

## ***PROGRESS REPORT FOR LUCKY SPACE INVESTMENT LIMITED***

### **Introduction and Background**

This progress report is related to the project of Lucky Space Investment Limited situated at Plot No 1-4, Block "L", Zegereni, Industrial Area, Kibaha Township

The company sometime in September 2019 made an application for a Certificate of Incentives to construct an Industrial Park which will be leased to manufacturing industries. As per the companies' investment proposal, an amount of United States Dollars Two Million Five Hundred Thousand Only (USD 2,500,000) was to be invested in the construction of intended Industrial Park and Buildings for lease. As of now the company has successfully manage to construct several buildings for Industrial activities

Below is a brief on the company's progress Report for the last six months and the planned activities for the coming years.

### **1. Planned activities for the next period**

The company intended to construct more buildings to be leased to manufacturing industries, similarly with launching several promotion campaigns for the purpose of increasing the lease of the building that are fully constructed. The aim was to ensure that people are well aware about the availability of the buildings for lease as well as payments terms that are put in place to enable interested buyers to acquire the buildings without being exposed to any financial strains during the purchase of the buildings.

The company also intended to construct buildings which are in good quality and that they are suitable for business for each individual who is going to buy them. Unfortunately, one of the shareholder is critically sick in China as he has been diagnosed with Cancer and therefore the remain shareholder cannot proceed on her own to financing the Project.

However, to carry on with the Project Plan, the Company has already identified another Company which is ready to proceed with the Project and as of now we are in the process of seeking necessary approvals from TIC.

## 2. Achievements on the project's implementation to-date:

As of to date the company has managed to construct several Office Blocks, warehouse, godown buildings and further fencing the entire premises

The company has managed to finish construction of 3 buildings that are currently ready for lease

### Projects Financing Expenditure to date:

Item	Foreign	Local	Total
Office Furniture		USD 100,000	USD 100,000
Office equipment's		USD 500,000	USD 500,000
Motor Vehicle	USD 120,000		USD 120,000
Land Acquisition	USD 1,000,000		USD 1,000,000
Buildings		USD 600,000	USD 600,000
Plant		USD 100,000	USD 100,000
Consultancy fee		USD 30, 000	USD 30,000
	USD 50,000		USD 50,000
<b>GRAND TOTAL</b>			<b>USD 2,500,000</b>

## 3. Project Financing

The project is being financed mainly by way of shareholders' loan and equity.

The company has so far used foreign equity from the shareholders amounting to **USD 2,500,000**

## 4. Proposed Transfer to another Company

Due to sickness of the one of the shareholder, the remain shareholder cannot proceed on her own to financing the Project.

However, to carry on with the Project Plan, the Company has already identified another Company which is ready to proceed with the Project Plan and as of now we are in the process of seeking necessary approvals from TIC.

## 5. Problems and Solutions

Most of the investors for the intended project have left the Country due to COVID situation as they struggled to mobilize the funds.

Also absence of tenants for the buildings given the fact that other tenants have opted to construct their property. They become competitors to the company in the sense that their buildings are substandard and underpriced.

The company intended to embark on marketing and sales promotions in the various parts of Tanzania in order to increasing the lease of the building that are fully constructed.

## **6. Future Plans**

The company's future plans are basically not in place right now given the fact that the Company is on the process of having the Project transferred to another identified Investor/Company who is willing and capable to proceed with the implementation of the Project Plan.

We have already commenced the process of seeking necessary approvals from TIC and once the same is given we are looking into smooth transition.

***Sample Pictures of the current activities at the company's factory and a warehouse project in Dar es Salaam.***



**Figure 1 godown buliding**



**Figure 2 Constructive warehouses**



**Figure 3 godown buildings**



**Figure 4 godown buildings**



**Figure 5 Administrative Block**



**Figure 6 Entrance to the Construction site**