

BUSINESS PLAN
FOR
URBAN FOREST COMPANY LIMITED –
HOSPITALITY INDUSTRY PROJECT
PHASES I, II, III & IV
F/Y 2023 – F/Y 2028

PREPARED BY:
ADM INTERNATIONAL BUSINESS
AND MANAGEMENT CONSULTANTS
LIMITED
P. O. BOX 6223
ARUSHA

TABLE OF CONTENTS

	PARA	
i. EXECUTIVE SUMMARY		1
• Background Information		
• The Project Concept		
• Corporate Information		
• Management Profile		
• The Investment		
• Market research		
• Financial & Economic Analysis/Conclusion		
MAIN REPORT (BACKGROUND INFORMATION)		2
The Project Concept		1.0.1
The Investment Objectives		1.0.2
Overview of Hospitality Industry in both Arusha and in Tanzania		1.0.3
Project Priority Areas		1.0.4
TANZANIA ECONOMY AT A GLANCE		2.0
CORPORATE INFORMATION		3.0
THE INVESTMENT		
FINANCIAL & ECONOMIC ANALYSIS		
PROFESSIONAL OPINION		
CONCLUSION		

LIST OF ANNEXURES

S/NO	PARTICULARS	ANNEXURE NO
1.	Project Investment Pattern	1
2.	Computations of Bed Occupancy expected	2
3.	Projected Revenue from Sales (Room Occupancy)	3
4.	Projected Profit & Loss Statement	4
5.	Cashflow Statement	5
6.	Loan Repayment Schedule	6
7.	Loan Amortization	7
8.	Projected Balance Sheet	8
9.	Depreciation Schedule	9
10.	Business Ratio	10
11.	Internal Rate of Return	11

1.0 EXECUTIVE SUMMARY

Directors and shareholders of this young but dynamic company after conducting successfully other businesses in Arusha, have decided to form a limited liability company in order to capitalize the wide market which exists in the northern circuit connected to hospitality industry.

- **Background Information**

After a detailed professional research which the directors cum shareholders conducted they decided to form a limited liability company styled as Urban forest company limited - All this was to abide and comply to the Companies Act 2002 of the Laws of United Republic of Tanzania.

- **Corporate Information**

- The company is a holder of certificate of incorporation which was issued in conformity to Section 15 of the Companies Act.
- The company is a holder also of Tax Identification Number the same was issued in conformity to Income Tax Act 2004
- Once everything will be in order, the Directors have resolved and agreed to apply for term loan, apply for TALA licence, business licence and all other licences e.g. environment impact, assessment certificate e.t.c, all this is to make sure that the project will be operated professionally profitably, sustainably and within the ambit of law.

- **The Investment**

It has been agreed by directors of this company to implement this project in four phases, i.e. Phase I, II, III & IV all this is because the market share and competitive atmosphere will be among determining factors. A serious and professional study has put a figure of Tshs. 6,000,000,000/= to be total investment cost. Details of all this are debated in the main report.

- **Market Research**

We conducted together professionally the market of the entire project our research have revealed the following basic facts:

- In Arusha and specifically in the northern circuit the market share of hospitality project is not yet saturated.

- State of the art of the hotel the directors of this company want to establish will be unique as the result will find a ready market in this respect.

The mentioned market research results connected to this project has made us to conclude that the project will operate professionally and profitably to the advantage of promoters of this project and indeed to the directors cum shareholders.

- **Financial and Economic Analysis/Conclusion**

The project is viable profitable, sustainable and that it is expected to operate within the ambit of law we thus recommend the project to be registered in conformity to the policy and law and that the project be issued with certificate of incentive and we so declare.

MAIN REPORT

1.0 MAIN REPORT (BACKGROUND INFORMATION)

1.0.1 THE PROJECT CONCEPT

In order to dominate a reasonable market share the directors of this young but dynamic company have targeted to do the following:

- To construct state of the art hotel which will cater for executive clients, professionals, researchers, merry makers, tourists, civil servants, NGO's and expatriates.
- The hotel will have a nice spacious restaurant and bar, barbeque area recreation centre mini conference rooms, gift shop, laundry facilities, secretarial services, bureau de change to name but a few. In short the hotel will be a one stop centre whereby all facilities will be available.
- It has been agreed by directors that the hotel will enter into agreement with E.A.C, ESAMI, African Court, East and Central Africa Health Centre, NGO's in order to accommodate their staff in special rooms, the rooms will have all facilities to enable the would be clients to relax, cook, study, sleep and relax.

1.0.2 THE INVESTMENT OBJECTIVES

The investment objectives of this project will be guided by Investment Policy of October 1996, Investment Act 2022, Wildlife Policy, Tourism Policy, Trade Policy and other related Policies and Law to enable the project to operate professionally, profitably, sustainably and within the ambit of law.

- **Land Utilization**

Land utilization at the area will be properly guided by urban town planning regulations, environment laws, contractors and electrical contractors checklist, sanitation procedures and all other guidelines from the city council specifically landscaping procedures.

1.0.3 Overview of Hospitality Industry in both Arusha and in Tanzania

In Tanzania and specifically in Arusha hospitality industry projects are leading in providing foreign exchange to the national confer, hospitality industry has proved not only in Arusha region but also in other region that it employs a lot of skilled and non skilled human resource capital. Hospitality industry have got a lot of multiplying effects to the society, city council and to the nation. – See annexes data for details.

1.0.4 Project Priority Areas

As stated in the Executive Summary priority area of this project include the following:

- Executive rooms which are fixed with all amenities to accommodate researchers, academicians, business executives & NGO's
- Rooms to accommodate tourists and merry markers
- Executive restaurant and bar
- Recreation centre, conference facilities
- Gift shop, bureau de change and secretarial services.

2.0 JUSTIFICATION OF THIS PROJECT

- In Arusha and indeed in Tanzania hotels/tourism are on record in contributing handsomely to the National GDP – This fact justify the project to be implemented.
- As stated in the aforementioned para, a lot of employment will be created by this hotel, this basic fact justify implementation of the same.
- The project is a foreign exchange earner annexed data and statistics justify this fact and also justify the project to be implemented.
- The project has a lot of spiral-over effect this again justify implementation of the same.

THE ROLE OF THIS PROJECT TO THE SOCIETY

- A lot of technology connected to hospitality industry will be transferred specifically to youth and school dropout.
- To the masses it is a ready market to sale their products e.g. meat eggs, chicken, fruits, vegetables food staff e.t.c, this approach is expected to boost Income per Capital of Arushans and the regional income and National GDP. The annexed data and statistics tells it all.

WHAT ARE OTHER BENEFITS NATIONALLY

Taxes local and to the Ministry of Finance through Tanzania Revenue Authority will be tapped, statutory returns both to the local City Council and to the Central Government will be tapped to the advantage of Nation Economy.

3.0 CORPORATE INFORMATION

The company have got all key legal and administrative documents namely

- Certificate of Incorporation
- Tax Identification Number
- Environment impact assessment, certificate which will be applied later

PLEASE NOTE

Other key documents (legal & administrative) will be applied later e.g. TALA licence, business licence, liquor licence e.t.c, as stated early we have taken trouble to annex the said key legal and administrative documents for your records and necessary action.

DETAILS OF PROMOTERS

All directors are seasonal business executives in Arusha, they are all experienced in doing business. Other sister companies which are operational today have been operating profitably, legally and professionally for ⁴⁵ years now this basic fact diffuse any worry that the project will fail to produce tangible positive results.

STATUTORY OBLIGATIONS

The company time and again (sister companies) have proved not only to the city authorities that there are operating legally but also to other Government institutions – It is our hope that this spirit will continue as the result all taxes and statutory returns to the Government is expected to be paid in full and according to the law – annexed financial figures prove this fact.

THE INVESTMENT

Total investment cost as per annexed computations has put the figure of Tshs. 6,000,000,000/= to be total investment cost connected to all phases:

- Implementation Programme and Investment Pattern

Tentative plans of how the project will be implemented can be illustrated as under:

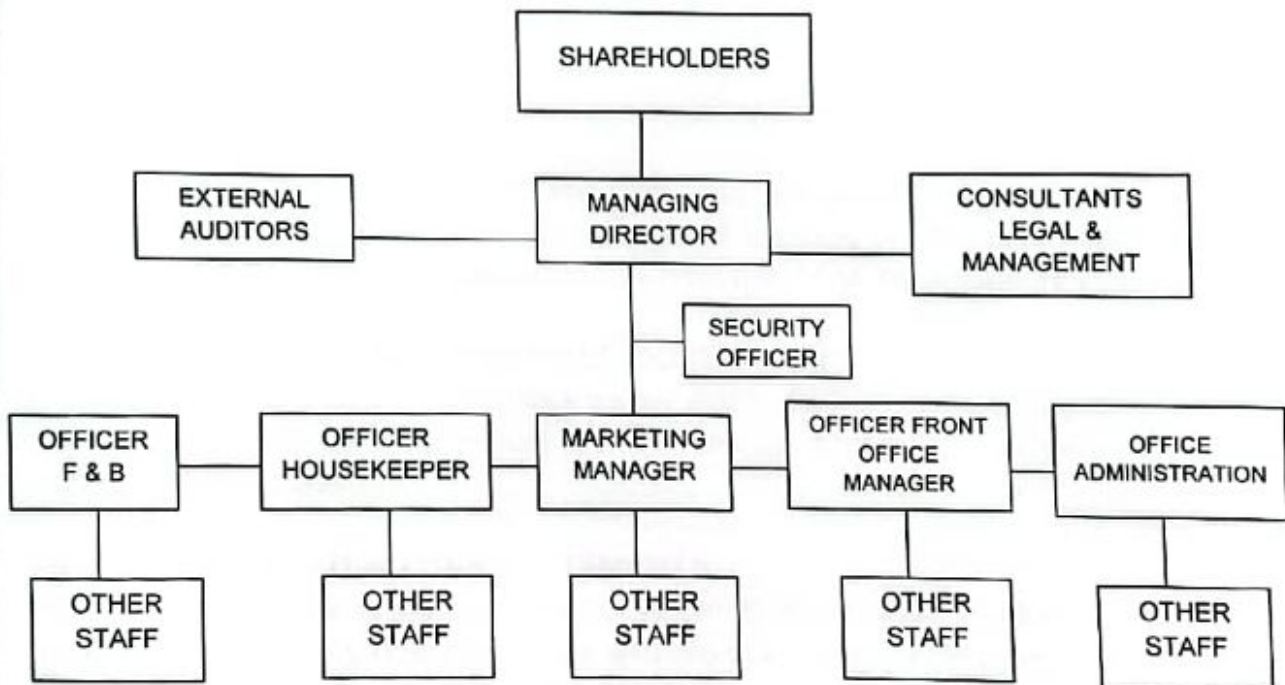
S/NO	DETAILS/YEAR	1	2	3	4	5
1.	Preparation of key legal and administrative documents	█	█			
2.	Signing contract with contractors and other professionals.	█	█			
3.	Application of term loan & TIC certificate	█	█			
4.	Recruitment of staff and training programme and operating Phase I		█	█		
5.	Phase two and three starts				█	█

INVESTMENT PATTERN

Total Investment Cost is as per annexed figures, we expect the term loan to cover 80% of the total investment cost and 20% will be equity contribution this will include professional fees, documentation of key legal and administrative documents and value of land and existing building at the area together with other developments e.g. borehole.

MANAGEMENT

The management team time and again will be guided by a well versed management manual the same will be monitored by a well researched accounting manual all these documents will follow principles as per strategic plan of the company, in short the line of authority will be guided by the following professionals.



THE MARKET

The market of this project has led us to conduct SWOT analysis of the entire project the SWOT analysis have revealed the following basic facts:

STRENGTH

Investment Policy, Trade Policy, Tourism and Wildlife Policy, Peace and tranquillity which exists in the country is among **strength** connected to this project.

WEAKNESS

We witnessed one weakness connected to smooth implementation of this project that is lack of working capital and cash to construct the hotel. To diffuse this weakness it has been resolved by the board to apply term loan to Tanzania Investment Bank.

OPPORTUNITIES

Guided as we are by annexed data and statistics opportunities connected to hospitality industry are unlimited.

THREATS

If the term loan will be delayed to be approved foreign investors with money can construct the hotel with the same money centres this approach will create stiff competitive atmosphere to the disadvantage of promoters of this project.

FINANCIAL & ECONOMIC ANALYSIS

THE INVESTMENT PATTERN

The investment pattern is as per appendix one, as stated before it has been resolved by directors of the company to invest at the ratio of 20% equity and 80% term loan from Tanzania Investment Bank – refer details as per Appendix 1.

PROJECTED SALES ANALYSIS & BED OCCUPANCY

Projected sales and bed re-occupancy as per Appendix 2 prove that the project will meet a ready market in this respect to the advantage of the entire project – Refer Appendix 2 for details.

PROJECTED PROFIT & LOSS STATEMENTS

Projected profit and loss statement as per Appendix three prove that the project will be able to meet all its operating costs and also pay principal amount of the term loan and interest (Refer Appendix 3 for details).

LOAN REPAYMENT SCHEDULE

The loan repayment schedule as per Appendix 4 prove the basic fact that sales to be tapped from the project will meet all operation costs, principal amount of the term loan and related interest (refer also loan amortization schedule).

CASHFLOW STATEMENT

As stated under Appendix 2 & 3 in this business plan the cashflow of the entire project is positive to the advantage of the promoters of this project refer Appendix 5.

PROJECT BALANCE SHEET

The annexed balance sheet prove liquidity ratios of the entire project refer Appendix 6 which is self explanatory.

DEPRECIATION SCHEDULE

We have taken trouble to compute depreciation of all assets in order to alert and enable the management and directors of the company to plan when how and why new furnitures and fittings, crockery and cutlery e.t.c need to be replenished in order to maintain standard and create sustainability (Appendix 7).

BUSINESS RATIOS

Debt service coverage ratio, debt equity ratio, return on equity ratio and current ratio connected to this project have proved to be favourable to the advantage of this project. (Refer Appendix 8 refer).

INTERNAL RATE OF RETURN

Outflows from financial year 2025 to F/Y 2034 have revealed internal rate of return of 8% this rate is very attractive and it justifies the implementation of this project.

RISK FACTORS & MITIGATING FACTORS

BUSINESS RISKS

Stiff competitive atmosphere is among business risks which is anticipated to affect the project. Credit policy, customer care, affordable rates, location of the hotel coupled with well trained and motivated staff will diffuse business risks.

FINANCIAL RISKS & ECONOMIC RISKS

Economic performance of the country, interest rates, inflation, devaluation of a shilling these are some of financial risks – all this will be diffused because the National GDP, inflation and efforts to stabilise the shilling to a Dollar will definitely diffuse financial risks to the advantage of this project.

POLITICAL RISKS

All directors cum shareholders are not part of day to day active politics this basic fact will diffuse any political risks. To cape it all, it is expected that the project will be operated legally and professionally.

PROFESSIONAL OPINION

ECONOMIC CONSIDERATION

A lot of taxes together with related statutory returns will be taped, this basic fact prove that once this project will be implemented a lot of economic issues will be tapped.

ENVIRONMENT ISSUES

It has been budgeted to apply for environment impact certificate this approach will diffuse any risks connected to environment. The directors plan also to plant trees at the area to maintain the current forest located a stone throw from the hotel and create a nice garden at the hotel, this move is positive to the advantage of the city council of Arusha.

SOCIAL IMPACT

A lot of employment will be created and a lot of technology transfer specifically to youth and school dropout will be created to the advantage of Arushans and all other Tanzanians from all walks of life.

OTHER BENEFIT

This project will create a lot of spiral-over effect to the city, district of Arusha, Arushans and to the Central Government.

CONCLUSION

The project is viable, legal, profitable and in conformity to all Policies and Laws of United Republic of Tanzania and indeed in line also to the ruling party election manifesto, we thus recommend the project to be financed implemented and registered with Tanzania Investment Centre as a local Investment project and we so declare.

**PROJECT INVESTMENT
PATTERN**

**URBAN FOREST COMPANY LTD
HOTEL PROJECT**

PROJECT COST

S/No	Item	Qty	Unit Cost	Total cost
1	Land and Buildings			
	a) Land	Lumpsum	2,000,000,000.00	2,000,000,000.00
	b) Buildings	1	3,726,100,000.00	3,726,100,000.00
			Sub-total	5,726,100,000.00
2	Vehicles			
	a) Van (for purchases)	1	35,000,000.00	35,000,000.00
	b) Coaster (for staff)	1	40,000,000.00	40,000,000.00
			Sub-total	75,000,000.00
3	Equipment			
	a) Kitchen equipment & crockery	Lumpsum	45,000,000.00	45,000,000.00
	b) Standby generator	1	75,000,000.00	75,000,000.00
			Sub-total	120,000,000.00
4	Furniture & Fittings	Lumpsum	65,000,000.00	65,000,000.00
5	Computers & eletr eqpmt			
	a) Desktop computer	4	800,000.00	3,200,000.00
	b) Laptops	6	1,200,000.00	7,200,000.00
	c) Printers	10	350,000.00	3,500,000.00
			Sub-total	13,900,000.00
			Total Cost	6,000,000,000.00
			Financed by:	
			Loan (80%)	4,800,000,000.00
			Equity (20%)	1,200,000,000.00

**COMPUTATIONS OF BED
OCCUPANCY EXPECTED**

**URBAN FOREST COMPANY LTD
HOTEL PROJECT**

BED OCCUPANCY

	Bed capacity	Days	Bed nights	Occupancy (%)	Bed Occupancy
(1) Double room occupancy					
(a) January - March (Mid-High season)	48	90	4,320.00	50	2,160.00
(b) April- Mid- June (Low season)	48	75	3,600.00	20	720.00
(c) June - September (High season)	48	107	5,136.00	75	3,852.00
(d) Oct - Dec (Mid-high)	48	92	4,416.00	50	2,208.00
			17,472.00		8,940.00
(2) Single room occupancy					
(a) January - March (Mid-High Season)	32	90	2,880.00	50	1,440.00
(b) April - June (Low Season)	32	75	2,400.00	20	480.00
(c) June - September (High Season)	32	107	3,424.00	75	1,712.00
(d) Oct - Dec (Mid-High)	32	92	2,944.00	50	1,472.00
			11648		5,104.00
				Grand total	14,044.00

Assumptions

1. The hotel is a 5 star property with 40 rooms
2. It is assumed that double rooms shall have 60% of occupancy and single rooms 40% occupancy
3. Bed occupancy is 75% in high season, 50% in mid high and 20% in low season.

**PROJECTED REVENUE FROM SALES
(ROOM OCCUPANCY)**

**URBAN FOREST COMPANY LIMITED
HOTEL PROJECT**

		SALES ('000)											
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
	Bed nights	Daily rate in US\$											
(1) Double Room occupancy													
(a) Jan - March (Mid-High season)	2,160.00	125	270,000.00	272,700.00	278,154.00	279,000.00	248,227.00	248,600.00	249,280.00	249,500.00	249,750.00		
(b) April - Mid- June (Low season)	720	50	36,000.00	36,360.00	36,400.00	36,500.00	36,720.00	37,000.00	37,500.00	37,840.00	39,000.00		
(c) June - Sept (High season)	3,852.00	175	674,100.00	674,400.00	674,930.00	675,000.00	675,200.00	675,450.00	676,000.00	676,240.00	676,630.00		
(d) Oct - Dec (Mid-high)	2,208.00	125	276,000.00	278,760.00	278,840.00	279,000.00	279,150.00	279,400.00	280,000.00	280,175.00	280,500.00		
		Sub-total in USD	1,256,100.00	1,262,220.00	1,268,324.00	1,269,500.00	1,239,297.00	1,240,460.00	1,242,780.00	1,243,755.00	1,245,880.00		
(2) Single room occupancy													
(a) Jan - March (Mid-High Season)	1,440.00	90.00	129,600.00	130,896.00	131,000.00	131,250.00	131,600.00	132,000.00	132,600.00	132,850.00	133,000.00		
(b) April - June (Low Season)	480	45.00	21,600.00	21,816.00	24,482.00	24,727.00	24,974.00	25,000.00	25,940.00	26,000.00	26,820.00		
(c) June - Sept (High Season)	1,712.00	120.00	205,440.00	207,494.40	210,463.00	210,872.00	211,121.00	211,440.00	212,000.00	212,630.00	212,910.00		
(d) Oct - Dec (Mid-High)	1,472.00	90.00	132,480.00	133,804.80	134,000.00	134,820.00	135,000.00	135,460.00	136,000.00	136,630.00	136,960.00		
		Sub-total in USD	489,120.00	494,011.20	499,945.00	501,669.00	502,695.00	503,900.00	506,540.00	508,110.00	509,690.00		
		Total (US\$)	1,745,220.00	1,756,231.20	1,768,269.00	1,771,169.00	1,741,992.00	1,744,360.00	1,749,320.00	1,751,865.00	1,755,570.00		
		Exchange rate	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00		
		Total (TZS) '000	4,363,050.00	4,390,578.00	4,420,672.50	4,427,922.50	4,354,980.00	4,360,900.00	4,373,300.00	4,379,662.50	4,388,925.00		

**PROJECTED PROFIT & LOSS
STATEMENT**

**URBAN FOREST COMPANY LTLD
HOTEL PROJECT
PROFIT & LOSS ACCOUNT**

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Sales Revenue										
Accommodation	3,054,135,000.00	3,078,359,000.00	3,094,470,000.00	3,099,545,000.00	3,048,486,000.00	3,052,630,000.00	3,058,270,000.00	3,061,310,000.00	3,065,763,000.00	3,072,247,000.00
Meals	523,566.00	526,869.36	530,480.70	531,350.70	522,597.60	523,308.00	524,274.90	524,796.00	525,559.50	526,671.00
Drinks	785,349.00	785,349.00	785,349.00	785,349.00	785,349.00	785,349.00	785,349.00	785,349.00	785,349.00	785,349.00
Total Sales	3,055,443,915.00	3,079,671,218.36	3,095,785,829.70	3,100,861,699.70	3,049,793,946.60	3,053,938,657.00	3,059,579,623.90	3,062,620,145.00	3,067,073,908.50	3,073,559,020.00
Cost of sales	1,833,266,349.00	1,847,802,731.02	1,857,471,497.82	1,860,517,019.82	1,829,876,367.96	1,832,363,194.20	1,835,747,774.34	1,837,572,087.00	1,840,244,345.10	1,844,135,412.00
Gross margin	1,222,177,566.00	1,231,868,487.34	1,238,314,331.88	1,240,344,679.88	1,219,917,578.64	1,221,575,462.80	1,223,831,849.56	1,225,048,058.00	1,226,829,563.40	1,229,423,608.00
Operating expenses										
Salaries	162,580,000.00	162,580,000.00	162,580,000.00	178,838,000.00	178,838,000.00	178,838,000.00	178,838,000.00	187,779,900.00	187,779,900.00	187,779,900.00
Motor Vehicle running	14,568,000.00	15,401,400.00	16,171,470.00	16,980,400.00	17,829,420.00	18,720,891.00	19,656,935.55	20,639,782.33	21,671,771.44	22,755,360.02
Fuel for generator	43,140,000.00	44,865,600.00	46,660,224.00	48,526,632.00	50,567,000.00	52,800,000.00	52,800,000.00	52,800,000.00	54,000,000.00	54,000,000.00
TALA License	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00
Insurance	3,000,000.00	2,900,000.00	2,800,000.00	2,700,000.00	2,600,000.00	2,580,000.00	2,560,000.00	2,540,000.00	2,520,000.00	2,500,000.00
Interest	79,599,003.00	77,658,789.00	75,879,524.00	74,103,018.00	72,329,305.00	70,558,422.00	69,790,402.00	68,709,529.00	67,023,372.00	64,348,636.00
Printing and stationery	4,320,000.00	4,320,000.00	4,320,000.00	4,752,000.00	4,752,000.00	4,752,000.00	5,227,200.00	5,227,200.00	5,227,200.00	5,227,200.00
Communication	2,880,000.00	2,880,000.00	2,880,000.00	3,168,000.00	3,168,000.00	3,168,000.00	3,168,000.00	3,484,800.00	3,484,800.00	3,484,800.00
Total Operating Expenses	305,332,003.00	305,750,789.00	306,436,218.00	323,493,050.00	332,428,725.00	330,594,313.00	325,990,337.55	340,041,411.33	335,340,043.44	333,728,896.02
Profit before tax	916,845,563.00	926,117,698.34	931,878,113.88	916,851,629.88	887,488,853.64	890,981,149.80	897,841,512.01	885,006,646.67	891,489,519.96	895,694,711.98
Tax (30%)	275,053,668.90	277,835,309.50	279,563,434.16	275,055,488.96	266,246,656.09	267,294,344.94	269,352,453.60	265,501,994.00	267,446,855.99	268,708,413.60
Profit after tax	641,791,894.10	648,282,388.84	652,314,679.72	641,796,140.92	621,242,197.55	623,686,804.86	628,489,058.41	619,504,652.67	624,042,663.97	626,986,298.39
Dividend (40%)	256,716,757.64	259,312,955.54	260,925,871.89	256,718,456.37	248,496,879.02	249,474,721.94	251,395,623.36	247,801,861.07	249,617,065.59	250,794,519.36
Retained Earnings	385,075,136.46	388,969,433.30	391,388,807.83	385,077,684.55	372,745,318.53	374,212,082.92	377,093,435.04	371,702,791.60	374,425,598.38	376,191,779.03

ANNEXURE 5

CASHFLOW STATEMENT

**URBAN FOREST COMPANY LIMITED
CASH FLOW STATEMENT**

	2025	2026	2027	2029	2030	2031	2032	2033	2034	2032
Cash inflow										
Opening balance	-	2,183,312,909.00	4,392,374,549.00	6,618,644,637.00	8,833,990,269.00	10,999,026,185.00	13,168,644,107.00	15,344,047,791.00	17,514,432,196.00	19,690,430,689.00
Sales revenue	3,055,443,915.00	3,079,671,218.36	3,095,785,829.70	3,100,861,699.70	3,049,793,946.60	3,053,938,657.00	3,059,579,623.90	3,062,620,145.00	3,067,073,908.50	3,073,559,020.00
Total Inflow	3,055,443,915.00	5,262,984,127.36	7,488,160,378.70	9,719,506,336.70	11,883,784,215.60	14,052,964,842.00	16,228,223,730.90	18,406,667,936.00	20,581,506,104.50	22,763,989,709.00
Cash Outflow										
Salaries	162,580,000.00	162,580,000.00	162,580,000.00	178,838,000.00	178,838,000.00	178,838,000.00	178,838,000.00	187,779,900.00	187,779,900.00	187,779,900.00
Motor Vehicle running	14,668,000.00	15,401,400.00	16,171,470.00	16,980,400.00	17,829,420.00	18,720,891.00	19,656,935.55	20,639,782.33	21,671,771.44	22,755,360.02
Fuel for generator	43,140,000.00	44,865,600.00	46,660,224.00	48,526,632.00	50,567,000.00	52,800,000.00	52,800,000.00	52,800,000.00	54,000,000.00	54,000,000.00
TALA License	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00	2,345,000.00
Insurance	3,000,000.00	2,900,000.00	2,800,000.00	2,700,000.00	2,600,000.00	2,580,000.00	2,560,000.00	2,540,000.00	2,520,000.00	2,500,000.00
Interest	79,599,003.00	77,658,789.00	75,879,524.00	74,103,018.00	72,329,305.00	70,558,422.00	69,790,402.00	68,709,529.00	67,023,372.00	64,348,636.00
Printing and stationery	4,320,000.00	4,320,000.00	4,320,000.00	4,752,000.00	4,752,000.00	4,752,000.00	5,227,200.00	5,227,200.00	5,227,200.00	5,227,200.00
Communication	2,880,000.00	2,880,000.00	2,880,000.00	3,168,000.00	3,168,000.00	3,168,000.00	3,168,000.00	3,484,800.00	3,484,800.00	3,484,800.00
Loan repayment	559,599,003.00	557,658,789.00	555,879,524.00	554,103,018.00	552,329,305.00	550,558,422.00	549,790,402.00	548,709,529.00	547,023,372.00	544,348,636.00
Total Cash Outflow	872,131,006.00	870,609,578.00	869,515,742.00	885,516,068.00	884,758,030.00	884,320,735.00	884,175,939.55	892,235,740.33	891,075,415.44	886,789,532.02
Closing balance	2,183,312,909.00	4,392,374,549.36	6,618,644,636.70	8,833,990,268.70	10,999,026,185.60	13,168,644,107.00	15,344,047,791.35	17,514,432,195.67	19,690,430,689.06	21,877,200,176.98

LOAN REPAYMENT SCHEDULE

**URBAN FOREST COMPANY LIMITED
LOAN REPAYMENT SCHEDULE**

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Principal										
Amount due as on Jan 1	4,800,000,000.00	4,320,000,000.00	3,840,000,000.00	3,360,000,000.00	2,880,000,000.00	2,400,000,000.00	1,920,000,000.00	1,440,000,000.00	960,000,000.00	480,000,000.00
Loan received during the year	-	-	-	-	-	-	-	-	-	-
Payment made during the year in TZS	480,000,000.00	480,000,000.00	480,000,000.00	480,000,000.00	480,000,000.00	480,000,000.00	480,000,000.00	480,000,000.00	480,000,000.00	480,000,000.00
Balance as on Dec 31 in TZS	4,320,000,000.00	3,840,000,000.00	3,360,000,000.00	2,880,000,000.00	2,400,000,000.00	1,920,000,000.00	1,440,000,000.00	960,000,000.00	480,000,000.00	-
Interest										
Balance at beginning of year	720,000,000.00	640,400,997.00	562,742,208.00	486,862,684.00	412,759,666.00	340,430,361.00	269,871,939.00	200,081,537.00	131,372,008.00	64,348,636.00
Payment made during the year (TZS)	79,599,003.00	77,658,789.00	75,879,524.00	74,103,018.00	72,329,305.00	70,558,422.00	69,790,402.00	68,709,529.00	67,023,372.00	64,348,636.00
Balance as on Dec 31 (TZS)	640,400,997.00	562,742,208.00	486,862,684.00	412,759,666.00	340,430,361.00	269,871,939.00	200,081,537.00	131,372,008.00	64,348,636.00	-
Total payments during the year (TZS)	559,599,003.00	557,658,789.00	555,879,524.00	554,103,018.00	552,329,305.00	550,558,422.00	549,790,402.00	548,709,529.00	547,023,372.00	544,348,636.00

Assumptions

- a) A long term loan of TZS 4,800,000,000 shall be sought from a development bank at interest of 15% p.a
- b) Principal loan shall be repaid in 10 years time with sh 480,000,000 being paid annually
- c) Both principal and interest shall be paid quarterly
- d) Total interest paid shall be Tsh 720,000,000
- e) Both principal and interest shall be fully paid at end of 2034

LOAN AMORTIZATION

URBAN FOREST COMPANY LIMITED
HOTEL PROJECT
LOAN AMORTIZATION

Loan Values

Amount borrowed	4,800,000,000.00
Periods (months)	120
rate (15%)	0.0125
Payments	TSh77,440,779.40

Months	Beginning	Amount	Interest	Principal	Ending Balance
1	4,800,000,000.00	77,440,779.40	60,000,000.00	17,440,779.40	4,782,559,220.60
2	4,782,559,220.60	77,440,779.40	59,781,990.26	17,658,789.14	4,764,900,431.46
3	4,764,900,431.46	77,440,779.40	59,561,255.39	17,879,524.00	4,747,020,907.46
4	4,747,020,907.46	77,440,779.40	59,337,761.34	18,103,018.05	4,728,917,889.41
5	4,728,917,889.41	77,440,779.40	59,111,473.62	18,329,305.78	4,710,588,583.63
6	4,710,588,583.63	77,440,779.40	58,882,357.30	18,558,422.10	4,692,030,161.53
7	4,692,030,161.53	77,440,779.40	58,650,377.02	18,790,402.38	4,673,239,759.15
8	4,673,239,759.15	77,440,779.40	58,415,496.99	19,025,282.41	4,654,214,476.74
9	4,654,214,476.74	77,440,779.40	58,177,680.96	19,263,098.44	4,634,951,378.30
10	4,634,951,378.30	77,440,779.40	57,936,892.23	19,503,887.17	4,615,447,491.13
11	4,615,447,491.13	77,440,779.40	57,693,093.64	19,747,685.76	4,595,699,805.37
12	4,595,699,805.37	77,440,779.40	57,446,247.57	19,994,531.83	4,575,705,273.54
Total 1st year		929,289,352.75	704,994,626.31	224,294,726.44	
13	4,575,705,273.54	77,440,779.40	57,196,315.92	20,244,463.48	4,555,460,810.06
14	4,555,460,810.06	77,440,779.40	56,943,260.13	20,497,519.27	4,534,963,290.79
15	4,534,963,290.79	77,440,779.40	56,687,041.13	20,753,738.26	4,514,209,552.53
16	4,514,209,552.53	77,440,779.40	56,427,619.41	21,013,159.99	4,493,196,392.54
17	4,493,196,392.54	77,440,779.40	56,164,954.91	21,275,824.49	4,471,920,568.05
18	4,471,920,568.05	77,440,779.40	55,899,007.10	21,541,772.30	4,450,378,795.75
19	4,450,378,795.75	77,440,779.40	55,629,734.95	21,811,044.45	4,428,567,751.30
20	4,428,567,751.30	77,440,779.40	55,357,096.89	22,083,682.50	4,406,484,068.80
21	4,406,484,068.80	77,440,779.40	55,081,050.86	22,359,728.54	4,384,124,340.26
22	4,383,124,340.26	77,440,779.40	54,789,054.25	22,651,725.14	4,360,472,615.12
23	4,360,472,615.12	77,440,779.40	54,505,907.69	22,934,871.71	4,337,537,743.41
24	4,337,537,743.41	77,440,779.40	54,219,221.79	23,221,557.60	4,314,316,185.81
Total 2nd year		929,289,352.75	668,900,265.03	260,389,087.72	
25	4,314,316,185.81	77,440,779.40	53,928,952.32	23,511,827.07	4,290,804,358.74
26	4,290,804,358.74	77,440,779.40	53,635,054.48	23,805,724.91	4,266,998,633.83
27	4,266,998,633.83	77,440,779.40	53,337,482.92	24,103,296.47	4,242,895,337.36
28	4,242,895,337.36	77,440,779.40	53,036,191.72	24,404,587.68	4,218,490,749.68
29	4,218,490,749.68	77,440,779.40	52,731,134.37	24,709,645.02	4,193,781,104.66
30	4,193,781,104.66	77,440,779.40	52,422,263.81	25,018,515.59	4,168,762,589.07
31	4,168,762,589.07	77,440,779.40	52,109,532.36	25,331,247.03	4,143,431,342.04
32	4,143,431,342.04	77,440,779.40	51,792,891.78	25,647,887.62	4,117,783,454.42
33	4,117,783,454.42	77,440,779.40	51,472,293.18	25,968,486.22	4,091,814,968.20
34	4,091,814,968.20	77,440,779.40	51,147,687.10	26,293,092.29	4,065,521,875.91
35	4,065,521,875.91	77,440,779.40	50,819,023.45	26,621,755.95	4,038,900,119.96
36	4,038,900,119.96	77,440,779.40	50,486,251.50	26,954,527.90	4,011,945,592.06
Total 3rd year		929,289,352.75	626,918,759.00	302,370,593.75	

Months	Beginning	Amount	Interest	Principal	Ending Balance
37	4,011,945,592.06	77,440,779.40	50,149,319.90	27,291,459.49	3,984,654,132.57
38	3,984,654,132.57	77,440,779.40	49,808,176.66	27,632,602.74	3,957,021,529.83
39	3,957,021,529.83	77,440,779.40	49,467,769.12	27,978,010.27	3,929,043,519.56
40	3,929,043,519.56	77,440,779.40	49,113,043.99	28,327,735.40	3,900,715,784.16
41	3,900,715,784.16	77,440,779.40	48,758,947.30	28,681,832.09	3,872,033,952.07
42	3,872,033,952.07	77,440,779.40	48,400,424.40	29,040,354.99	3,842,993,597.08
43	3,842,993,597.08	77,440,779.40	48,037,419.96	29,403,359.43	3,813,590,237.65
44	3,813,590,237.65	77,440,779.40	47,669,877.97	29,770,901.43	3,783,819,336.22
45	3,783,819,336.22	77,440,779.40	47,297,741.70	30,143,037.69	3,753,676,298.53
46	3,753,676,298.53	77,440,779.40	46,920,953.73	30,519,825.66	3,723,156,472.87
47	3,723,156,472.87	77,440,779.40	46,539,455.91	30,901,323.48	3,692,255,149.39
48	3,692,255,149.39	77,440,779.40	46,153,189.37	31,287,590.03	3,660,967,559.36
Total 4th year		929,289,352.75	578,311,320.02	350,978,032.72	
49	3,660,967,559.36	77,440,779.40	45,762,094.49	31,678,684.90	3,629,288,874.46
50	3,629,288,874.46	77,440,779.40	45,366,110.93	32,074,668.46	3,597,214,206.00
51	3,597,214,206.00	77,440,779.40	44,965,177.58	32,475,601.82	3,564,738,604.18
52	3,564,738,604.18	77,440,779.40	44,559,232.55	32,881,546.84	3,531,857,057.34
53	3,531,857,057.34	77,440,779.40	44,148,213.22	33,292,566.18	3,498,564,491.16
54	3,498,564,491.16	77,440,779.40	43,732,056.14	33,708,723.26	3,464,855,767.90
55	3,464,855,767.90	77,440,779.40	43,310,697.10	34,130,082.30	3,430,725,685.60
56	3,430,725,685.60	77,440,779.40	42,884,071.07	34,556,708.33	3,396,168,977.27
57	3,396,168,977.27	77,440,779.40	42,452,112.22	34,988,667.18	3,361,180,310.09
58	3,361,180,310.09	77,440,779.40	42,014,753.88	35,426,025.52	3,325,754,284.57
59	3,325,754,284.57	77,440,779.40	41,571,928.56	36,293,054.57	3,289,461,230.00
60	3,291,817,985.90	77,440,779.40	41,147,724.82	36,293,054.57	3,255,524,931.33
Total 5th year		929,289,352.75	521,914,172.55	407,799,384	
61	3,255,524,931.33	77,440,779.40	40,694,061.64	36,746,717.75	3,218,778,213.58
62	3,218,778,213.58	77,440,779.40	40,234,727.67	36,746,717.75	3,182,031,495.83
63	3,182,031,495.83	77,440,779.40	39,775,393.70	37,665,385.70	3,144,366,110.13
64	3,144,366,110.13	77,440,779.40	39,304,576.38	38,136,203.02	3,106,229,907.11
65	3,106,229,907.11	77,440,779.40	38,827,873.84	38,612,905.56	3,067,617,001.55
66	3,067,617,001.55	77,440,779.40	38,345,212.52	39,095,566.88	3,028,521,434.67
67	3,028,521,434.67	77,440,779.40	37,856,517.93	39,584,261.46	2,988,937,173.21
68	2,988,937,173.21	77,440,779.40	37,361,714.67	40,079,064.73	2,948,858,108.48
69	2,948,858,108.48	77,440,779.40	36,860,726.36	40,580,053.04	2,908,278,055.44
70	2,908,278,055.44	77,440,779.40	36,353,475.69	41,087,303.70	2,867,190,751.74
71	2,867,190,751.74	77,440,779.40	35,839,884.40	41,600,895.00	2,825,589,856.74
72	2,825,589,856.74	77,440,779.40	35,319,873.21	42,120,906.19	2,783,468,950.55
Total 6th year		929,289,352.75	456,774,038.00	472,055,980.78	
	2,783,468,950.55	77,440,779.40	34,793,361.88	42,647,417.51	2,740,821,533.04
73	2,740,821,533.04	77,440,779.40	34,260,269.16	43,180,510.23	2,697,641,022.81
74	2,697,641,022.81	77,440,779.40	33,720,512.79	43,720,266.61	2,653,920,756.20
75	2,653,920,756.20	77,440,779.40	33,174,009.45	44,266,769.94	2,609,653,986.26
76	2,609,653,986.26	77,440,779.40	32,620,674.83	44,820,104.57	2,564,833,881.69
77	2,564,833,881.69	77,440,779.40	32,060,423.52	45,380,355.87	2,519,453,525.82
78	2,519,453,525.82	77,440,779.40	31,493,169.07	45,947,610.32	2,473,505,915.50
79	2,473,505,915.50	77,440,779.40	30,918,823.94	46,521,955.45	2,426,983,960.05
80	2,426,983,960.05	77,440,779.40	30,337,299.50	47,103,479.90	2,379,880,480.15
81	2,379,880,480.15	77,440,779.40	29,748,506.00	47,692,273.39	2,332,188,206.76
82	2,332,188,206.76	77,440,779.40	29,152,352.58	48,288,426.81	2,283,899,779.95

Months	Beginning	Amount	Interest	Principal	Ending Balance
83	2,283,899,779.24	77,440,779.40	28,548,747.24	48,892,032.16	2,235,007,747.08
84	2,235,007,747.08	77,440,779.40	27,937,596.84	49,503,182.56	2,185,504,564.52
Total 7th year			408,765,746.81	597,964,385.33	
85	2,185,504,564.52	77,440,779.40	27,318,807.06	50,121,972.34	2,135,382,592.18
86	2,135,382,592.18	77,440,779.40	26,692,282.40	50,748,496.99	2,084,634,095.19
87	2,084,634,095.19	77,440,779.40	26,057,926.19	51,382,853.21	2,033,251,241.98
88	2,033,251,241.98	77,440,779.40	25,415,640.52	52,025,138.87	1,981,226,103.11
89	1,981,226,103.11	77,440,779.40	24,765,326.29	52,675,453.11	1,928,550,650.00
90	1,928,550,650.00	77,440,779.40	24,106,883.13	53,333,896.27	1,875,216,753.73
91	1,875,216,753.73	77,440,779.40	23,440,209.42	54,000,569.97	1,821,216,183.76
92	1,821,216,183.76	77,440,779.40	22,765,202.30	54,675,577.10	1,766,540,606.66
93	1,766,540,606.66	77,440,779.40	22,081,757.58	55,359,021.81	1,711,181,584.85
94	1,711,181,584.85	77,440,779.40	21,389,769.81	56,051,009.59	1,655,130,575.26
95	1,655,130,575.26	77,440,779.40	20,689,132.19	56,751,647.20	1,598,378,928.06
96	1,598,378,928.06	77,440,779.40	19,979,736.60	57,461,042.79	1,540,917,885.27
Total 8th year		77,440,779.40	284,702,673.49	644,586,679.26	
97	1,540,917,885.27	77,440,779.40	19,261,473.57	58,179,305.83	1,482,738,579.44
98	1,482,738,579.44	77,440,779.40	18,534,232.24	58,906,547.15	1,423,832,032.29
99	1,423,832,032.29	77,440,779.40	17,797,900.40	59,642,878.99	1,364,189,153.30
100	1,364,189,153.30	77,440,779.40	17,052,364.42	60,388,414.98	1,303,800,738.32
101	1,303,800,738.32	77,440,779.40	16,297,509.23	61,143,270.17	1,242,657,468.15
102	1,242,657,468.15	77,440,779.40	15,533,218.35	61,907,561.04	1,180,749,907.11
103	1,180,749,907.11	77,440,779.40	14,759,373.84	62,681,405.56	1,118,068,501.55
104	1,118,068,501.55	77,440,779.40	13,975,856.27	63,464,923.13	1,054,603,578.42
105	1,054,603,578.42	77,440,779.40	13,182,544.73	64,258,234.67	990,345,343.75
106	990,345,343.75	77,440,779.40	12,379,316.80	65,061,462.60	925,283,881.15
107	925,283,881.15	77,440,779.40	11,566,048.51	65,874,730.88	859,409,150.27
108	859,409,150.27	77,440,779.40	10,742,614.38	66,698,165.02	792,710,985.25
Total 9th year		1,014,758,364.00	181,082,452.74	748,206,900.01	
109	792,710,985.25	77,440,779.40	9,908,887.32	67,531,892.08	725,179,093.17
110	725,179,093.17	77,440,779.40	9,064,738.66	68,376,040.73	656,803,052.44
111	656,803,052.44	77,440,779.40	8,210,038.16	69,230,741.24	587,572,311.20
112	587,572,311.20	77,440,779.40	7,344,653.89	70,096,125.51	517,476,185.69
113	517,476,185.69	77,440,779.40	6,468,452.32	70,972,327.07	446,503,858.62
114	446,503,858.62	77,440,779.40	5,581,298.23	71,859,481.16	374,644,377.46
115	374,644,377.46	77,440,779.40	4,683,054.72	72,757,724.68	301,886,652.78
116	301,886,652.78	77,440,779.40	3,773,583.16	73,667,196.24	228,219,456.54
117	228,219,456.54	77,440,779.40	2,852,743.21	74,588,036.19	153,631,420.35
118	153,631,420.35	77,440,779.40	1,920,392.75	75,520,386.64	78,111,033.71
119	78,111,033.71	77,440,779.40	976,387.92	76,464,391.47	35,564,320.00
120	35,564,320.00	77,440,779.40	444,554.00	76,996,225.40	-
Total 10th year			61,228,784.34	834,225,772.00	

**PROJECTED BALANCE
SHEET**

**URBAN FOREST COMPANY LIMITED
PROJECTED BALANCE SHEET**

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Fixed Assets	6,000,000,000.00	6,000,000,000.00	6,000,000,000.00	6,000,000,000.00	6,000,000,000.00	6,000,000,000.00	6,000,000,000.00	6,000,000,000.00	6,000,000,000.00	6,000,000,000.00
Less: Accum depr	106,539,375.00	205,958,926.00	475,466,093.00	738,577,565.00	993,701,195.00	2,052,201,693.00	2,726,442,009.00	3,063,238,979.00	3,531,761,010.00	3,583,258,234.00
Net Fixed Assets	5,893,460,625.00	5,794,041,074.00	5,524,533,907.00	5,261,422,435.00	5,006,298,805.00	3,947,798,307.00	3,273,557,991.00	2,936,761,021.00	2,468,238,990.00	2,416,741,766.00
Current Assets										
Cash & bank balances	476,021,921.00	197,343,186.00	151,161,318.00	45,379,289.00	189,358,624.00	73,680,417.00	82,240,351.00	20,291,896.00	16,231,004.00	15,704,116.00
Total current assets	90,946,785.00	197,343,186.00	151,161,318.00	545,379,289.00	189,358,624.00	73,680,417.00	82,240,351.00	20,291,896.00	16,231,004.00	15,704,116.00
Total Assets	5,984,407,410.00	5,991,384,260.00	5,675,695,225.00	5,806,801,724.00	5,195,657,429.00	4,021,478,724.00	3,355,798,342.00	2,957,052,917.00	2,484,469,994.00	2,432,445,882.00
Current liabilities										
Tax payable	184,372,991.00	484,756,038.00	648,426,893.00	275,055,488.95	266,246,656.09	456,708,219.00	268,914,504.00	356,640,596.00	363,021,024.00	791,905,467.00
Interest payable	79,599,003.00	77,658,789.00	75,879,524.00	74,103,018.00	72,329,305.00	70,558,422.00	69,790,402.00	68,709,529.00	67,023,372.00	64,348,636.00
Total current liabilities	263,971,994.00	562,414,827.00	724,306,417.00	349,158,506.95	338,575,961.09	527,266,641.00	338,704,906.00	425,350,125.00	430,044,396.00	856,254,103.00
Term Loan	4,320,000,000.00	3,840,000,000.00	3,360,000,000.00	3,872,565,532.00	3,284,336,149.00	1,920,000,000.00	1,440,000,000.00	960,000,000.00	480,000,000.00	-
Total liabilities	4,583,971,994.00	4,402,414,827.00	4,084,306,417.00	4,221,724,038.95	3,622,912,110.09	2,447,266,641.00	1,778,704,906.00	1,385,350,125.00	910,044,396.00	856,254,103.00
Equity										
Share capital	1,200,000,000.00	1,200,000,000.00	1,200,000,000.00	1,200,000,000.00	1,200,000,000.00	1,200,000,000.00	1,200,000,000.00	1,200,000,000.00	1,200,000,000.00	1,200,000,000.00
Retained Earnings	200,435,416.00	388,969,433.30	391,388,807.83	385,077,684.55	372,745,318.53	374,212,082.92	377,093,435.04	371,702,791.60	374,425,598.38	376,191,779.03
Total equity & liab	5,984,407,410.00	5,991,384,260.30	5,675,695,224.83	5,806,801,723.51	5,195,657,428.62	4,021,478,723.92	3,355,798,341.04	2,957,052,916.60	2,484,469,994.38	2,432,445,882.03

Assumptions

- Assets have been depreciated at following rates: Vehicles(25%), Furniture (12.5%), computers (37.5%), plant & equipment (12.5%), land and buildings (5%)
- Tax liability indicated is 25% of total tax due. It is assumed that 75% will have been paid during the year

DEPRECIATION SCHEDULE

**URBAN FOREST COMPANY LIMITED
HOTEL PROJECT
DEPRECIATION SCHEDULE**

2025					
Depreciation schedule	Vehicles	Furniture	Computers & Electronic eqpt	Equipment	Land & Buildings
Depreciation rate (%)	25	12.5	37.5	12.5	5
Cost					
As on January 1, 2025	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Additions during the year	-	-	-	-	-
As at Dec 31, 2025	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Depreciation					
As on Jan 1, 2025	-	-	-	-	-
Depreciation during the year	18,750.00	8,125.00	5,212,500.00	15,000,000.00	286,300,000.00
Accumulated depreciation	18,750.00	8,125.00	5,212,500.00	15,000,000.00	286,300,000.00
Book value					
As on Dec 31, 2025	56,250.00	56,875.00	8,687,500.00	105,000,000.00	5,439,700,000.00
2026					
Depreciation schedule	Vehicles	Furniture	Computers & Electronic eqpt	Equipment	Land & Buildings
Depreciation rate (%)	25	12.5	37.5	12.5	5
Cost					
As on Jan 1, 2026	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Additions during the year	-	-	-	-	-
As at Dec 31, 2026	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Depreciation					
As on Jan 1, 2026	18,750.00	8,125.00	5,212,500.00	15,000,000.00	286,300,000.00
Depreciation during the year	14,062.50	7,109.38	3,257,812.50	13,125,000.00	271,985,000.00
Accumulated depreciation	32,812.50	15,234.38	8,470,312.50	28,125,000.00	558,285,000.00
Book value					
As on Dec 31, 2026	42,187.50	49,765.63	5,429,687.50	91,875,000.00	5,167,715,000.00
As on Dec 21, 2025	56,250.00	56,875.00	8,687,500.00	1,105,000,000.00	5,439,700,000.00
2027					
Depreciation schedule	Vehicles	Furniture	Computers & Electronic eqpt	Equipment	Land & Buildings
Depreciation rate (%)	25	12.5	37.5	12.5	5
Cost					
As on Jan 1, 2027	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Additions during the year	-	-	-	-	-
As at Dec 31, 2027	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Depreciation					
As on Jan 1, 2027	32,813.00	15,234.00	8,470,313.00	28,125,000.00	558,285,000.00
Depreciation during the year	14,062.50	6,220.70	2,036,132.81	11,484,375.00	258,385,750.00
Accumulated depreciation	46,875.50	21,454.70	10,506,445.81	39,609,375.00	816,670,750.00
Book value					
As on Dec 31, 2027	28,124.50	43,545.30	3,393,554.19	80,390,625.00	4,909,329,250.00
As on Dec 31, 2026	42,188.00	49,766.00	5,429,688.00	91,875,000.00	5,167,715,000.00
2028					
Depreciation schedule	Vehicles	Furniture	Computers & Electronic eqpmt	Equipment	Land & Buildings
Depreciation rate (%)	25	12.5	37.5	12.5	5
Cost					
As on Jan 1, 2028	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Additions during the year	-	-	-	-	-
As at Dec 31, 2028	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00

Depreciation					
As on Jan 1, 2028	46,876.00	21,455.00	10,506,446.00	39,609,375.00	816,670,750.00
Depreciation during the year	7,031.13	5,443.16	1,272,582.82	10,048,828.13	245,466,462.50
Accumulated depreciation	53,907.13	26,898.16	11,779,028.82	49,658,203.13	1,062,137,212.50
Book value					
As on Dec 31, 2028	21,092.88	38,101.84	2,120,971.18	70,341,796.88	4,663,862,787.50
As on Dec 31, 2027	28,125.00	43,545.00	3,393,554.00	80,390,625.00	4,909,329,250.00

2029

	Vehicles	Furniture	Computers & Electronic eqpmt	Equipment	Land & buildings
Depreciation rate (%)	25	12.5	37.5	12.5	5
Cost					
As on Jan 1, 2029	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Additions during the year	-	-	-	-	-
As at Dec 31, 2029	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Depreciation					
As on Jan 1, 2029	53,907.00	26,898.00	11,779,029.00	49,658,203.00	1,062,137,213.00
Depreciation during the year	5,273.22	4,762.73	795,364.19	8,792,724.61	233,193,139.38
Accumulated depreciation	59,180.22	31,660.73	12,574,393.19	58,450,927.61	1,295,330,352.38
Book value					
As on Dec 31, 2029	15,819.78	33,339.27	1,325,606.81	61,549,072.39	3,616,407,750.00
As on Dec 31, 2028	21,093.00	38,102.00	2,120,971.00	70,341,797.00	4,663,862,788.00

2030

	Vehicles	Furniture	Computers & Electronic eqpmt	Equipment	Land & buildings
Depreciation rate (%)	25	12.5	37.5	12.5	5
Cost					
As on Jan 1, 2030	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Additions during the year	-	-	-	-	-
As at Dec 31, 2030	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Depreciation					
As on Jan 1, 2030	59,180.00	31,661.00	12,574,393.00	58,450,938.00	1,295,330,352.00
Depreciation during the year	3,954.95	4,167.41	497,102.55	7,693,634.05	180,820,387.50
Accumulated depreciation	63,134.95	35,828.41	13,071,495.55	66,144,572.05	1,476,150,739.50
Book value					
As on Dec 31, 2030	11,865.05	29,171.59	828,504.45	53,855,427.95	4,249,849,260.50
As on Dec 31, 2029	15,820.00	33,339.00	1,325,607.00	61,549,072.00	3,616,407,750.00

2031

	Vehicles	Furniture	Computers & Electronic eqpmt	Equipment	Land & buildings
Depreciation rate (%)	25	12.5	37.5	12.5	5
Cost					
As on Jan 1, 2031	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Additions during the year	-	-	-	-	-
As at Dec 31, 2031	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Depreciation					
As on Jan 1, 2031	63,135.00	35,828.00	13,071,496.00	66,144,572.00	1,476,150,740.00
Depreciation during the year	2,966.26	3,646.45	310,689.17	6,731,928.49	212,492,463.03
Accumulated depreciation	66,101.26	39,474.45	13,382,185.17	72,876,500.49	1,688,643,203.03
Book value					
As on Dec 31, 2031	8,898.74	25,525.55	517,814.83	47,123,499.51	4,440,000,000.00
As on Dec 31, 2030	11,865.00	29,172.00	828,504.00	54,855,428.00	4,249,849,261.00

2032

	Vehicles	Furniture	Computers & Electronic eqpmt	Equipment	Land & buildings
Depreciation rate (%)	25	12.5	37.5	12.5	5
Cost					
As on Jan 1, 2032	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Additions during the year	-	-	-	-	-
As at Dec 31, 2033	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Depreciation					
As on Jan 1, 2032	66,101.00	39,474.00	13,382,185.00	72,876,500.00	1,688,643,203.00
Depreciation during the year	2,224.68	3,190.69	194,180.56	5,890,437.44	222,000,000.00
Accumulated depreciation	68,325.68	42,664.69	13,576,365.56	78,766,937.44	1,910,643,203.00
Book value					
As on Dec 31, 2032	6,674.32	22,335.31	323,634.44	41,233,062.56	3,815,356,797.00
As on Dec 31, 2031	8,899.00	25,526.00	517,815.00	47,123,500.00	4,440,000,000.00

2033

	Vehicles	Furniture	Computers & Electronic eqpmt	Equipment	Land & buildings
Depreciation rate (%)	25	12.5	37.5	12.5	5
Cost					
As on Jan 1, 2033	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Additions during the year	-	-	-	-	-
As at Dec 31, 2033	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Depreciation					
As on Jan 1, 2031	68,326.00	42,665.00	13,576,366.00	78,766,937.00	1,910,643,203.00
Depreciation during the year	1,668.58	2,791.91	121,362.91	5,154,132.82	190,767,839.85
Accumulated depreciation	69,994.58	45,456.91	13,697,728.91	83,921,069.82	2,101,411,042.85
Book value					
As on Dec 31, 2033	5,005.42	19,543.09	202,271.09	36,078,930.18	3,624,588,957.15
As on Dec 31, 2032	6,675.00	22,335.00	323,634.00	41,233,063.00	3,815,356,797.00

2034

	Vehicles	Furniture	Computers & Electronic eqpmt	Equipment	Land & buildings
Depreciation rate (%)	25	12.5	37.5	12.5	5
Cost					
As on Jan 1, 2035	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Additions during the year	-	-	-	-	-
As at Dec 31, 2035	75,000.00	65,000.00	13,900,000.00	120,000,000.00	5,726,000,000.00
Depreciation					
As on Jan 1, 2035	69,995.00	45,457.00	13,697,729.00	83,921,070.00	2,101,411,043.00
Depreciation during the year	1,251.36	2,442.89	75,851.66	1,803,946.51	181,229,447.86
Accumulated depreciation	71,246.36	47,899.89	13,773,580.66	85,725,016.51	2,282,640,490.86
Book value					
As on Dec 31, 2035	3,753.64	17,100.11	126,419.34	34,274,983.49	3,443,359,509.14
As on Dec 31, 2034	5,005.00	19,543.00	202,271.00	36,078,930.00	3,624,588,957.00

BUSINESS RATIO

URBAN FOREST COMPANY LTD
BUSINESS RATIOS

Ratio/Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1. Debt Service Coverage Ratio	1.50	1.52	1.53989948	1.52092406	1.475857865	1.490164704	1.506121436	1.49	1.51	1.53
2. Debt-Equity Ratio	3.820339508	3.668679023	3.403588681	3.518103366	3.019093425	1.881543972	1.482619046	1.08	0.68	0.28
3. Return on Equity Ratio	0.697705467	0.707049091	0.713332158	0.70229051	0.679299624	0.683685607	0.690042592	0.680247598	0.68705512	0.692788397
4. Current Ratio (Times)	2.276310509	2.541157138	1.992122644	7.359744633	2.618006961	1.259816788	1.856264433	1.295328702	1.24216931	1.24404738

Notes

- The DSCR is the ratio of net income available for servicing interest and principal loan obligations. A debt service ratio of 1 or above indicates that a company is generating sufficient operating to cover its annual loan obligations. The ratio is consistently below 1 during period under review due to the fact that the business is mainly financed by debt (80%)
- The debt equity ratio is a financial ratio indicating the relative proportion of shareholders' equity and debt used to finance company's assets. A ratio below 1 is generally considered safe. In this case the ratio is above 1 because the business is mainly financed by debt. However, the trend shows that the ratio is falling
- The return on equity is a measure of the profitability of a business in relation to the equity.
- The current ratio is a liquidity ratio that measures whether a firm has enough resources to meet its short-term obligations. In this case the liquidity is extremely good.

INTERNAL RATE OF RETURN

URBAN FOREST COMPANY LTD
INTERNAL RATE OF RETURN

OUTFLOW	-	6,000,000,000.00
2025		916,845,563.00
2026		926,117,698.00
2027		931,878,114.00
2028		916,851,630.00
2029		887,488,853.00
2030		890,981,149.00
2031		897,841,512.00
2032		885,006,647.00
2033		891,489,520.00
2034		895,694,712.00
IRR		8%

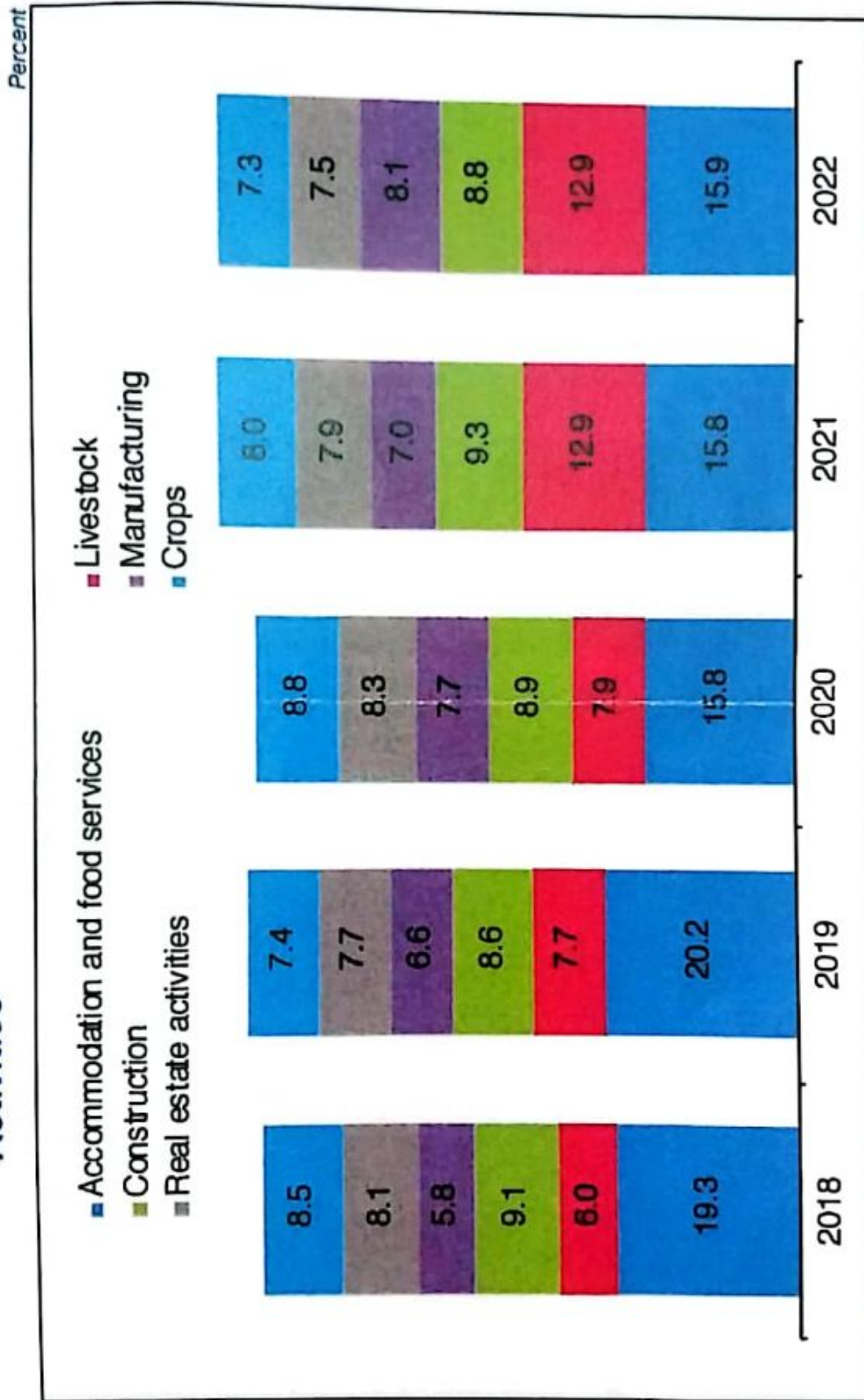
Notes

The figure of TZS 6,000,000,000 is the project investment cost.
Figures corresponding to years 2025 to 2034
represent profit before tax. The IRR of 8% is attractive.

**CONTRIBUTION TO REAL GDP
GROWTH**

Contribution to Real GDP Growth by Major Economic

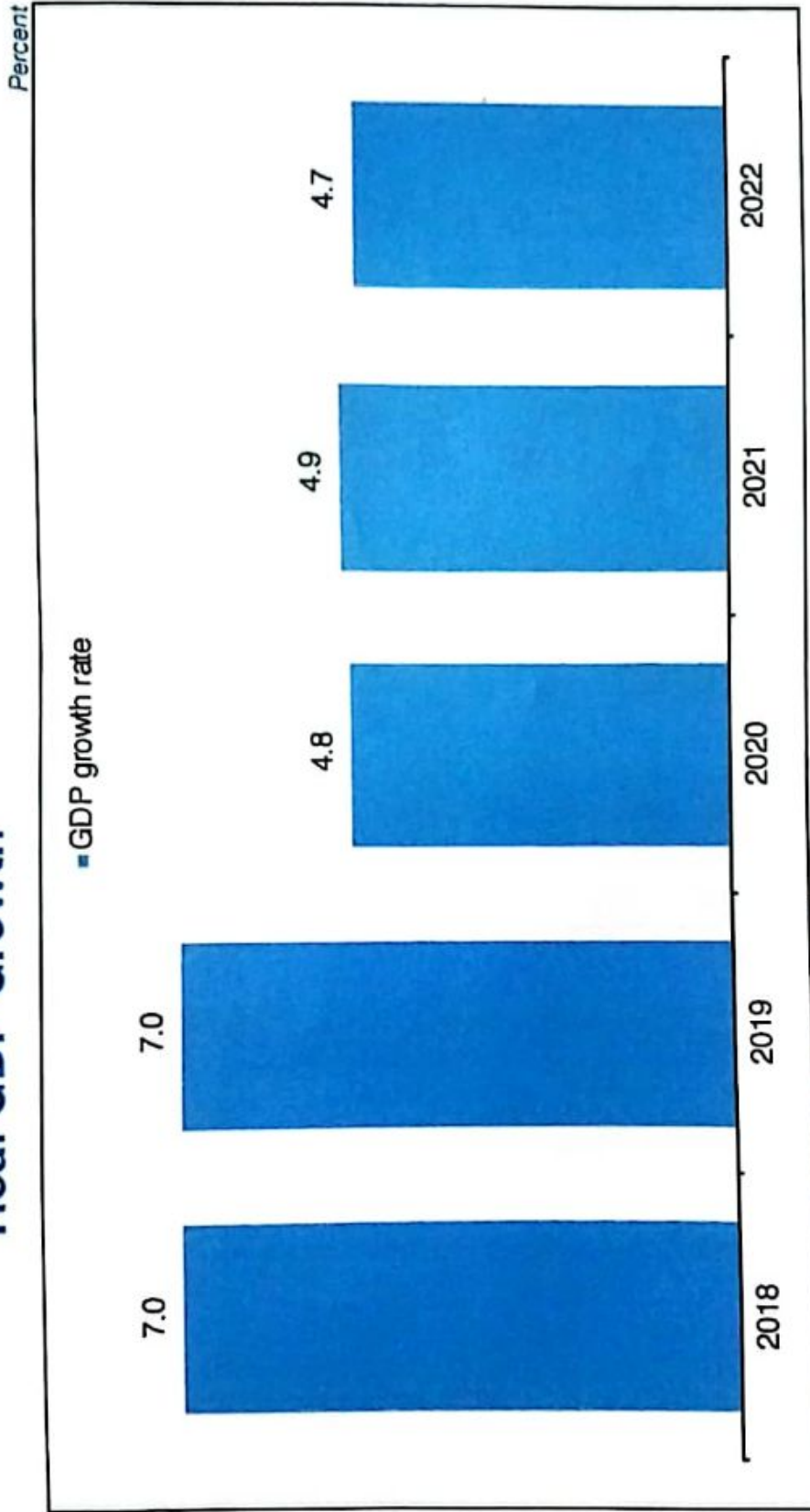
Activities



Source: Office of the Chief Government Statistician

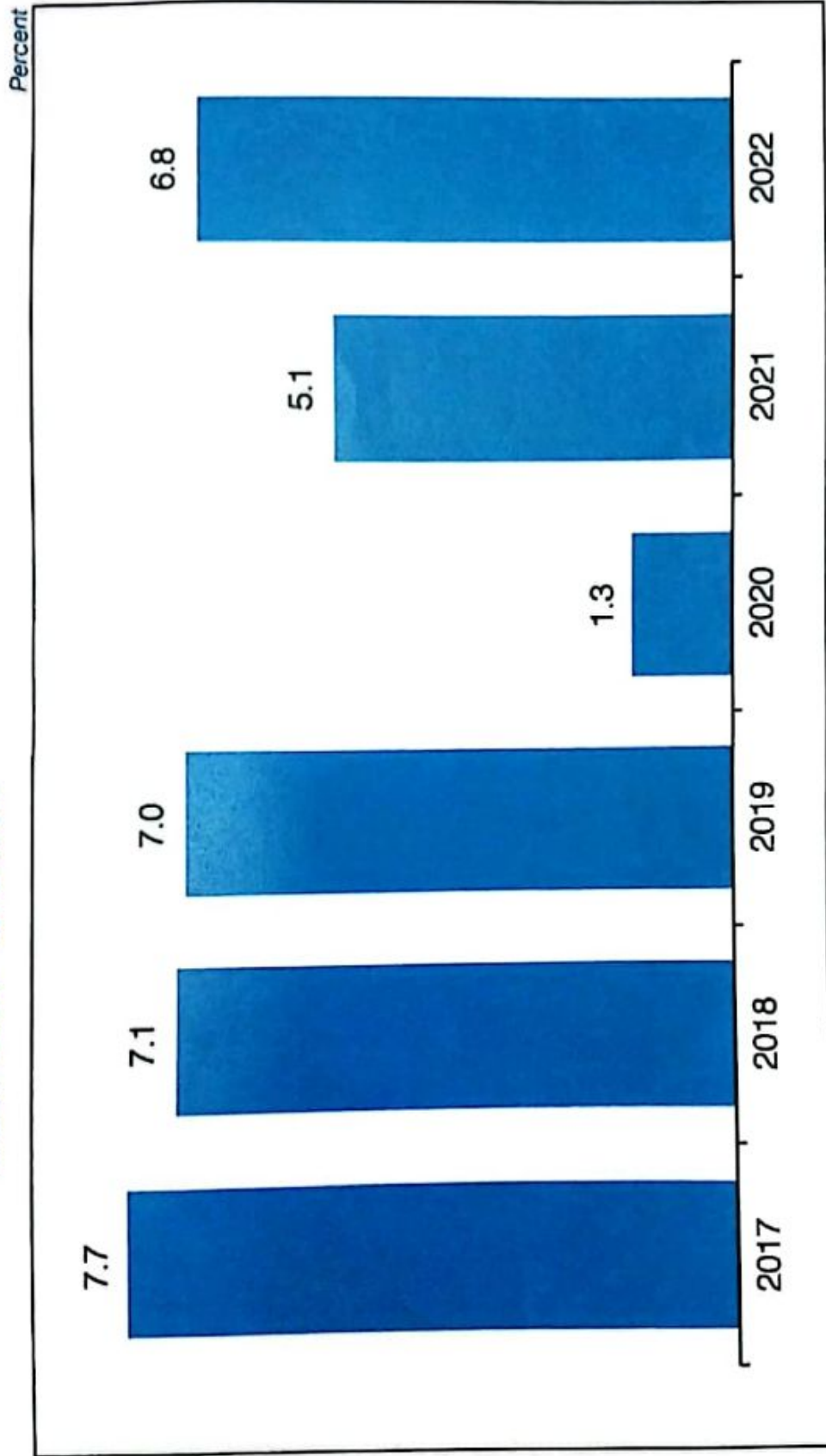
REAL GDP GROWTH

Real GDP Growth



Source: National Bureau of Statistics, Bank computations

Real GDP Growth



Source: Office of the Chief Government Statistician

**EXPECTED SOCIAL SERVICES
AT THE AREA**

SOCIAL IMPACT OF THE PROJECT

**CREATION OF
EMPLOYMENT**

**TRANSFER OF
TECHNOLOGY TO
YOUTH AND SCHOOL
DROPOUT**

**ENVIRONMENT OF THE
AREA WILL BE PROPERLY
AND PROFESSIONALLY
MAINTAINED**

**THE PEOPLE OF ARUSHA
WILL FIND A PLACE TO
RELAX SPECIFICALLY
MERRY MAKERS**

**A NICE PLACE FOR
SPECIFICALLY
OCCASIONS
E.G. WEDDINGS, PARTIES
AND INDOOR SPORTS**

**ECONOMIC IMPACT OF
THE PROJECT**

