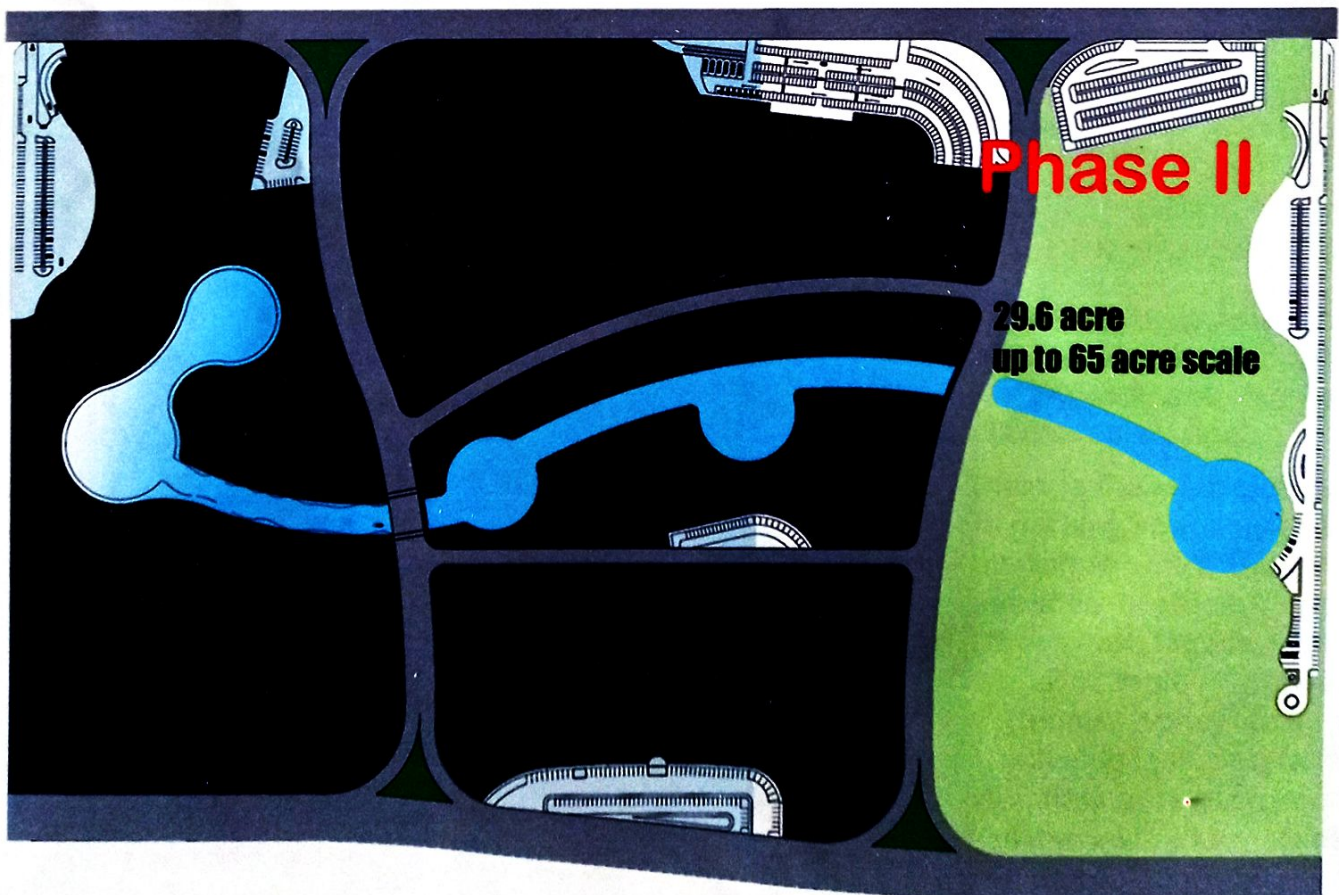


Phase II

This stage of implementation will involve the following:

- * Pre construction - Construction of a fence to secure the area and Construction of staff housing facilities and installation of security cameras.
- * Procurement - Mobilization of machinery and equipment and procurement of building materials.
- * Construction - The main construction takes off for the football training grounds that will also be used as mult purpose field for Rugby, Cricket and Athletic Sports as well as football main stadium that will accomodate between 35000 - 45,000 spectetors. Indoors sports facilities will also be constructed at this stage.

Phase 2 is considered to be one of the biggest sections in the club and the most area with entertainment facilities and sport parts.



	Contains
	Zone 1
1	The main 2 Football Stadium gates
2	Check Points and Security
3	The main stadium parking space
4	The Main Stadium
5	Food Courts and cafe
6	Clinic
7	Fire resistance point
8	Police and security office
9	Control tower
10	Media office
	Zone 2
11	3 football fields
12	Professional Basketball court
13	2 Tennis courts
14	Kids care area
	Zone 3
15	The Main Lagoon
16	Family activities area
17	Cinema and theater complex
18	Coffeshops and restaurants
19	Mini shopping mall
20	The Art School
	Zone 4
21	Sport Hotel with swimming pools and lagoon
	Zone 5
22	Horses stables and arena
23	Administration office

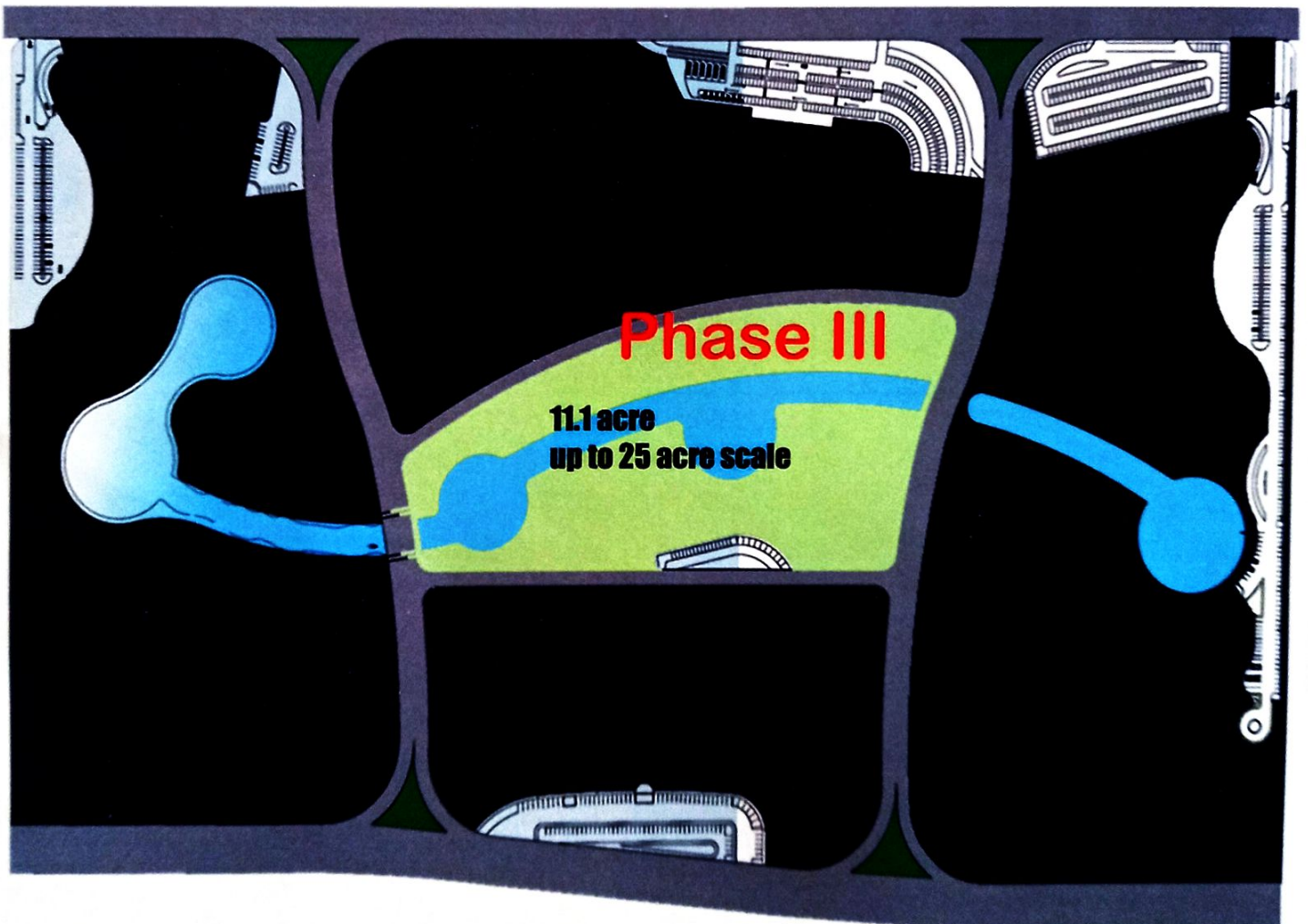


Project's Content Overview



Phase III

Construction continues for facilities such as 5 Star accomodation facility, fitness centres, lagoon, malls and recreation centres for families, swimming pools and health care facilities.



Phase III is considered to be the main heart of the club which will be focused on the family activities and big area of landscape including the lagoon with a special views and all kinds of services like resaurant and coffee shop and a parking area family activities toys and multi purpose areas of playgrounds, mud and clay shop, bicycles, wood workshop and indoors activities places.

Contains	
Zone 1	
1	The Lagoon
2	Coffee shop and restaurant
3	Family activities hall
4	Kids playground areas



Project's Content Overview

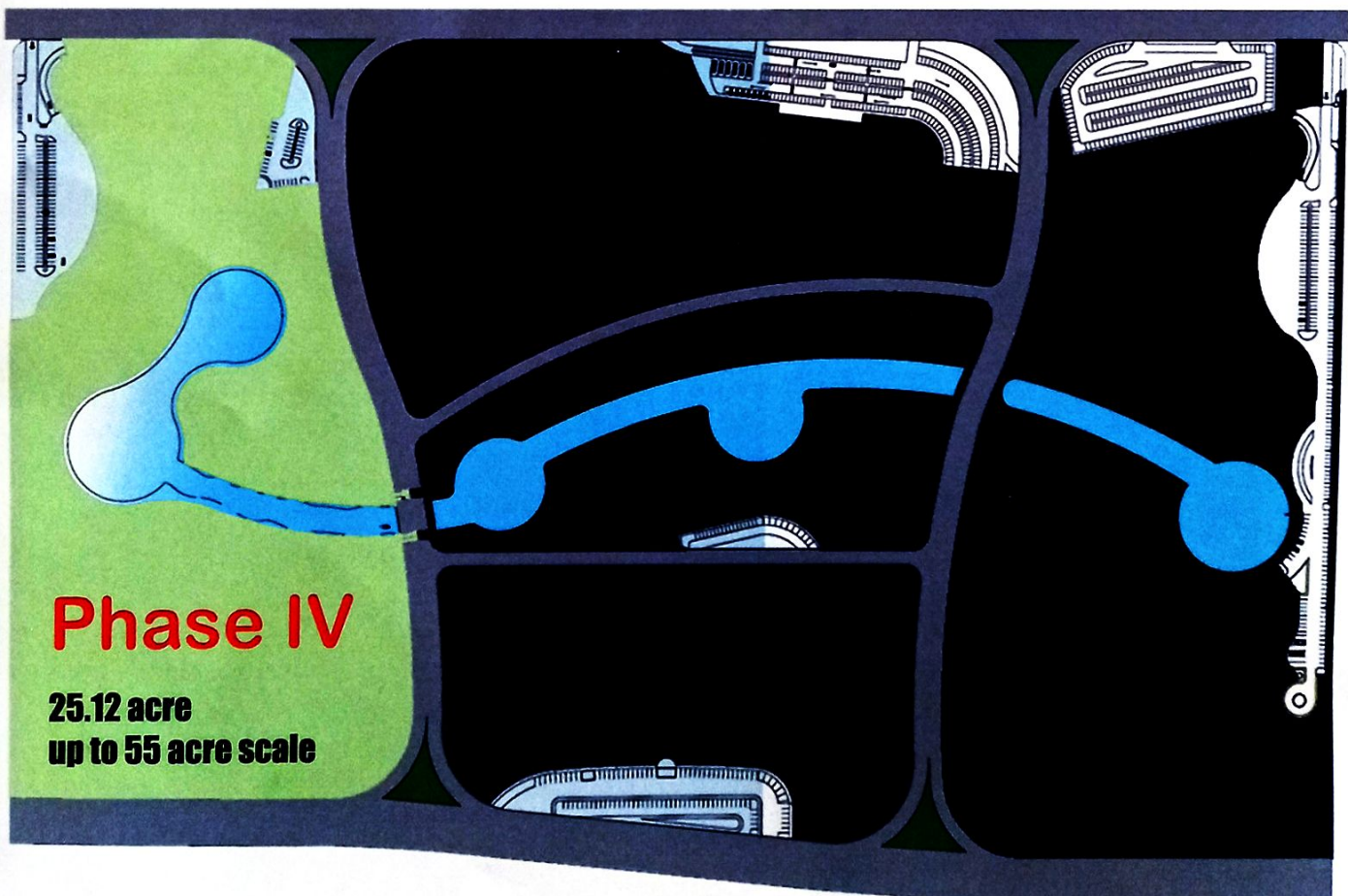


Phase IV

This is substantial completion stage whereby there will be sectional completion such as football training fields and all indoors sports facilities as well as fittings of required facilities in compliance with Olympics and International standards.

Construction of equestrianism facility area also known as horse riding game, multi propose covered courts which can be used for boxing, basketball, handball or hocky, water park with International standards for family and kids with supervisors and life guards.

More detailed technical documentations is available at our technical department.



Contains	
Zone 1	
1	The main gates
2	Check Points and Security
3	Sport school registration
4	Resort lagoon
5	Resort Rooms
6	Food court and coffee
7	Family activities space
8	Compat Sport School
9	Tennis Field
10	MPH
11	Football field
12	Restaurants
13	Covered swimming pool
14	Activities complex and Clinic
15	Water sport lagoon
16	Family swimming pool
17	Swimming Pool Complex
18	Olympic Swimming Pool
19	Administration office

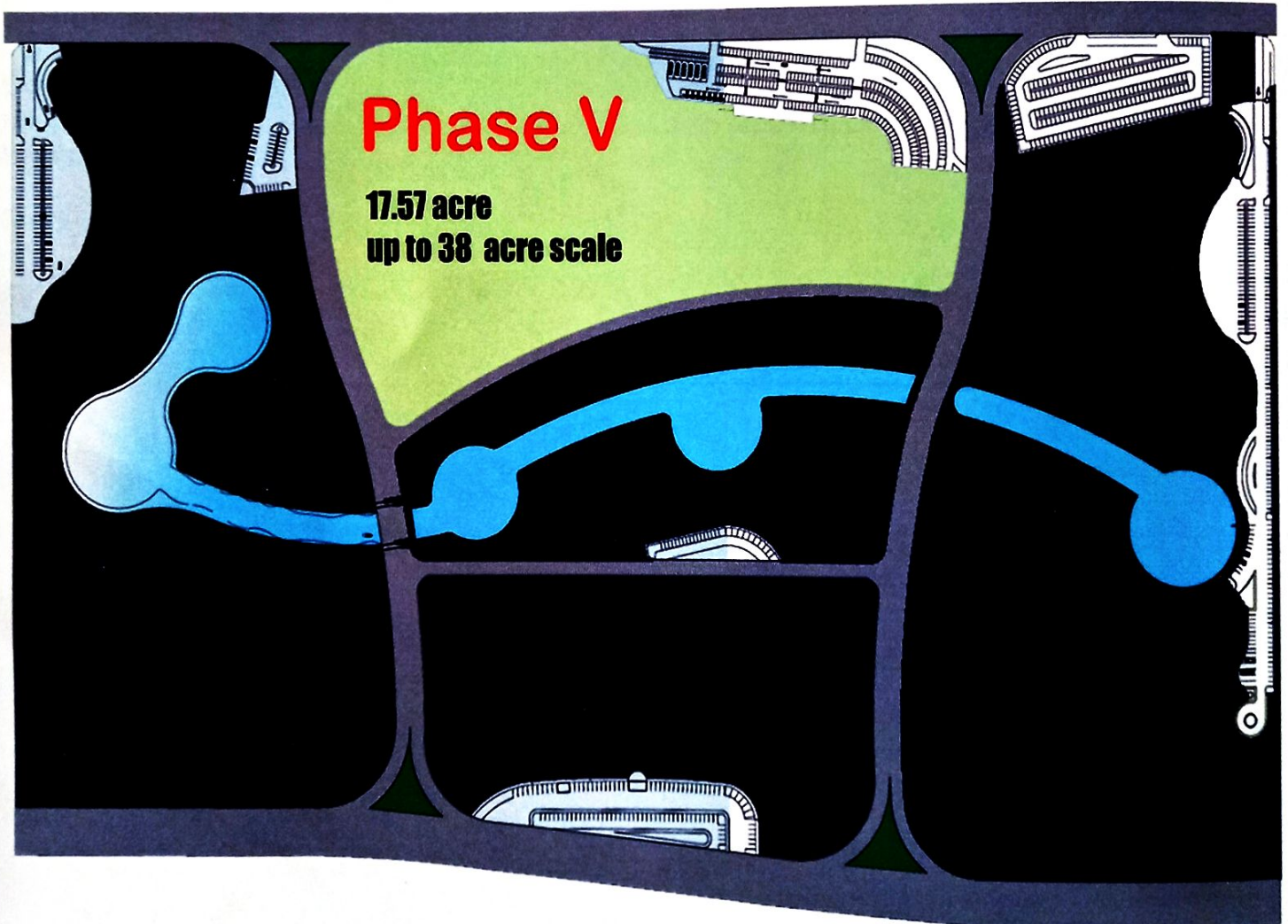


Project's Content Overview



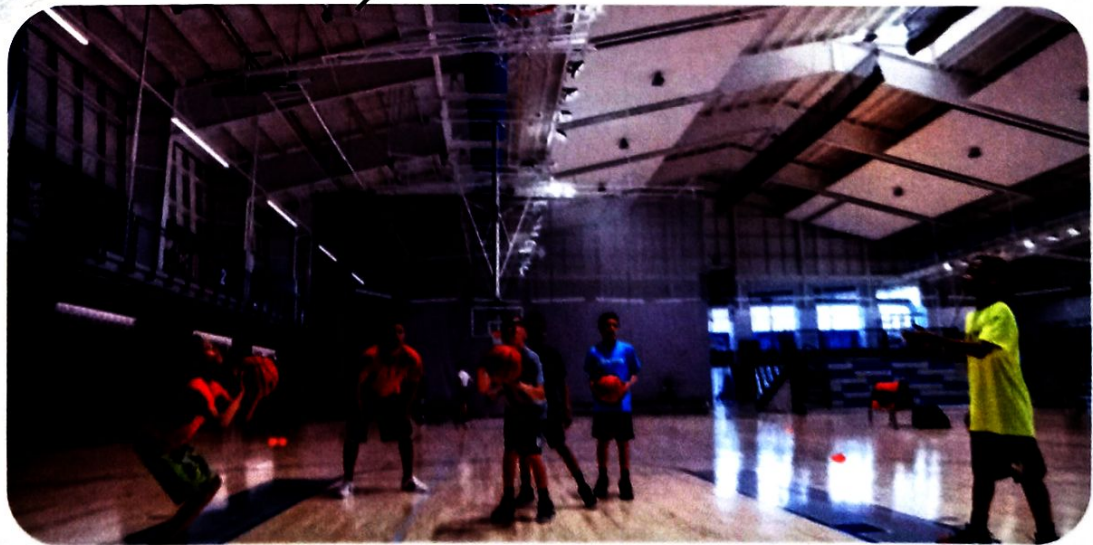
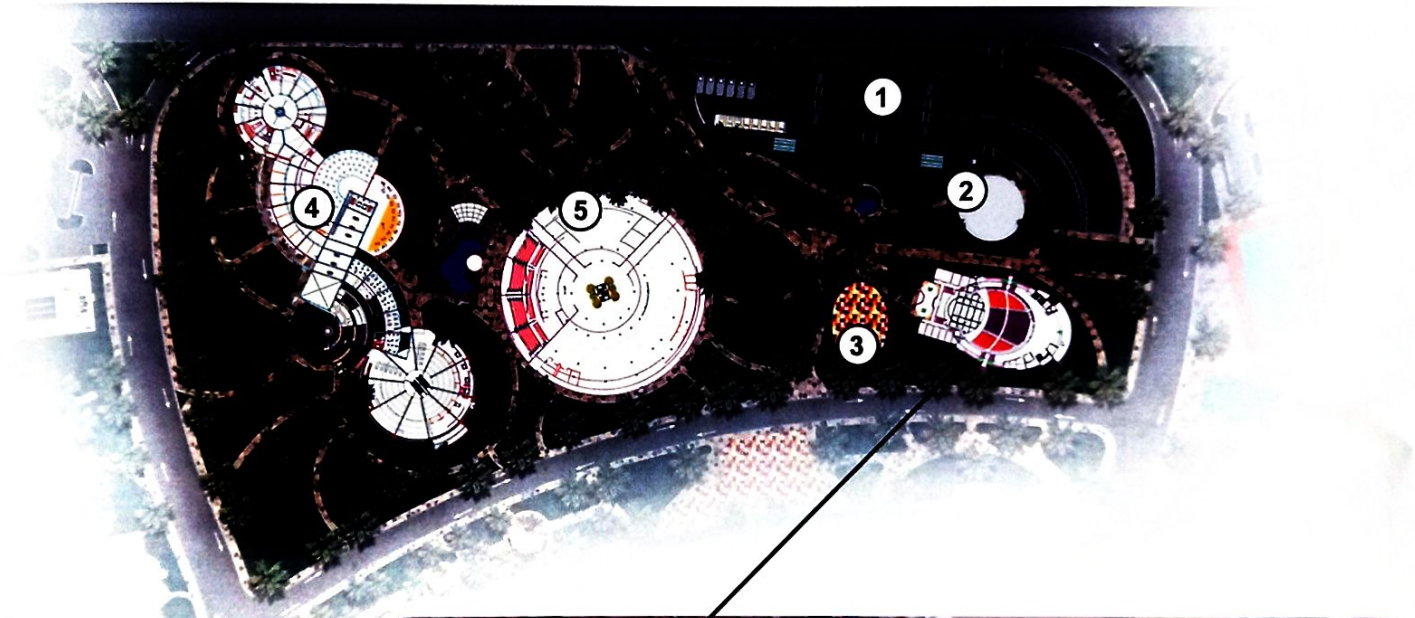
Phase V

This is a completion or close up stage that will involve inspection of facilities and certification of local and International standards and the launching of club complex for sports and social activities.



This is a special phase in the club as the sports and social activities will be active and available to the community and members who can enjoy facilities such as mega shopping mall, trade show, theater, international brands of restaurant and coffee shops and mega hall for multi propose uses like weddings, expos, trade show and entertainment facilities.

	Contains
	Zone 1
1	Main Gate and parking
2	Coffee shop and restaurant
3	Family activities hall
4	Mega Shopping Mall
5	Covered Multi Use Hall



Project's General View



Project Income Sources

Normally this kind of investment Project has a multiple sources of income, mainly the membership fees, renewal fees, renting of shops and kiosks, restaurants, coffee shops, cinema and other facilities as well as the resort income, the conference hall and trade shows and we can't forget the main goal for this investment is to host the major and international sport events in Tanzania which is considered as major progress for the economy and tourist sector as well.

Project Time Frame

The estimated time frame on the 5 phases of the project is 36 months but we consider that Phase 2, 3, and 4 to have a common thing which is the lagoon, so these 3 phases will start together at the same time frame. Each phase has its own time frame and construction team to ensure that 100% of the project is ready to be operated within 36 months.

1- Phase I (including the land preprations)	6-7 Months
2- Phase II (including the Lagoon in phase II & III)	14 months
3- Phase III	6 months
4- Phase IV	12 months
5- Phase V (Including the Mega Mall)	12 months
Total of the Project Head Capital	36 Months

Project Economic impact

One of the leading Projects in the modern civilization which will have a positive impact on the Tanzanian Economic Development

Project Funding

As investment Group of companies and strategic investors partners, we consider 100% of self funding from A Group investment financial box for such a huge project and we have already started by establishing our company in Dar Es Salaam, Tanzania.

Thanks and Best Regards,

Eng. Amer Abou Al Khair
Chairman of A Group Investment

Strategic Department
Mr. Mohamed Max

Tanzania Head Office Manager
Mr. Chase Massanja

