

Mafia Island Accommodation & Selling Ltd.

Dongo Plot, Mafia Island, Tanzania

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Mafia Island, Tanzania

Date: 26 /11 / 2025

To:

The Executive Director

Tanzania Investment Centre (TIC)

Dar es Salaam, Tanzania

Subject: Application for Investment Certificate – Mafia Island Sustainable Tourism & Real Estate Project

Dear Sir/Madam,

Mafia Island Accommodation & Selling Ltd. hereby submits its formal application for the issuance of an **Investment Certificate** under the Tanzania Investment Act.

Our company is developing a **sustainable tourism and real estate project** on Mafia Island, consisting of:

- A 99-year lease of **73,000 m²** of land
- Construction of **48 self-sufficient bungalows**
- Community infrastructure including restaurants, leisure facilities, medical services, a supermarket, and social support areas
- Total investment volume of **approximately USD 3 million**
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The project will create **80–100 permanent jobs**, prioritize the employment and training of local residents, and follow strict ecological and social sustainability principles. All investor funds will be managed transparently through a legal **escrow account**.

We respectfully request the Tanzania Investment Centre to review our application and grant the Investment Certificate in accordance with national regulations. We remain available to provide any additional documents or clarifications required by TIC.

Thank you for your cooperation.

Yours faithfully,

Torsten Schmitz

Managing Director

Mafia Island Accommodation & Selling Ltd