

Clean Power (Tanzania) Ltd.

Business Plan

For the
Creation and Exploitation of a

Kijiji Park Recreation Green Park

in
Kibada (Kigamboni, Dar Es Salaam)

Promotor:

Jacob Braunschweiler: Tel. 0718 165 925, jacob.braun@bluewin.ch

Office of the Company:

Clean Power Tanzania Ltd.

P.O. Box 36140, Kigamboni

Plot 49, Maweni, Kigamboni

Dar Es Salaam

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Index

1. Executive Summary
2. Background / History of the Project
3. Our vision – mission – values
4. Planned Activities
5. Markets, Clients, Competition
6. Organization
7. Conditions
8. Environmental and social issues

1. Executive Summary

Dar Es Salaam is a fast-growing city; traffic is becoming more difficult and parks necessary for regeneration of healthy air are used and disappear.

Clean Power Tanzania Ltd, observing the fast-growing Kigamboni municipality and the urgent need to create or preserve green zones has taken the opportunity offered to them, to acquire land in Kibada, which is in Uvumba valley, behind the Kurasini creek and the beautiful mangrove forest.

Our concept has emanated in line with the Government's policy to encourage private investment in major sectors like tourism, agriculture, forestry, fishery and livestock.

Clean Power Tanzania Ltd. sees the ideal opportunity and considers the right timing to create in Kigamboni a recreation park using the existing wild nature and improve the potential so that city dwellers, elder people as well as families, expatriates and tourists can find a place for relaxation and for conducting social functions such as weddings, birthday parties and many others. The parc will include:

- Rivers and natural lakes for fishing and water birds
- A romantic circuit for walking and biking with pic-nic areas all alongside
- A restaurant where our products are offered as well as guest houses
- A mixed farm for fruit, dairy, meat and agricultural products
- A city zoo with pleasant, unperturbed wild animals for viewing, riding and meat

The acquired land of 15 ha is made up of hills with nice views and valleys with permanent water. The land is fertile. Its vegetation is presently dominated by coconut, mangoes and some cashew nut trees. We have planted some teak trees about 10 years ago.

Our aim is to improve considerably this potential with an important bio-diversity which will border the water ways for shade, drainage, fruits, vegetables, fodder, ornamental, timber and energy.

The entire park will be constructed under strict observance of ecological rules, no chemicals will be used and the water will leave our plot clean and in the same natural way as today. Animals, except fish, birds and frogs, will be kept in respectful distance to water ways in order to avoid any spoilage. Natural manure shall be drained in areas where we need fertilizers.

We have bought most of the land in 2008. Due to Government plans over Kigamboni, we could not develop this project. Our present invested reached already \$ 260.000 mainly for land and some important infrastructure. In the next 4 years we will add another \$ 400'000. We intend to open the park for the public early 2022. In 2025 we expect Tsh. 350 million sales realized with 37 employees. We expect to catch up our initial start-up expenses before end of 2025.

In the village of Kibada, we plan to participate for road and water distribution improvements as well as hiring in priority local employees.

2. Background / History of the Project

The project has emanated from the following needs:

- Parks and green zones must be preserved or created for a healthy life in cities.
- Beautiful places have an economic impact to the country

The initiators have observed the following facts :

- DSM has expanded too quickly and needs new land for expansion. Its traffic infrastructure to the North is close to collapse. The way out is Kigamboni, which is big and starts across the creek of DSM City centre to 40 km towards the South coast.
- DSM has no attractive parks for leisure and relaxation, attractive for expatriates, their families and tourists. Along the Kigamboni coast, hotels and restaurants are mushrooming without amusement parks.
- Kigamboni offers a semi wild area, beaches, creeks, valleys, many big sump areas, ground water.
- The transport network has significantly improved in the last 5 years. We are offered 3 ferries to city centre and a new bridge to Kilwa road and the airport. Our location is close to Vijibweni village with a direct, new road to the new bridge.
- Kigamboni has now a new municipality, a sign that the area is growing with a lot of life.
- Beach plot prices have risen heavily since 2000 and the situation will accelerate.

Uvumba area is in Kibada village in Kigamboni ward of Temeke Municipality (Kigamboni since 2018). The area is situated on the other side of DSM peninsular, some 10 km from Magogoni Ferry. The area is about 50 ha big, characterised by various soil types, hilly and receives a bimodal rainfall typical of the east coast. The bottom of the valley is flooded during some months of the year but water flows to its natural course all year round.

Why have we not developed this land earlier?

Clean Power Tanzania Ltd. has purchased 15 ha in 2007 and 2008 from their traditional owners. We started development in 2008 when 2 students from Geneva elaborated a landscaping plan. Since 2007 we were working in order to obtain legal approval from various Government offices, through TIC. On January 5th, 2008, TIC granted us investor's incentive certificate which could not be issue because the Ministry of land stopped all development in Kigamboni. We still received EIA Certificate which NEMC granted us only on June 18th, 2010. We have executed 3 different Surveys, each time without obtaining any useful documents. As long as we did not have clear ownership of the land, the Company could not face bigger investments.

The promoters and entrepreneurs are:

- Jakob Braunschweiler, 1951, is a Swiss National with an Accounting, Controlling and Finance degrees. He was working as a financial controller in the petroleum industry both in Geneva and in various African countries. One last assignment was the acquisition of the Agip group in Tanzania which became Oryx. As Managing Director, Jacob is in charge for providing the necessary finance, defines strategic goals and exercises administrative and financial control.
- Agnes N. Braunschweiler, 1972, is a Tanzanian National. She was the executive secretary of the Musoma Bishop for 10 years. In Dar, she joint a leading lawyers office.
- The initiators intend to hire several experts with specific experience and skills in landscaping, agriculture, pastoral, and water parks projects.
- Collaborations are envisaged with the University of Dar Es Salaam and The Tanzanian Fishery Institute in Kunduchi.

3. Our vision – mission - values

Our vision for Kijiji Park is to be a good complement to Kijiji Beach for healthy and attractive living in the countryside. Young and elder shall feel good and shall enjoy the experience.

Our mission is to

- Create a healthy atmosphere for your spirit and your body. This will be achieved by using and promoting all natural possibilities in the valley.
- Create an integrated eco-system farm, which means that every waste is used to improve another process.
- Produce innovative and multiple kind of meat, vegetables, fruit and energy mainly for our own use between Kijiji Park and Kijiji Beach.
- Create sport and recreational corners for families and corporate
- Achieve any project with a dual purpose: generate profit and attraction for visitors
- Propose cultural and curiosity attractions for visitors of the Recreation Park

Our values are based on respect, growth, integrity and education

Short term OBJECTIVES:

As we have fulfilled an important step in registering for ownership in the Municipality of Kigamboni and the Ministry of Land, we are able now to make the following short-term plans.

- Build our infrastructure: Workshops, Water, fence, internal roads, staff accommodation, processing unit for all products from the park
- Populate the land with trees which will transform the sandy soil into fertile soil and increase the water table.
- Plant fruit and other trees; prune and maintain existing trees
- Build some facilities for animal keeping and rent out to tenants
- Create bigger plots in the floodable area for vegetable and rent some plots to tenants
- Create the fish pond and start fish production
- Create the bike path around the floodable area
- Complete the landscaping and sport activities

Long Term OBJECTIVES

After 3 to 5 years the park should be enough attractive and safe to invite families in their own house. We have enough land to build

- A hotel with restaurant
- 20 family houses

4. Planned activities

4.1. General

The Company intends to create a recreation park for the Dar Es Salaam population as well as expatriates and tourists, who are concerned about their health: This green zone will be peaceful, pleasant, rich in biodiversity and innovative for its activities.

Below please find the landscaping description of the first phase of 7 ha of a park, which will have a global superficies of 15 ha.

Two activities described in this plan (the Farm and the big lake) are outside this plan.

4.2. The spirit

4.2.1. General

The entire park is designed for a positive experience. All activities are the result of a plan, which are monitored by specialized professionals. It can be compared to a university campus, where many different ideas and spirits cross each other. Our specialized monitors are professionals from universities or from the industry as well as students from various countries and various horizons.

4.2.2. Environmental

Water is a rare element. We will not waste. No systematic irrigation, no chemicals in the water. Dirty water from animals or fish will be recycled in our agricultural plots as these elements are fertilizers. Clients will be advised not to pollute with any kind.

4.2.3. Recreational

Children development activities, sport, swimming, biking, running, climbing

4.2.4. Educational

Basic education is not our task. However, any domain, which can be studied in the park shall be organised. For the moment, we think about: Botany, Birds, farming, fishing, hotel management and rehabilitation

4.2.5. Team building

Management training, Conference, Awareness of potential, Team spirit and self confidence
Conference for special targets: creation of employment, skills, organisation of village communities, access to market

4.2.6. Social

Functions such as wedding-, kitchen-, or birthday parties for adults and children
Conference on social or family issues

4.2.7. Nutrition

Show available trees and plants with high nutrition value, spice garden
Organise training sessions for healthy cooking, availability of food

4.2.8. Health

Organize minimum health centre in collaboration with village authorities.

Care about most common diseases (HIV, Ernie). Organize 1st aid courses, facilitations for rehabilitation (after illness).

4.3. Infrastructures

4.3.1. Organisation

The overall management will be assumed in Maweni both during construction phase as well as during exploitation of the park, including finance, marketing & Human Resources management. Day to day business will be delegated to a director being located inside the park.

4.3.2. Supporting units

During the construction phase, we will be assisted by professionals such as engineers, landscaper, biologists.

At the entry of the park, a support unit has been built which is comprised of

- A commercial production, store and sale unit: This unit will receive the products coming from the various sectors of the park. There they will be packed and prepared for sale
- A technical workshop for maintenance
- A garage for maintaining our mechanical equipment
- A water tower

During exploitation,

- Professionals in hotel management, biology, horticulture, animal keeping, fishery, etc. will lead the park
- We welcome a group of students
- The maintenance will be assumed by our technical staff
- The sales will be made from our commercial area

4.3.3. Car Parking - entrance

50 parking spaces are reserved at the North side of the park. At that point, the park is fenced, as an entrance fee will be levied.

4.4. Our products

4.4.1. Park entry fees

This revenue is described in the marketing section. It will be important but can be realized only when the park has a certain attraction and all other products are realized. For the moment, this is not included in the business revenue.

4.4.2. The farm

The pastoral farm, in an area of up to 50'000 m², will fulfil the following functions:

- Raise smaller animals for meat production
- Cheer children by playing with certain animals specially organised for that purpose

- Produce fertilizers and bio-gas
- Train young farmers

We are thinking of the following options for production of meat:

a. Small ruminants

- Cows: raise cows for selling to farmers
- Donkey: raise donkey for our own use including labour
- Goats are popular but will create a problem as they will eat our small trees
- Sheeps are excellent meat and easy to raise. They are lambing every 7 months (gestation 5 months plus 2 months milking) (black head patina)
- Rabbits is an easy animal, even kept freely within a bigger area. Their meat is excellent.

b. Poultry – feather – birds

- Chicken: We will find a good mix between broilers and local chicken
- Guinea fowls: easy to raise, good meat and eggs
- Ducks: Easy around water, good meat
- Goose: Easy around water, good meat
- Ostrich: Big bird with big potential but more difficult to manage

c. Other

- Rabbits: Easy to raise
- Pigs: In small numbers
- 50% of the food can be produced in the farm at low cost as they are grazing.

4.4.3. Aquaculture: Ponds, lakes and water ways

With the help of TAFIRI, we will create 2 ponds of 50 m² each as the base for our fish ponds. These ponds must be separate from the natural source of water because the natural manure from these animals will be filtered and enrich agriculture areas.

Fish, frogs and various birds will be introduced in some distinct areas. The purpose is for viewing and for our own consumption in the restaurants.

A natural lake of 800 m² is made available for swimming and canoeing. Our guests will be able to walk above or along the water on stony paths. Special places are installed for sport, observation, rest, fishing and pic-nicking.

4.4.4. Horticulture (fruit, nuts and medicinal plants)

Existing trees include Coconuts, Cashew nuts and local mango. Other fruit trees will be added such as citrus, passion, pawpaw, sugar cane, guavas, pommegranate, Egg fruit and short mangoes. A spice garden shall have its preferred corner.

4.4.5. Agriculture (food)

The wet land, an area of 40'000 m², is suitable for intensive agriculture. This area is based on natural irrigation by gravity which we will maintain. Our aim is to

- Arrange the plots in a more commercial size so that we can
 - o Hire them by organized plots
 - o Introduce mechanic tools

- Walk easily from one plot to another above the water level
- Practice good and profitable farming, such as
 - Water and sweet melon, tomatoes, green and coloured peppers, beans,
- Farm local species like Banana, Aubergine, oca, spinach, cassava
- Show our guests the possible varieties, yield and techniques used

4.4.6. Forestry

Forest trees will cover the soil, increase water table and fertilize the soil with its rejected leaves. 7 years ago, we have started a teak plantation of 3000 trees before we were stopped by KDA. However, half survived and we maintain them again. Other species will be added. Timber is the final aim. Charcoal is made out of pruned branches. The shade allows intercropping.

4.4.7. Apiculture (bee-keeping)

It is a wonderful job, brings food. Pollination is the essential part for reproducing fruits.

4.4.8. Real estate

Adding new houses to a market which is saturated (There are many apartments empty in that area) does not make sense today. Therefore, we want to create a real park where housing becomes a privilege due to an attractive, structured park.

We can imagine

- A hotel: That would serve for guest who wish to escape from the hassle of the town and experience another atmosphere. This can host guest for a wedding, for a corporate team building week-end, etc.
- Town houses for middle- and upper-class locals.
- Small shopping centre for the daily needs of that colony
- Nursery school

5. Markets, Clients, Competition

5.1. Marketing

The management believes that there is a big demand for parks for people who are aware of their health and want to share nice places for sport and social activities. All citizen of DSM are concerned, as well as expatriates and tourists.

Dar needs

- Innovative sport and recreation centres at affordable prices
- Centres for special social functions, like wedding or birthday parties
- Centres for families and schools

5.2. Our offers to visiting clients

We want to attract local and foreign people of all age in a save and attractive environment enjoying the bio-diversity.

Some examples:

- **Family development**
We want family finding their preferred place on the lake and in the shade to spend a day with their children. Offered activities: Rented bicycle, free fishing, BBQ place for their pic-nick, shade and a beautiful environment
- **Corporate team building**
Companies can bring their staff in a beautiful environment where all kind of activities are organised in a park of 100.000 m2. This can include biking and hiking, running, fishing competition, swimming, climbing, etc.
- **Wedding parties**
The venu is so different that a romantic celebration will never be forgotten. To complete that organization, we naturally need to build a hotel.

5.3. Competitors

In Dar, we have no competitor with the entire concept. Some elements are used by the following competitors:

- Kunduchi Water world
- Wet and wild: Next to Beach Cumber, Jangwani
- Fun City Kigamboni
- Dar Zoo outside Kibada

6. Organization

6.1. The Company

Name:	Clean Power Tanzania Ltd.
Certificate of Incorporation:	No. 587767
Incorporation date:	22.12.2006
Paid in Capital	Tsh. 155'000'000

6.2. The shareholders are :	Nationality	Drawn shares	Paid in Capital
Jakob Braunschweiler	Swiss	75	Tsh. 75'000'000
Agnes Ndege Braunschweiler	Tanzanian	80	Tsh. 80'000'000

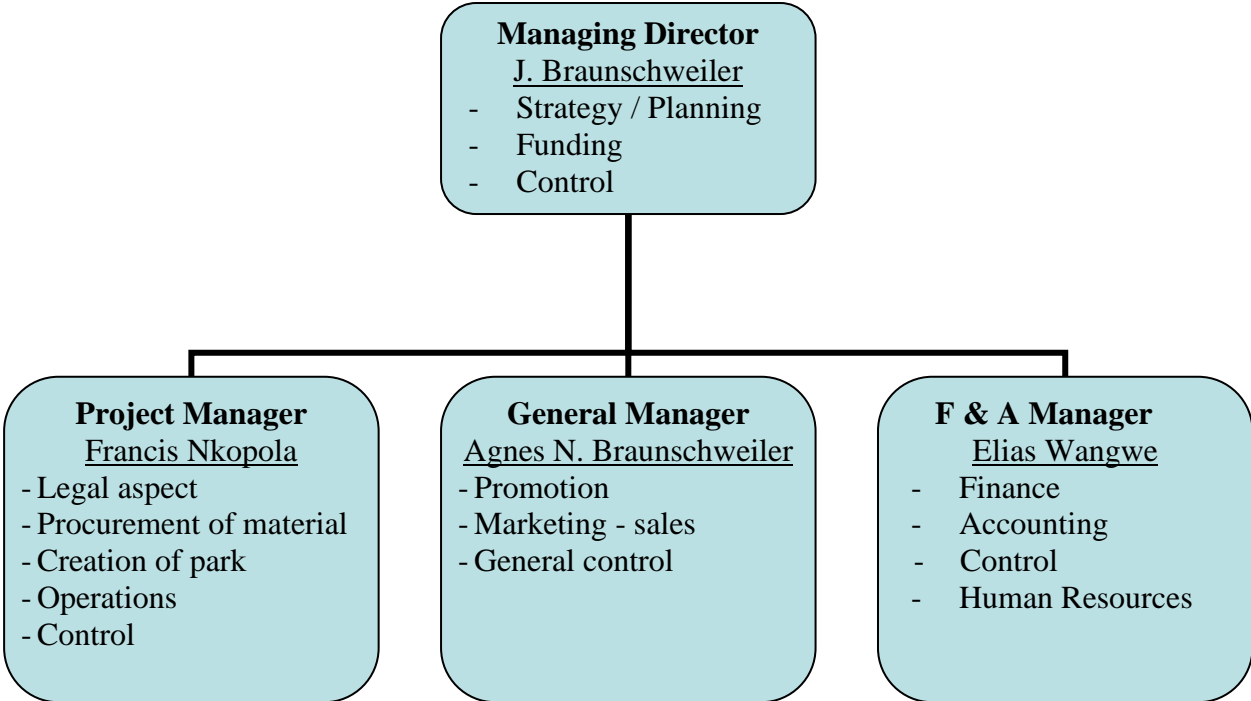
6.3. Financing of the project:
 Further funding, as per budget requirements, will be financed by further capital increases or loans from shareholders.

6.4. The board of the Company is as follows:

Chairman	Jakob Braunschweiler
Director	Agnes Ndege Braunschweiler
Director	Cyril Braunschweiler
Company secretary	FMD, Dar es Salaam

6.5. The Financial Auditors are Auditax, PPF tower, Dar es Salaam

6.6. Management of the Company



7. Condition

7.1. Legal Situation and permits:

7.1.1. Incorporation: Clean Power (T) Ltd was registered on December 22nd, 2006 with Certificate of Incorporation Number 587767.

7.1.2. Land ownership: Acquired approx. 15 ha of land with the following procedures completed: Acquired land from local landowner through the ratification of the following authorities:

- Town Planer certificate issued by Kigamboni Municipality
- Land use ratification from Manispaa ya Kigamboni, Kata Kibada, Mtaa wa Uvumba
- Survey Plan of Ministry of land dated June 30th, 2021, Registered plan No. DSMS0024206, Instruction to Survey No. DSMI0012667, plots No. P14556-14559
- Survey Plan of Ministry of land dated Sept.12th, 2021, Registered plan No. DSMS0025814, Instruction to Survey No. DSMI0015952, plots No. P18691-18695

7.1.3. Environmental Impact:

- We have asked the Administration in Temeke Municipality to grant the right to use the water for our project.
- We have obtained NEMC EIA Certificat Application Ref No. 482, Registration No. EC/EIS/82 dated 18.6.2010

7.1.4. Building permits

- Permit for House No. KG 584/2020 dated 27.4.2020
- Permit for fence No. KG 585/2020 dated 27.4.2020

7.2. Customs Regulations: The Company qualifies for investment incentives and the application for the facility will be filed to TIC.

7.3. Security: All necessary security measures will be applied to secure properties and workers.

7.4. Electricity Supply: Extension line has been installed on Febr. 20th, 2021 in our plot by Tanesco (temporarily in the name of Agnes Nyangi Ndege).

7.5. Water supply: The land is located in a valley having running water all year. The bottom of the valley is moderately floodable.

7.6. Drinking water: The population uses currently bore holes, installed some years ago by an Islamic Charity Institution. There is one well close but outside our land. The access to this site is outside our land. We have installed a new bore hole at the highest level of the site for our activities.

7.7. Logistic: The proposed park is at 10 km from the Magogoni ferry in straight line or 15 km accessible by a tarmac road. The planned bridge from Kurasini to Kigamboni is at 6 km.

7.8. Liability Issues

The Company will comply and abide to the workers laws and regulations, including workmen liabilities and health insurance.

8. Environment, safety and social Issues

8.1. Environmental issues

- 8.1.1.** Clean Power (T) Ltd policy is to promote sustainable environmental practices. Bio diversity program is to be adhered in energy, pesticides control, water and fertiliser application, thus all methods and practices will be environmentally friendly.
- 8.1.2.** Intensive recycling program will be designed to recycle all bio-mass produced in the park and other by-products into usable material, like fertiliser, energy, food for animals, bio-gas, construction material or other products.
- 8.1.3.** Hazardous chemical or mechanical practices such as use of pollutant environment, unfriendly agents or fertilizers will be banned.
- 8.1.4.** Full environmental impact assessment will be carried out by government agencies or specialised NGO's. The resultant recommendations will be followed.

8.2. Safety issues

- 8.2.1.** Construction materials: Strict rules for public safe places will be applied.
- 8.2.2.** Safety for our park users: OSHA standards will be applied

8.3. Social issues

- 8.3.1.** The road system heading to our site needs improvement. We have already participated in its realisation in collaboration with the competent authorities.
- 8.3.2.** The water well in the valley is a popular source of water. We will respect that place and people will be able to access it through a reasonable path between us and the neighbour.
- 8.3.3.** The region has a lot of cashew nut and mango trees. We will study the potential and might build a processing unit.
- 8.3.4.** Priority will be given to local economy, wherever possible, thus boosting labour and entrepreneurship (Ujasiria mali).