

LIAN YU SHUN TIAN COMPANY LIMITED
P.O. BOX 25630
DAR ES SALAAM
08/10/2025.

The Executive Director
Tanzania Investment Centre (TIC)
P.O. Box 938
Dar es Salaam
TANZANIA

**RE: CONFIRMATION THAT THE PROJECT LAND IS ALREADY
REGISTERED UNDER TIC CERTIFICATE NO 202461954**

Dear Sir/Madam,

We write to clarify the status of the land located at Plot No. 3, Saeni Area, Kibaha – Pwani which is proposed to be used for the establishment of a steel and iron products manufacturing project.

Please be informed that this land is already registered under the Tanzania Investment Centre (TIC) through Xin Jia Industrial Park Tanzania Limited, a company that was granted a Certificate of Incentives (COI) for the development of a project titled "Warehouses/ Industrial Park"***.

This confirms that the property is within a TIC-approved investment area and is part of an existing registered investment project. Attached herein is a portion of the COI issued to Xin Jia Industrial Park Tanzania Limited, showing the project title and land location details.

We hope this clarification will assist in the review process of the current application and confirm that the investment is being carried out within an already approved industrial zone.

Thank you for your continued support.

Yours sincerely,

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DIRECTOR
Lian Yu Shun Tian Company Limited





022461954

THE UNITED REPUBLIC OF TANZANIA

Certificate of Incentives

(Section 19 of the Tanzania Investment Act, 2022)

No: 202461954

This is to certify that

XIN JIA INDUSTRIAL PARK TANZANIA LIMITED

.....
of address **P.O.BOX 24468**

PWANI

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

.....
WAREHOUSES/ INDUSTRIAL PARK

.....
Which is located at **PLOT NO. 3 SAENI AREA**

KIBAHA-PWANI

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

.....
Executive Director

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


Dated: **20 June, 2024**



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 (%)
	Yang Jisheng	China	55
	Yang Yunmei	China	45
2	Proposed Activities: To Establish and Operate an Industrial Park Project		
3	Sector Economic Infrastructure	Sub Sector Warehouses/industrial park	
4	Investment Cost	Foreign (M\$) 0.6	Local (M\$) 0 Total (M\$) 0.6
5	Project Financing	Equity (M\$) 0.6	Loan (M\$) 0 Total (M\$) 0.6
6	Source, terms and conditions of loan		
7	Assets to be Invested	Foreign (M\$)	Local (M\$) Total (M\$)
	Capital items:	0.6	0 0.6
8	Technology Agreement	None	
9	Date of TIC Registration	20 June, 2024	
10	Implementation period	20 June, 2024 - 19 June, 2027	
11	Operative date	19 June, 2027	
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		
	(i)	Date of Commencement of investment has to be notified to the Centre	
	(ii)	Certificate not to be transferred , assigned or amended	
	(iii)	Failure to commence implementation within two years invalidates Certificate	
	(iv)	Failure to operate investment must be notified to the Centre	
	(v)	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