

TEGETA WAZO BUSINESS PARK



A proposal to establish a mostly light Industrial facility combining light and service trade industries in the same locality as human settlements, commercial shopping mall and commercial residential with requisite basic infrastructure and amenities ; the subdivision of that land described and known as Plot no 20/ I, WAZO HILL Estate, at

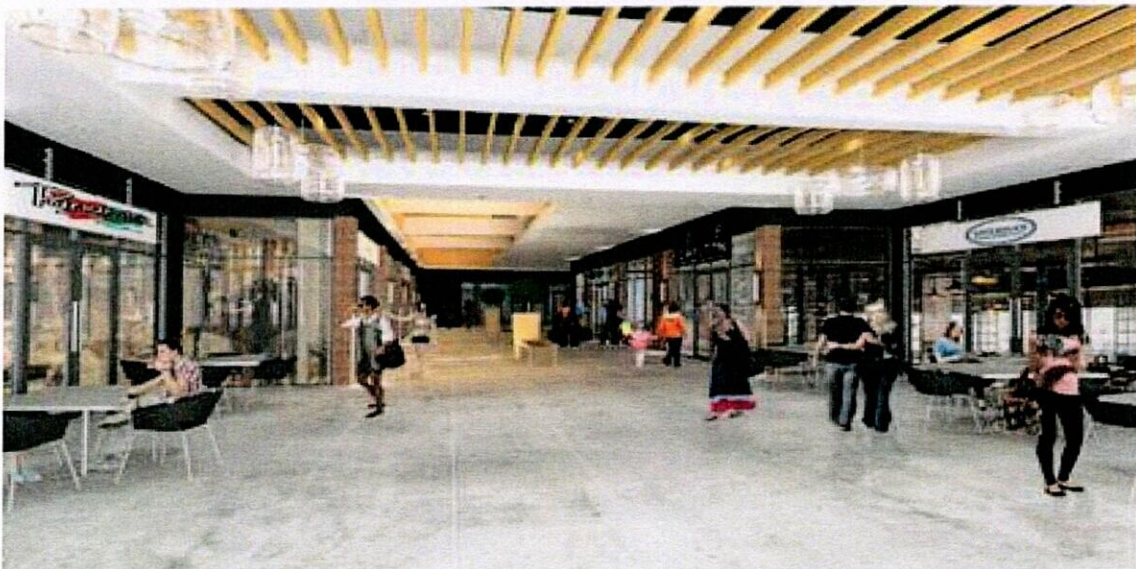
Kinondoni Municipality, Dar es Salaam City.

Prepared for Watercom (T) Limited

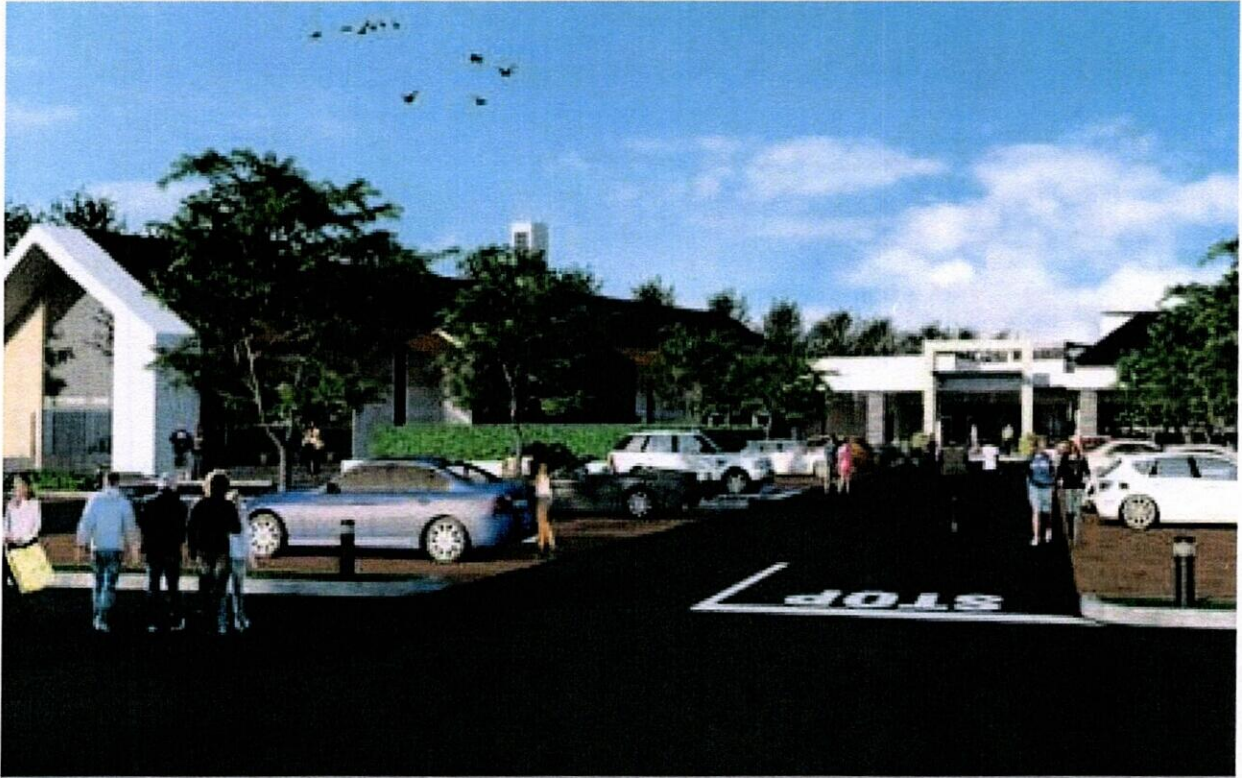
BACKGROUND, THE LOCATION AND THE PROJECT

IMARA REAL ESTATE LIMITED was appointed by WATERCOM(T) LIMITED to obtain planning consent and development rights to subdivide a 36 acres Industrial plot and to establish industries, light industries and mixed-use shopping business mall: The Tegeta-Wazo business park, on their property, a 36 Acres site at Tegeta-Wazo Area, North of Dar es Salaam city. Together with the Tegeta wazo business park, Imara Real Estate was also involved in the development of industrial sites and serviced plots projects at Kisarawe II area and Yale Yale Puna in Kigamboni Municipality

Tegeta Wazo Business Park Estate is a model contemporary business park with light and heavy industrial park designed according to town planning principles and regulations to achieve maximum efficiency, security and investment comfort to users. With an extent of over 145,000 square meters, the site is to be designed as such to be able to accommodate and cater for a wide range of light and heavy industrial and mixed land use development. Included in mixed land usages, are plots designated for parking, warehouses and shopping mall.



Proposed Shopping mall hall



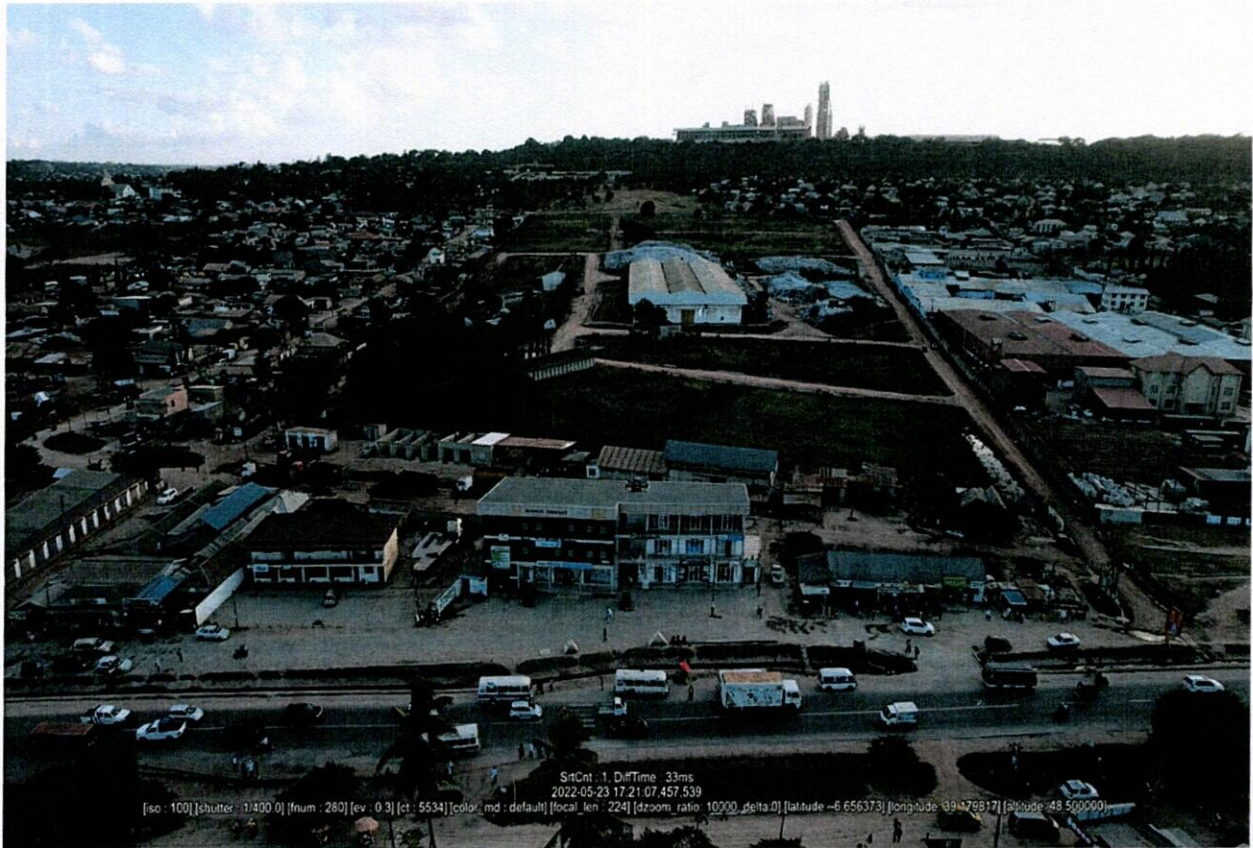
Proposed Entrance to the Business Park and car parking

THE LOCATION.

THE HEART OF NEW DEVELOPMENT IN DAR ES SALAAM.

The proposed Tegeta-Wazo business park will be a safe and peaceful environment for business, it is also conveniently situated along Bagamoyo road linking Kinondoni and the rest of Dar es salaam. It also links with the important Northern Corridor high end consumer house regions of Kilimanjaro, Tanga, Manyara and Arusha.

The turn to Tegeta-wazo Business Park is just opposite to Kibo Complex and behind Wazo Hill-Twiga cement industry and allowing easy access to Kinondoni CBD and Dar Es Salaam city center 30 kilometers, for both workers community to work and weekdays hustles. The park on the major Bagamoyo road enables reachability of the densely populated northern suburbs of Kunduchi, Tegeta, Bunju and Mbweni areas.

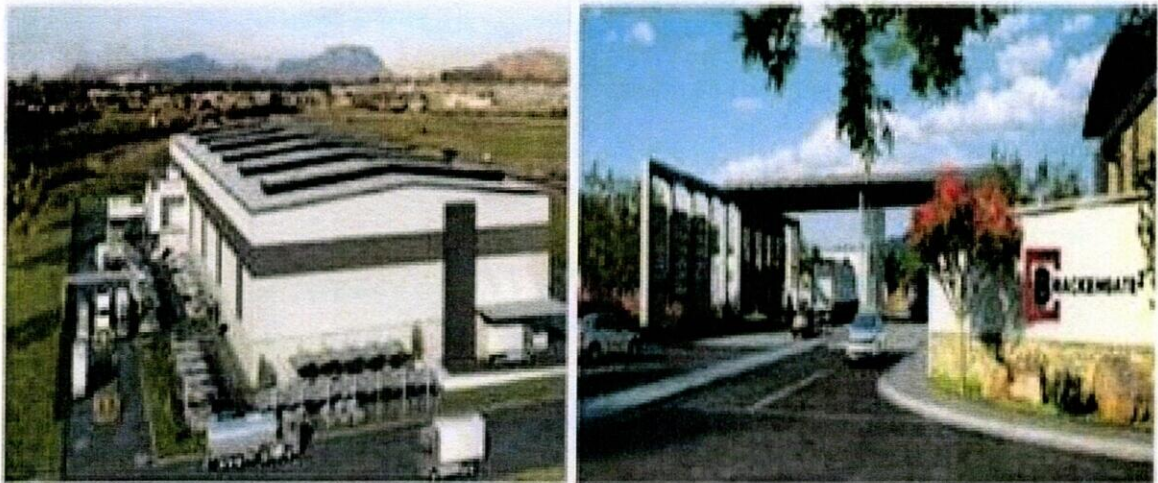


WHAT TO EXPECT FROM TEGETA-WAZO BUSINESS PARK

Tegeta-wazo Business Park will offers 30 plots for Industrial and other uses like Parking lot surrounded with beautiful road with Moran and bitumen level finish. The beauties of the surrounding existing roads allow heavy vehicles to pass with no inconvenience, rain or no rain.

The combination of prominent exposure, excellent infrastructure and service together with easy access will ensure the importance of Tegeta-Wazo business park position as an important hub of commercial light and heavy industry activity.

Tegeta business park light industrial and other mixed-use plots, present the perfect opportunity for buyers to build their own designed factories and warehouse and also to build their dream homes with a gated, first of its kind estate in the city



An example of a custom designed industrial building

Partnering with our renowned architects, and or, as well as choosing from their own sources, purchasers can select their plot and truly design the tailor made (customized) factories and dream houses of they have always dreamed, perfectly located just immediately near the light industries and commercial workplaces from where themselves could also be making a living.

Distances below from the Tegeta Wazo Business Park

Distances:

Dar es Salaam 36km; Kibo Complex 3.5km; Wazo cement factory 5km; Mbezi beach 18km; Mwenge 25km.

TEGETA WAZO BUSINESS PARK INCOME & COSTS

Cost to the project

Major cost item to this project is road building working on the proposed and division layout road works were carried out last year.

Projected road construction costs had early been shillings **520,000,000**.

The road works carried out featured:

- i. Land clearance of vegetation along the roads reserves 3.3 kilometres
- ii. Excavation works, road shaping, imports of crusher runs for base course, spreading and compacting were all executed successfully.

The execution of (i) and (ii) above amounted to shillings **374,860,000/=** to reach moram finish.

- iii. Other road costs mostly projections;
 - a) Bitumen spray over 2.5 kilometres shillings 410,000,000
 - b) Civil works toward drainage 96,000,000
 - c) Repairs to the boundary walls 46,300,000
 - d) Electricity connecting 30,000,000
 - e) Commissions, marketing etc documentation (tilling processing).
Administration and contingencies 8% 448,000,000
 - f) Town planning and survey fees amount to 28,000,000 but are included in items of cost (e).

Road works were projected to be shillings **520,000,000**. The works undertaken so far costed sh **374,800,000**. The remaining works are therefore less than 31% of the major works.

TEGETA – WAZO BUSINESS PARK

A GATED LIFESTYLE BUSINESS ESTATE INTENDED TO CARE FOR YOUR INVESTMENT

Tegeta-Wazo investment combines high security with first rate technology to produce an unparalleled security offering. Access to lifestyle estate will primarily through the main gatehouses and secondary gatehouses. This will accommodate the security to the investors.

Security at Tegeta-Wazo business park is of a good standard in Dar es Salaam.

The boundary along the project is consists of a 3-meter-high wall. Each and every incident wall be alerted back to the gatehouse and a security roaming vehicle will be dispatched to the distributed point. Internally at each junction are 4 ways cameras able to view down each lane which is connected back to the control room.

Tegeta-Wazo business Park presents the project opportunity for investors to invest for buyers to build their own designed factories and warehouses.

Picture shows Extension building Industries at Tegeta

Tegeta Wazo Business Park

Distance

Dar es Salaam 33 Km Kibo Complex, Wazo cement factory 1km

Watercom will develop the park in accordance with approved subdivision town planning layout.

The developed plots will be leased and or sold to the investing public.

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IMARA REAL ESTATE LIMITED AND FOR WATERCOM (T) LIMITED