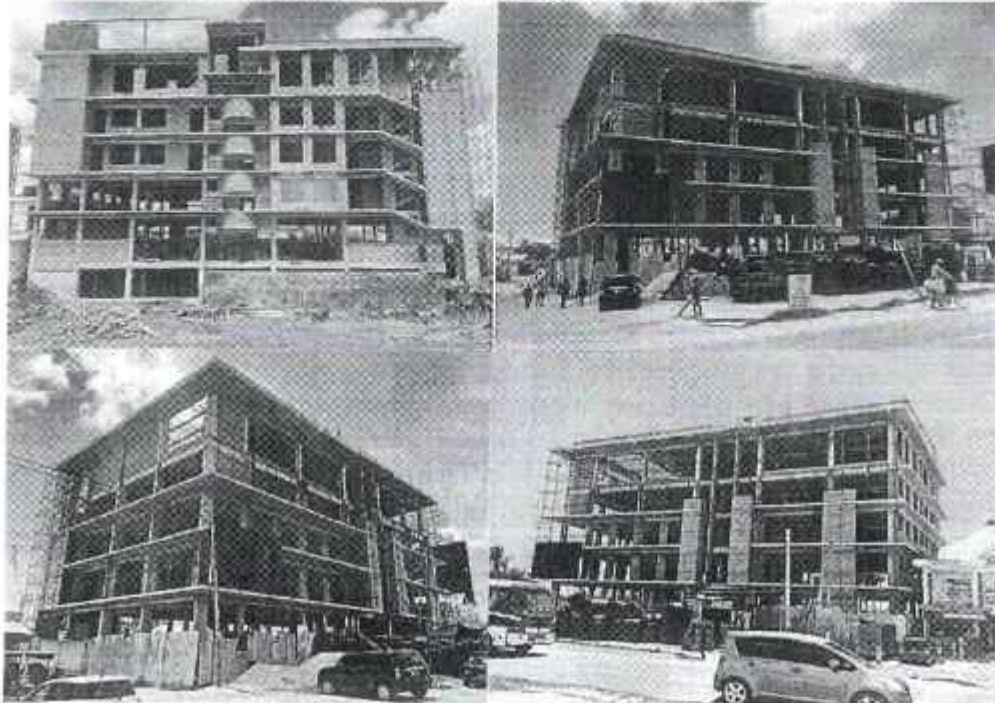


**VALUATION REPORT OF A COMMERCIAL PROPERTY ON
PLOT NO. P16728 SITUATED AT TEGETA AREA IN DAR ES
SALAAM CITY CT NO. DSMT1008411**



**VALUATION FOR SECURED LENDING PURPOSE
I.F.O SILAWE COMPANY LIMITED OF P.O.BOX 32031, DSM**

PREPARED BY



CONSULTANTS IN VALUATION AND TRADING MANAGEMENT

**P.O. BOX 71606,
TELEPHONE: 22 212 8848
EMAIL: nicheconsult@consultant.com
PLOT NO. 1322/78,
FLAT 102" FIRST FLOOR,
MALI/MOROGORO RD, KISUTU.
DAR ES SALAAM.**

PREPARED FOR



The bank that listens

**CRDB BANK PLC
P.O.BOX 268
TEGETA BRANCH
DAR ES SALAAM.**

APRIL, 2023

**VALUATION REPORT OF A COMMERCIAL PROPERTY ON PLOT NO. P16728
 SITUATED AT TEGETA AREA IN DAR ES SALAAM CITY CT NO. DSMT1008411.
 I.F.O SILAWE COMPANY LIMITED OF P.O.BOX 32031 DAR ES SALAAM**

0.1 SECTION 1: INSTRUCTIONS AND PURPOSE OF VALUATION:

NICHE CONSULT was instructed by CRDB BANK PLC of P.O. Box 268 TEGETA BRANCH, DAR ES SALAAM, to carry out a physical inspection and thereafter value A COMMERCIAL PROPERTY ON PLOT NO. P16728 SITUATED AT TEGETA AREA IN DAR ES SALAAM CITY CT NO. DSMT1008411.

Accordingly, the property was inspected in APRIL 2023 as per Terms of Reference and contained in this booklet is detailed valuation report in favour of customer M/S: SILAWE COMPANY LIMITED OF P.O.BOX 32031 DAR ES SALAAM.

1.1 VALUE SUMMARY:

In accordance to the Terms of reference and a number of values affecting factors, such as type of property, location and stage of construction, it is our considered opinion that, values for the property for mortgage purposes are as follows: -

- Market Value **TZS 3,150,000,000.00** (Three Billion One Hundred Fifty Million Only)
- Forced Sale Value **TZS 2,363,000,000.00** (Two Billion Three Hundred Sixty-Three Million Only)
- Insurance Value: **TZS 3,294,000,000.00** (Three Billion Two Hundred Ninety-Four Million Only)

1.2 CERTIFICATION:

This report has been prepared for and on behalf of CRDB BANK PLC by NICHE CONSULT of P. O. Box 71606, Dar Es Salaam for the aforesaid purpose by:



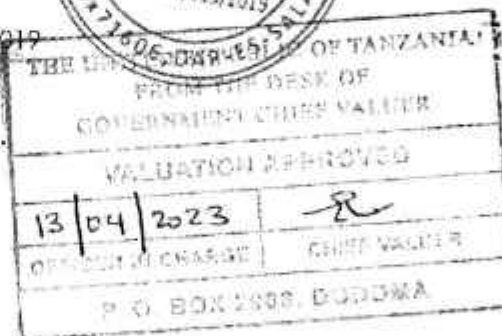
SABINI, Richard:
 BSc. LMV-Ardhi University, AAREPTA & MAIFRES
 Register No.VRB/FRV/260/2022
Fully Registered & Licensed Valuer

And certified by



ADAM Y. A.
 MBA, ADV.DIP.LMV-VRB/FRV/013/2019
Fully Registered Valuer

DATE: 11/04/2023



And Valuation is approved by
CHIEF GOVERNMENT VALUER

SECTION 2: VALUATION METHODOLOGY:

2.1 Date of Inspection and Valuation:

The inspection of the property was carried on April 2023 by a valuer from NICHE CONSULT in the presence of the property owner, and values expressed in this booklet are those current on the said date and will remain valid for a period of One year from the date of approval.

2.2 Basis of Valuation

The basis of valuation for mortgage as is the practice in Tanzania and as per International Valuation Standards IVS-2007 IVA 2 Sect. 5.1 is open Market Value. Market Value has been defined by the IVSC as "... the estimated amount for which a property should exchange on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion..." IVS 1 (2007). Implicit in this definition are the consummation of a sale by a specified date and the passing of ownership from seller to buyer under open market conditions. IVS 2 published in 2007 permits deviation from the market value assessment requirement to a non-market-based assessment of the value of specialised property. IVS recommends specialized property to be valued on the basis of highest and best use assuming vacant possession. What the recommendation entails is for the Valuer to estimate value on the basis of the net benefits that an informed management could derive from the land by considering its decisions on investment, operation and financing of the business. It may also mean considering the assets of the business on the basis of their depreciated replacement cost (DRC).

2.1 The Nature of a Mortgage

A mortgage (of a property) is an arrangement or transaction whereby one party the mortgagor grants the interest in his property to another party – the mortgagee as security for a loan. The transaction is affected by means of a Mortgage Deed in which the Mortgagor usually agrees to pay back the loan plus interest on the loan principal at a given rate per cent and; may also enter into express covenants as to the repair and insurance of the mortgaged property over an agreed

period of time by instalments. The mortgagor retains the right to recover (free) his property from the charge created by the Mortgage Deed upon repayment of the amount due to the mortgagee. This is known as his 'equity of redemption'. So long as the mortgagor pays his instalments regularly and observes all covenants of the Mortgage Deed, the mortgagee will usually be content to leave him in possession and control of the mortgaged property.

2.2 Method of Valuation Used:

There are five methods of valuations, which are generally applied, in deriving values of asset. Among other methods these include the comparative method and the replacement cost method of valuations. Which method to use at any time would depend on the purpose of the valuations, nature of the business/property to be valued and on the availability of data. In this valuation report we have used replacement cost method to determine value of building. By this method, the value of the property is determined by reference to its cost of replacement or reinstating it (as new) or that of its substitute as at the date of valuation. Where the property is not new, or is obsolete, the replacement cost thus established is then depreciated to derive a depreciated replacement cost, which is equated to the property's market value. The method is based on the rationale that the value of subject property comprises two components: the value of improvements and the value of land. It involves the estimation of the value of the site as if it were vacant, using the comparison method. The amount of depreciation and obsolescence is then estimated and deducted from the cost of improvements to arrive at the depreciated replacement or reproduction cost. This is then added to the land value to produce the capital value of the subject property.

2.2.1 Comparative Method of Valuation

We have adopted the Comparative Method of Valuation, sometimes referred to as the Direct Capital Comparison Method to value buildings. By this method, a Valuer equates value of the property under appraisal to a value of a known comparable property whereby the

latter's value is taken to be the best price that can be obtained by the property being valued, with due allowance made for value affecting differences between the subject property and the comparable property such as; Location, Level and amount of services provided, Accessibility, Farm or Plot size, Development Conditions discerned from land titles, Date of transaction, Parties to the transaction, Condition (in case of buildings), Motive of sale, Tenure and Un-expired term.

2.2.3 The Replacement Cost Method of Valuation

By this method, the value of the property is determined by reference to its cost of replacement or reinstating it (as new) or that of its substitute as at the date of valuation. Where the property is not new, or is obsolete, the replacement cost thus established is then depreciated to derive a depreciated replacement cost, which is equated to the property's market value. The method is based on the rationale that the value of subject property comprises two components: the value of improvements and the value of land. It involves the estimation of the value of the site as if it were vacant, using the comparison method. The amount of depreciation and obsolescence is then estimated and deducted from the cost of improvements to arrive at the depreciated replacement or reproduction cost. This is then added to the land value to produce the capital value of the subject property.

2.2.4 Investment/ Income Capitalization Approach

The investment method is an analysis based on the relationship between the rate of return that an investor or buyer expects or requires and the net income that a property produces. This approach is used to primarily for valuing income-producing properties such as apartment buildings, shopping centres, and office buildings.

2.3 Structural Surveys

General surveys as opposed to structural surveys were made as the latter is out of the scope of general valuation survey. Therefore, no testing was done on such services as water pipes, electrical wiring or drainage pipes and no testing was made to establish the extent of damp, timber rot, metal fatigue etc. Where a third party gave

information, it is assumed that, such information is taken to be true, and we will not be liable should it be proved to be otherwise.

SECTION 3: SECURITY OVER VIEW

3.1 Locations and Locality

The property is situated along Bagamoyo road at Tegeta at kwa Ndevu locality in Kinondoni Municipality. Access to the property is via Bagamoyo road to the right-hand side as one drives to Tegeta traffic lights at Tegeta kwa Ndevu. It is close to Essence Driving School and TCL Maalifa Electronics Shop on (06°39'59.57"S 39°11'18.75"E) based on Map Datum WGS 84.



Satellite imagery of the appraised property

3.2 Land Tenure

The property was granted and registered in favour of SILAWE COMPANY LIMITED OF P.O.BOX 32031 DAR ES SALAAM. The owner is entitled for a long-term right of occupancy of Ninety-Nine (99) years from the 1st day of January 2021 vides a CT Number DSMT1008411 and Registered Survey Plan No. DSMS0020367.

3.3 Land Use Conformity

For Commercial (Retail and Wholesale), Residential purposes only. Use Group (s) and Use Class (es) B (d); as defined in the Urban Planning (Use Groups and Classes) Regulations, 2018.

3.4 Security Due Diligence

According to the studies we have done from neighbours and planning authority we found no any information which affects the property to save as collateral for CRDB BANK PLC.

3.5 Confidentiality

This report is confidential to CRDB BANK PLC and SILAWE COMPANY LIMITED OF P.O.BOX 32031 DAR ES SALAAM for the specific purpose for which it refers and neither the whole nor any part of it or any reference thereto may be included in any published document, circular or statement without a written approval of the form and content in which it may appear.

SECTION 4: DETAILED PROPERTY DESCRIPTION:

4.0 General Description of the Property

This is a semi-finished multi storey commercial and office building developed on a plot measuring 1,043 square metres.

MAIN BUILDING:

Details of Construction

Structure:	Irregular shaped multi storey building
Roof:	Mono pitched type of roof covered with aluminium trough sheets on steel members and reinforced concrete slab half way
Ceiling:	Concrete slab
Walls:	Reinforced concrete beams and columns infilled with sand cement blocks which are neither plastered nor painted both sides.
Floor:	Rough concrete base all-over
Condition:	Under construction

The following accommodation: -

Basement floor

- Parking space

Ground floor

- Banking halls
- Supermarket hall
- Stair cases

First Floor

- Proposed 40 Nos. of Shop frames
- Stair cases

Second Floor

- Proposed 35 Nos. of Offices
- Stair cases

Third Floor

- Proposed 35 Nos. of Offices
- Stair cases

Fourth Floor

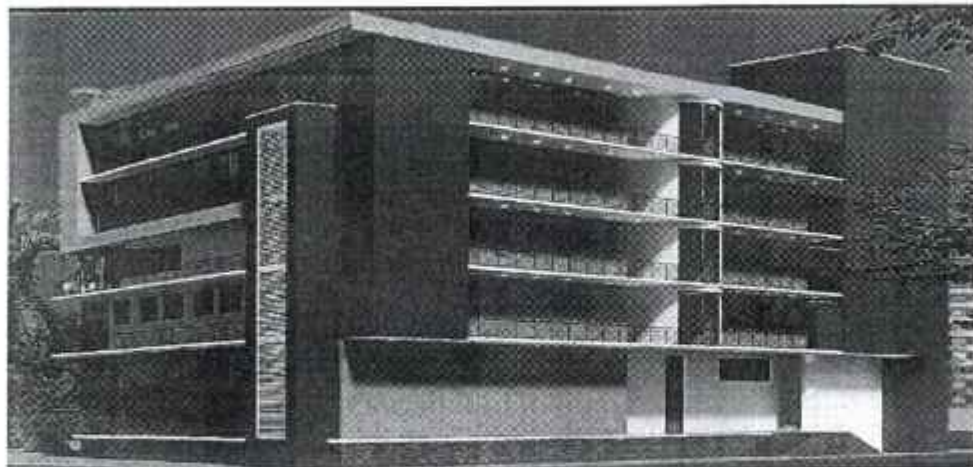
- Hall
- Stair cases

Fifth Floor

- Upper Lounge



General Overview of the Main Building



Proposed Structure & Architectural Drawings

Construction Progress Schedule of the Multi storey Building

S/No	Construction Details	Status	Estimated Level (%)	Standard (%)
1	Foundation, Plinth level with floor concrete	Done	5	5
2	Full height of walls of ground floor	Done	1	1
3	Roofing concrete slab/ceiling to the ground floor	Done	1	1
4	R.C floor (First Floor)	Done	1	1
5	Full height of walls of first floor	Done	1	1
6	Roofing concrete slab/ceiling to first floor)	Done	2	2
7	R.C floor (Second Floor)	Done	2	2
8	Full height of walls of second Floor	Done	2	2
9	Roofing concrete slab/ceiling to Second floor	Done	2	2
10	R.C floor (third floor)	Done	1	1
11	Full height of walls of third floor	Done	2	2
12	Roofing concrete slab/ceiling to third floor	Done	2	2
13	R.C floor (Fourth floor)	Done	2	2
14	Full height of walls of Fourth floor	Done	3	3
15	Roofing concrete slab/ceiling to fourth floor	Done	3	3
16	R.C floor (Fifth floor)	Done	2	2
17	Full height of walls of Fifth floor	Done	3	3
18	Roofing concrete slab/ceiling to fifth floor	Done	3	3
19	R.C floor (Sixth floor)	Done	3	3
20	Roofing concrete slab/ceiling to Sixth floor	Done	3	3
21	Full height of walls of Sixth floor	Done	4	4
22	Roofing, Ruberoid and completion	Done	0	2
23	External plaster	Partly Done	2	5
24	Internal plaster, ceiling plaster and wall tiling	Partly Done	3	8
25	Floor finish and skirting	Not done	0	5
26	Drainage, etc. sewage system	Not done	0	3
27	Plumbing and fitting	Not done	0	4
28	Fixing of door and window frames	Not done	0	5

29	Doors and fittings	Not done	0	5
30	Windows and shop fronts (glazing, louvers)	Not Done	0	5
31	Decoration and painting	Not done	0	6
32	Built-in cupboards, floors, shelves, etc.	Not done	0	2
33	Cleaning of site, building, floors, windows, etc.	Not Done	0	2
34	Total		50%	100%
35	Incompleteness Level		50%	

Construction Schedule for the Pent House/Upper Lodge

S/N	Activities	Percentage of Completion Allowed	Percentage of Completion Attained
1	Plinth level with foundation floor concrete	15%	15%
2	Full height of walls	15%	15%
3	Roof work completed	15%	0%
4	Plaster and ceiling completed	15%	0%
5	Floor rendering and skirting	6%	4%
6	Decorating and painting	6%	0%
7	Sanitation work completed	6%	4%
8	Water supply, storage tank	2%	2%
9	Doors and windows in position	15%	0%
10	Cleaning of site, building, floors, windows, etc.	5%	0%
11	TOTAL	100%	40%
12	Incompleteness Level	60%	

4.1 PLOT AND SITE WORKS:

The entirety is partially enclosed within a perimeter wall fence of sand cement blocks, drainage system and frontage paved walkways.

4.2 SERVICES AND UTILITY:

Water and electricity is provided to the property from public main supply.

4.3 CONDITION:

The property is under construction.

SECTION 5: VALUATION SUMMARY:

S/No	Particulars	Security
1	Name of Security Owner	SILAWE COMPANY LIMITED OF P.O.BOX 32031 DAR ES SALAAM
2	Security Details	Plot No. P16728 Block situated at Tegeta Area in Kinondoni Municipality CT No. DSMT1008411
3	Location	Tegeta Area in Kinondoni Municipality
4	Land use(zoning) as per title deed	For Commercial and Residential purposes only,
5	Current use as per site inspection	Commercial
6	Un-expired tenure of the title	97
7	Farm/Plot size	1,043 square metres
8	Built-up area	6,042.00 m ²
9	Adopted Land value per acre	TZS 200,000.00
10	Current Market value	TZS 3,150,000,000.00
11	Forced Sale Value	TZS 2,363,000,000.00
12	Insurance Value	TZS 3,088,000,000.00
13	Valuation method adopted	Cost and Comparative approach
14	Valuation date	April 2023

5.1 CERTIFICATION

This report has been prepared by in accordance with the Law governing Valuation practices in Tanzania for the purpose mentioned in our introductory note. The report shall be used only by CRDB BANK PLC and not otherwise.

Inspected and prepared by:

Name: SABINI, Richard

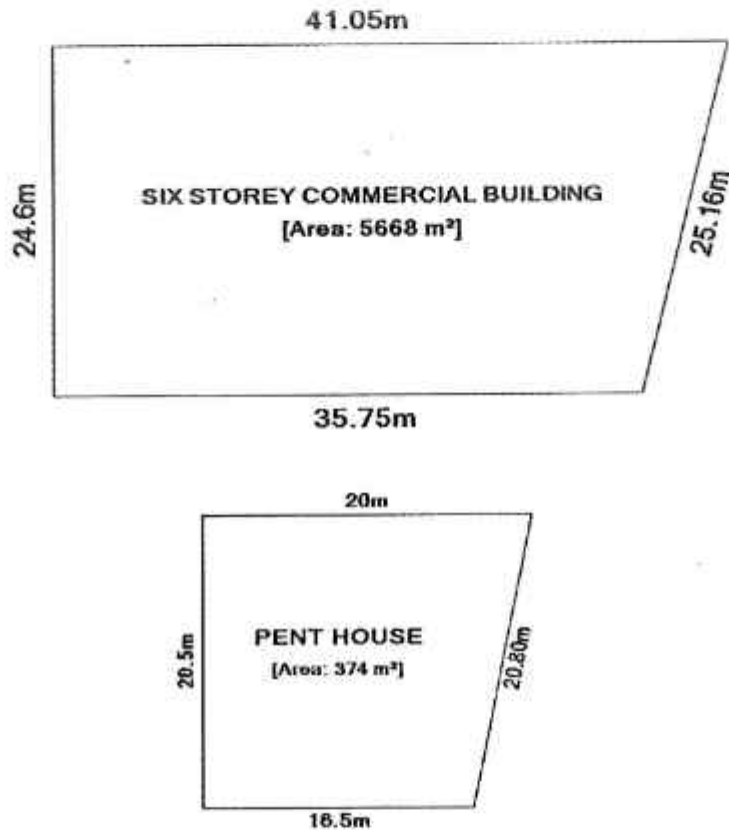
Date: APRIL 2023.

VALUATION ANALYSIS WORKSHEET

Description	GEA (Sqm)	Reducing Factor (Sqm)	RFA (Sqm)	Construction/Sqm	Repl. Cost	Dep. Rate/Incompleteness	Dep. Repl. Cost
MAIN BUILDING (MULTI STOREY)	5668	100%	5668	1,000,000	5,668,000,000	50%	2,834,000,000
PENT HOUSE/UPPER LOGDE	374	100%	374	650,000	243,100,000	60%	97,240,000
SUB-TOTAL (Tshs)	6042		6042		5,911,100,000		2,931,240,000
Add: Siteworks; Wall fence, Drainage system and paved frontage area		0.4%				-	10,259,340
Total							2,941,499,340
Depreciated Replacement Cost						SAY	2,941,000,000
Depreciated Replacement Cost			2,941,000,000				
Add: Land value at Tegeta Area (along Bogamoyo Road) in Kinondoni Municipality	1,043	200,000	208,600,000				
Market value			3,149,600,000				
Say			3,150,000,000				
Forced Sale Value	75%		2,362,500,000				
Say			2,363,000,000				
Full Insurable Value							
Replacement Cost as New and Complete			2,941,000,000				
Add: Professional Fees, Cost of Demolition & Debris Removal	12%		352,920,000				
Insurable Value			3,293,920,000				
Say			3,294,000,000				

SKETCH PLAN OF THE SUBJECT PROPERTY

SR/02/0



3m

Living Area	Area Calculation
SIX STOREY COMMERCIAL BUILDING	$41.05m \times 35.75m \times 0.86 = 5667.84 m^2$
PENT HOUSE	$20.5m \times 18.5m \times 0.98 = 374.13 m^2$
Total Living Area (rounded)	6042 m²



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 20)



Title Number: DSMT1000413

Date of Registration: 11-Mar-2021 (07:21)

REGISTRAR OF TITLES
 (12-Mar-2021)

Registered under section 27 of the Land Registration Act (Cap 113)

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **SLAWT COMPANY LIMITED** of P.O. BOX 32011, Kiwanda, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter 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 one according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder and to any restrictions in substitution thereof amendments thereof and to special conditions.

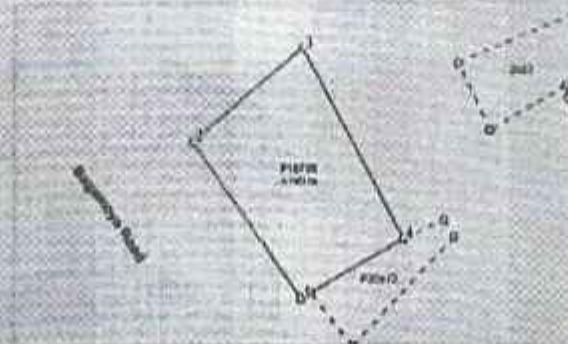
II. DESCRIPTION OF THE PROPERTY

District: Kiwanda
 Location: TEGETA
 Block:
 Plot No: P16720
 Area: 2,043.00 Square Metres
 Reg. Plan No: DSMS0020367

Plot Reference Point (Part of):

TAREH UTM ZONE 37S

	X	Y
1	520833.22	9263007.35
2	520813.41	9263115.86
3	520637.14	9263134.50
4	520856.94	9263090.17



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 therein, 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 **Commercial (Retail and Wholesale), Residential** purposes only. Use Group(s) and Use Class(es) B (d); 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
 (11-Mar-2021)





DAR ES SALAAM ZONAL OFFICE
PO BOX 1191, DAR ES SALAAM
Tel: No. +255 22 2120458
Fax: No. +255 22 212 4576
E-mail: rt@ardhi.go.tz



THE UNITED REPUBLIC OF
TANZANIA
MINISTRY OF LANDS, HOUSING AND
HUMAN SETTLEMENTS
DEVELOPMENT

OFFICIAL SEARCH REPORT

TITLE NUMBER: **DSMT1008411** LD NUMBER: **KNDD2074151**
TITLE REGISTERED: **11-MAR-2021 07:23** SEARCH ISSUED: **12-APR-2023 14:38**
Applicant: **NICHE CONSULT**
P.O. BOX 71606
KINONDONI
DAR ES SALAAM

The following is a search summary of the subsisting entries on property.

NOTE: The information shown in this report represents the state of the Property/Title at the date and time of the Search Issued above.

The property on title **DSMT1008411** consist of the following **1** parcels:

#	Plot No.	Block	District/Location	Survey Area (square meters)	Reg. Plan No.
1.	P16728	-	Kinondoni / Tegeta	one thousand and forty three (1,043.00)	DSMS0020367

TOTAL AREA: **one thousand and forty three (1,043.00 square metres)**
USE TYPE: **Commercial (Retail and Wholesale), Residential**
GROUP/CLASS: **B (d);**
TENURE TYPE: **Right of Occupancy**
TENANCY TYPE: **Single Tenancy**
TERM: **ninety nine (99) years from the 1st day of January 2021**
RENT: **twenty six thousand and seventy five (TSh. 26,075/=) yearly (Subject to revision)**

REGISTERED RIGHT HOLDERS (1):

Single Tenant, Share 1/1

1. **SILAWÉ COMPANY LIMITED** of P.O. BOX 32031, Dar es Salaam, Dar es Salaam

RESERVATIONS:

Conditions as contained for the original Occupancy Title **DSMT1008411**.

ENCUMBRANCES (0):

As registered against the property at the time of the certificate issuance:

N/A

-----End of Text-----

ASSISTANT REGISTRAR OF TITLES:

SUBIRA AMBROSE OTTARU