

Certified as True Copy
Of the Original
Signature: *[Handwritten Signature]*
Date: 30-06-2023
For Executive Director
Tanzania Investment Centre



THE UNITED REPUBLIC OF TANZANIA

022461276

Certificate of Incentives

(Section 19 of the Tanzania Investment Act, 2022)

No: 202361276

This is to certify that

SURMOUNT INVESTMENT CO. LIMITED

of address **P.O.BOX 14004**

DAR-ES-SALAAM

has been granted a Certificate of Incentives to invest in a new investment project known as

PLASTIC PRODUCTS

Which is located at **PLOT NO. 2613 LINGATO**

KIGAMBONI-DAR-ES-SALAAM

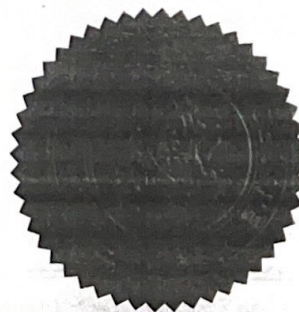
Further particulars required by Section 19 of the Tanzania Investment Act are set out overleaf

[Handwritten Signature]

Executive Director

Tanzania Investment Centre
P.O.Box 938, Dar-es-salaam

Dated: 29 June, 2023



This Certificate is issued in accordance with the provision of Section 19 of the Tanzania Investment Act, 2022 and subject to the conditions prescribed under item 14 and 15 hereafter:-

- 1 **Shareholders**
- | | Nationality | Shareholding (%) |
|-----------------|--------------------|-------------------------|
| <i>He Ercai</i> | <i>China</i> | <i>30</i> |
| <i>Chen Fa</i> | <i>China</i> | <i>70</i> |
- 2 Proposed Activities: *Manufacturing of Plastics Products (Pipes, Tanks, Buckets, Utensils etc.)*
- 3 Sector **Manufacturing** Sub Sector **plastic products**
- 4 Investment Cost
- | | Foreign (M\$) | Local (M\$) | Total (M\$) |
|--|----------------------|--------------------|--------------------|
| | 0.87 | 0 | 0.87 |
- 5 Project Financing
- | | Equity (M\$) | Loan (M\$) | Total (M\$) |
|--|---------------------|-------------------|--------------------|
| | 0.869 | 0 | 0.87 |
- 6 Source, terms and conditions of loan
- 7 Assets to be Invested
- | | Foreign (M\$) | Local (M\$) | Total (M\$) |
|----------------|----------------------|--------------------|--------------------|
| Capital items: | 0.87 | 0 | 0.87 |
- 8 Technology Agreement **None**
- 9 Date of TIC Registration **29 June, 2023**
- 10 Implementation period **29 June, 2023** - **28 June, 2026**
- 11 Operative date **28 June, 2026**
- 12 Investment Incentive Grade : As defined in part III Section 22(1), (2) and Section 23 of the Tanzania Investment Act, 2022
- | | |
|---|---|
| (i) Applicable Import Duty | EAC Customs Management Act, 2004 and VAT Act, 2014 |
| (ii) Applicable with-holding Tax | As per Income Tax Act, 2004 (as amended) |
| (iii) Eligibility of Capital Allowances | As per Income Tax Act, 2004 (as amended) |
- 13 Protection of Investment , Arbitration and Transfer of Foreign Currency as defined in part IV and V Section 28, 29 and 33 of the Act.
- 14 Conditions attached to this Certificate of Incentives
- Date of Commencement of investment has to be notified to the Centre
 - Certificate not to be transferred , assigned or amended
 - Failure to commence implementation within two years invalidates Certificate
 - Failure to operate investment must be notified to the Centre
 - Changes in shareholding, project activities and level of invested capital must be notified to the Centre
- 15 Additional conditions attached to Certificate

Signed



Executive Director



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number: **DSMT1007083**

Date of Registration: **17-Nov-2020 [16:08]**

REGISTRAR OF TITLES
 (23-Nov-2020)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

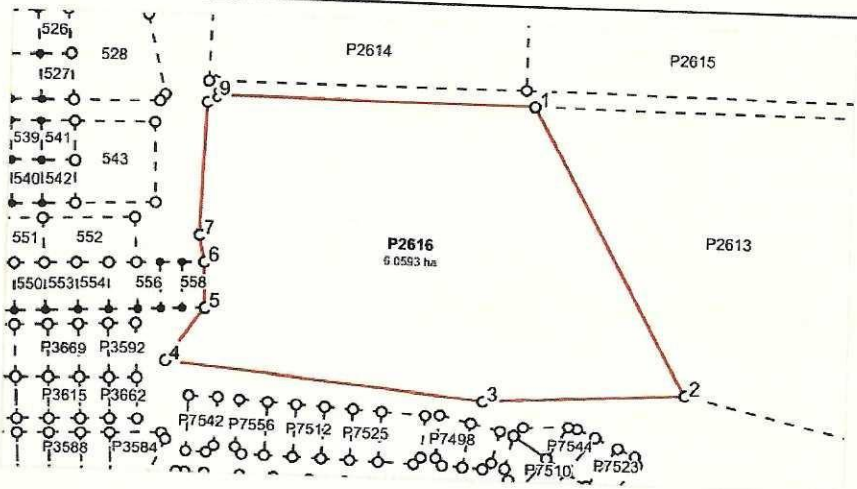
THIS IS TO CERTIFY that **KOM FOOD PRODUCTS COMPANY LIMITED** of P.O. BOX 253, Kahama Town Council, Shinyanga (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of **January two thousand and twenty** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Kigamboni
 Location: KISARAWA II
 Block: -
 Plot No.: P2616
 Area: 60,593.00 Square Metres
 Reg. Plan No.: DSMS0020770

Plot Reference Points (Part of):

	TAREF11 / UTM ZONE 37S	
	X	Y
1	542357.50	9231385.05
2	542467.46	9231186.85
3	542326.13	9231178.75
4	542103.39	9231200.86
5	542130.22	9231238.09
6	542128.96	9231269.76



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Industrial (Light, Medium, Heavy and Service)** purposes only. Use Group(s) and Use Class(es) **M (a)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

GIVEN under my hand and my official seal the day and year first above written.

COMMISSIONER FOR LANDS
 (17-Nov-2020)





THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number: **DSMT1007085**

Date of Registration: **17-Nov-2020 [16:06]**

REGISTRAR OF TITLES
 (23-Nov-2020)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **KOM FOOD PRODUCTS COMPANY LIMITED** of P.O. BOX 253, Kahama Town Council, Shinyanga (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the **first day of January two thousand and twenty** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

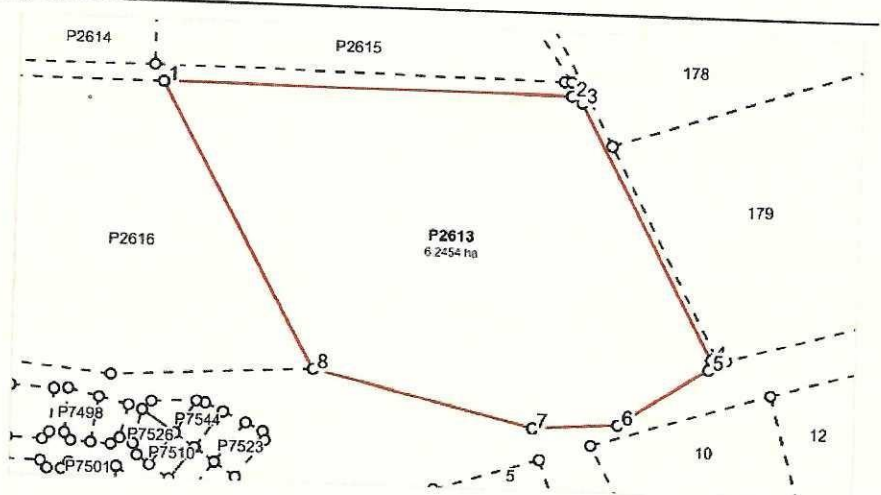
II. DESCRIPTION OF THE PROPERTY

District: Kigamboni
 Location: KISARAWA II
 Block: -
 Plot No.: P2613
 Area: 62,454.00 Square Metres
 Reg. Plan No.: DSMS0020770

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
1	542357.50	9231385.05
2	542643.23	9231383.75
3	542650.59	9231379.33
4	542746.09	9231201.74
5	542744.25	9231194.64
6	542681.48	9231154.56



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Industrial (Light, Medium, Heavy and Service)** purposes only. Use Group(s) and Use Class(es) **M (a)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
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COMMISSIONER FOR LANDS
 (17-Nov-2020)

