



EP(T) EAST AFRICA LIMITED

P.O. Box 2284, Iringa, Tanzania, E. Africa.

Tuesday 7th January 2025

The Executive Director Tanzania Investment Centre
1st Floor, Golden Jubilee Towers,
Ohio Street,
PO Box 938,
Dar es Salaam, Tanzania

Dear Sir

**RE: APPLICATION FOR REGISTRATION OF A PACK HOUSE PROCESSING CENTER (THE
“PACK HOUSE PROJECT”) ON ACCOUNT OF EP(T) EAST AFRICA LIMITED**

Reference is made to the above-captioned matter.

EP(T) East Africa Limited (“EP(T)”) is a private company limited by shares, incorporated in Tanzania on 22nd August 2018, under Certificate of Incorporation number 137427125. EP(T) is a wholly-owned subsidiary of Camellia plc, established to invest in tree crop development for export in the Southern Highlands of Tanzania. The company was registered with the Tanzania Investment Centre (TIC) on 23rd September 2019, with Certificate number 024450.

On 27th September 2018, EP(T) entered into an agreement with Mtanga Foods Limited to purchase the assets of their Mgagao Farm near Kihesa Mgagao village in Kilolo District for the purpose of developing an avocado orchard. The main assets include two title deeds for the farm: Farm 563 – L.O. No. 2040 and Farm 584 – L.O. No. 2039. After completing the transfer process between Mtanga Foods and EP(T), the titles were submitted to the Commissioner of Lands for the issuance of Derivative Rights, as required for land ownership by a foreign entity. TIC issued these Derivative Rights, DR 2392/1-IRLR for Farm 563 and DR 2391/1-IRLR for Farm 584, on 21st May 2021.

EP(T) plans to launch a new initiative called the Pack House Project in Iringa. This project will involve the construction of a modular pack house that will serve as a processing center for our produce. The design will allow for future expansion as crop production on the estate increases, and it will also generate revenue by offering packing services to commercial growers.

Additionally, the pack house will provide toll processing options for growers in the Southern Highlands of Tanzania and will have the capability to pack its own fruit. The facility will be designed to meet the requirements of major markets in Europe and will seek accreditation for packing fruit intended for export to India and China.

As part of its strategic expansion, EP(T) identified a suitable location for the project, which is a 49,813 square meter area located at Plot 365, Block A Viwengi, Lundamatwe, Kilolo, Iringa. On August 26, 2024, we submitted a request to the Kilolo Municipal Council for permission to acquire this area.

Graham Mclean: Chairman and Director, Chris Flowers: Director, Luke Edwards: 1
Director, Dr. Ben Moshi: Director



On September 4, 2024, the Kilolo District Council accepted EP(T)'s request and issued an invoice for the applicable fee. EP(T) completed the payment on October 12, 2024.

Consequently, EP(T) is applying to register the Pack House Project with the Tanzanian Investment Centre (TIC) so that the Kilolo District Council can issue a Title of Right of Occupancy to the TIC, after which a Derivative Right of Occupancy will be issued to EP(T).

Please find attached our application to register the project with the TIC, along with the necessary supporting documents:

1. Completed TIC application form (notarized)
2. Business plan for the Pack House Project
3. Certified copy of the EP(T) Certificate of Incorporation
4. Certified copy of the EP(T) Memorandum and Articles of Association
5. Evidence of sufficient financial capital available to implement the project (bank statement)
6. The EP(T) Board resolution to register the project with the TIC
7. A copy of the letter of offer from Kilolo District Council as evidence of land ownership for the location of the Pack House Project

Please do not hesitate to contact the undersigned if you require any further information.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

Luke Edwards

Managing Director

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