

BROAD AFRICA (T) LIMITED										Annex 1 (a)			
38 ROOM 3-STAR PROPOSED LOTUS LODGE PROJECT													
										160000	402,796,032		
INVESTMENT CAPITAL COST ESTIMATES													
TZS/USD Exchange rate: (10th February 2024 - BOT)										2,517			
										EXISTING	ADDITIONAL/COMPLETION COST		CONSOLIDATED
										Total Cost:			
										TSHS	Total Cost: TSHS	Total cost: USD	
1. Land													
Size of land										2 acres			
Cost of land -										402,796,032	402,796,032	160,000	
Total cost of land										402,796,032	402,796,032	160,000	
2. Buildings and wall fence													
(a) Various - Buildings										No. of units	Cost as per BOQs: TSHS	Total cost: TSHS	Total cost: USD
Sub total: Cost as per audited accounts - 31.12.2024												72,200,000	28,680
(b) Cost to complete new buildings as per Bill of Quantities													
Bill No 1 Preliminaries										1	32,200,000	32,200,000	12,791
Cost estimates to complete buildings													
Bill No 2 Sleeping Units										38	150,000	5,700,000	2,264
Bill No 3 Reception Building										1	321,611,125	321,611,125	127,751
Bill No 4 Foul Water Drainage										1	28,367,000	28,367,000	11,268
Bill No 5 Prime Cost & Provisional Sums										1	226,300,000	226,300,000	89,892
Sub total												686,378,125	272,645
Add VAT 18%										18%		123,548,063	49,076
Total Construction Cost Estimates												809,926,188	321,722
Total cost estimates for building works										1,601,164,374		882,126,188	350,401
3. Equipment										No. of units	Cost/Unit: TSHS	Total cost: TSHS	Total cost: USD
Kitchen - Dishwashers, heater tanks & cold rooms, etc										6000	Various Lumpsum	15,104,851.20	6,000
Restaurant and bar - crockery, cutlery, glassware, etc										12000	Various Lumpsum	30,209,702.40	12,000
Guest Rooms - safes, TV sets, etc @ room: USD										1,500	# of rooms Various Lumpsum	143,496,086.40	57,000
Mini Microwave										130	38 Various Lumpsum	12,436,327.49	4,940
Coffee Pots										30	38 Various Lumpsum	2,869,921.73	1,140
Laundry - washing machines, ironing/pressing/drier										5000	1 Various Lumpsum	12,587,376.00	5,000
Laundry - iron board + irons for rooms										50	38 Various Lumpsum	4,783,202.88	1,900
Mini Fridge										250	38 Various Lumpsum	23,916,014.40	9,500
Water borehole /Reseviour										2400	1 Various Lumpsum	6,041,940.48	2,400
Security CCTV										800	1 Various Lumpsum	2,013,980.16	800
Office - filing cabinets, safes, computers										3000	1 Various Lumpsum	7,552,425.60	3,000
Sub total												261,011,829	103,680
Add: Contingencies @										5%		13,050,591	5,184
Total cost estimates - Equipment												274,062,420	108,864

4. Furniture and Fittings														
Guest rooms @ room		USD	2,500	# of rooms	38			Various	Lumpsum	239,160,144			95,000	
Kitchen			10,000		1			Various	Lumpsum	25,174,752			10,000	
Restaurant			10,000		1			Various	Lumpsum	25,174,752			10,000	
Laundry			1,000		1			Various	Lumpsum	2,517,475			1,000	
Hotel public areas - including areas			1,000		1			Various	Lumpsum	2,517,475			1,000	
Offices			1,000		1			Various	Lumpsum	2,517,475			1,000	
Sub total										297,062,074			118,000	
Add: Contingencies @							5%			14,853,104			5,900	
Total cost estimates - Furniture and Fittings										311,915,177			123,900	
													Annex 1 (c)	
INVESTMENT CAPITAL COST ESTIMATES														
										Total Cost: TSHS	No. of units	Cost/Unit: TSHS	Total cost: TSHS	Total cost: USD
5. Soft furnishings - linen and carpets														
Guest rooms - bed linen & curtains, etc @ room		USD	2,000	# of rooms	38			Various	Lumpsum	191,328,115.20			76,000	
Restaurant - curtains and napkins		Dummy	500		1			Various	Lumpsum	1,258,737.60			500	
Offices - curtains and carpets		Dummy	500		1			Various	Lumpsum	1,258,737.60			500	
Hotel public areas - curtains for reception		Dummy	500		1			Various	Lumpsum	1,258,737.60			500	
Sub total										195,104,328			77,500	
Add: Contingencies @							5%			9,755,216			3,875	
Total cost estimates - Soft Furnishings										204,859,544			81,375	
6. Motor vehicles														
Hotel general service vehicle		Dummy	45000		1			1	45,000	113,286,384			45,000	
Hotel Manager's mv		Dummy	55000		1			1	55,000	138,461,136			55,000	
Sub total										251,747,520			100,000	
Add: Contingencies @							5%			12,587,376			5,000	
Total cost estimates - Motor vehicles										264,334,896			105,000	
TOTAL FIXED INVESTMENT COST ESTIMATES										474,996,032		1,937,298,225	769,540	
6. Pre Operational Expenses												Total cost: TSHS	Total cost: USD	
6.1 Project preparation														
Fees to Various consultants for project preparation										5,000,000.00			1,986	
Sub total 1										5,000,000			1,986	

6.2 Finance mobilisation																							
Loan amount approved												TSHS	1,500,000,000	Rate									
Various fund mobilisation fees - as a % of loan amount														2.00%						30,000,000	11,917		
Sub total 2																				30,000,000	11,917		
INVESTMENT CAPITAL COST ESTIMATES																						Annex 1 (d)	
6.3 Interest during construction																						Total cost: USD	
Rate of interest on loan - p.a.																							
Construction period												Months											
Civil works consultants fees as a % of additional building costs																							
Civil works building costs as a % of additional building costs																							
Loan interest during construction is paid on each loan disbursement																							
Loan amount disbursed: as per schedule of payments below																							
Year	Month	Client	% of dues paid	Total payment: TSHS	Loan disbursed: TSHS	Cu've loan disbursed: TSHS	Loan duration - months	Loan interest dg constn: TSHS															
	1 - beg	Civil works consultants	75.00%	150,109,160																			
		Total		150,109,160	150,109,160	150,109,160	0	0				-											
	4 - beg	Civil works consultants	6.25%	12,509,097																			
		Civil works contractors	24.00%	336,244,519																			
		Total		348,753,615	348,753,615	498,862,775	3	1,125,819				447											
	7 - beg	Civil works consultants	6.25%	12,509,097								-											
		Civil works contractors	25.33%	354,924,770								-											
		Total		367,433,866	367,433,866	866,296,642	6	11,224,412				4,459											
	9 - beg	FFE & SF ordered	25.00%	197,709,285								-											
		Total		197,709,285	197,709,285	1,064,005,927	8	12,994,450				5,162											
	10 - beg	Civil works consultants	0.00%	-								-											
		Civil works contractors	25.33%	354,924,770								-											
		Total		354,924,770	354,924,770	1,418,930,697	9	7,980,044				3,170											
	10 - end	FFE & SF arrivaal	0.00%	-								-											
		Motor vehicles - ordered	25.00%	66,083,724								-											
		Total		66,083,724	66,083,724	1,485,014,421	10	10,641,980				4,227											
	12 - beg	Civil works consultants	0.00%	-								-											
		Civil works contractors	15.48%	216,839,046								-											
		Total		216,839,046	216,839,046	1,701,853,467	11	11,137,608				4,424											
	12 - end	Civil works consultants	0.00%	-								-											
		Civil works contractors	0.00%	-								-											
		FFE & SF	0.00%	-								-											
		Motor vehicles - arrival	0.00%	-								-											
		Total		-	-	1,701,853,467						-											

Total: Loan interest during the construction period from date of loan disbursement:										55,104,314	21,889	
INVESTMENT CAPITAL COST ESTIMATES										ADDITIONAL/COMPLETION COST		Annex 1 (e)
6.4 Commitment fees												CONSOLIDATED
Commitment fee on undisbursed loan amount p.a. is :										0.50%		
Commitment fees chargeable 90 days after loan approval												
First disbursement occurs 91 days after loan approval												
Commitment fees are payable on each loan disbursement date												
Basing on schedule of payments, commitment fees is as shown below												
Year	Month	Total loan disbursed: TSHS	Undisbursed loan: TSHS			Duration of undisbursed loan: days			Commitment fees: TSHS	Total cost: USD		
-1	10 - beg		1,500,000,000									
0	1 - beg	150,109,160	1,349,890,840			91			20,548	8		
	4 - beg	498,862,775	1,001,137,225			181			1,664,249	661		
	7 - beg	866,296,642	633,703,358			273			1,261,707	501		
	9 - beg	1,064,005,927	435,994,073			335			538,214	214		
	10 - beg	1,418,930,697	81,069,303			365			179,176	71		
	10 - end	1,485,014,421	14,985,579			396			34,427	14		
	12 - beg	1,701,853,467	- 201,853,467			426			6,158	2		
	12 - end	1,701,853,467	- 201,853,467			457		614,811,500	- 85,719	- 34		
TOTAL commitment fees										3,618,760	1,437	
6.5 Project Management fees:												
Project management fees as a % of fixed investment capital costs										0.50%		
Add: Pre-operational expenses as at 31st December 2024										3,848		
Total Pre operational expenses (6.1 to 6.5)										9,686,491	3,848	
Total investment capital cost estimates of the project										810,617	2,040,707,790 - 810,617	
SUMMARY OF INVESTMENT CAPITAL COST ESTIMATES:												
						B/Sheet	EXISTING COST: TSHS	COST USD	ADDITIONAL COST: TSHS	CONSOLIDATED Total cost: USD		
Land						Existing	402,796,032	160,000	402,796,032	160,000		
Buildings						Existing	72,200,000	28,680	614,811,500 244,218	687,011,500 272,897		
Equipment						Existing	16,849,835	6,693	139,357,357 55,356	156,207,192 62,049		
Furniture and fittings						Existing	4,637,190	1,842	587,703,900 233,450	592,341,090 235,292		
Soft furnishings						Existing	-	-	62,213,300 24,713	204,859,544 81,375		
Motor vehicles						Existing	1,557,312	619	264,334,600 105,000	265,891,912 105,618		
Preoperational expenses							-	-	26,520,000 10,534	103,409,565 41,077		
TOTAL INVESTMENT CAPITAL COST ESTIMATES							498,040,369	197,833	1,694,940,657 673,270	2,412,516,835	958,308	
Add: Working capital							-	-	18,109	45,588,958	18,109	
GRAND TOTAL INVESTMENT CAPITAL COSTS ESTIMATES							498,040,369	197,833	-	2,458,105,794	976,417	
INVESTMENT CAPITAL COST ESTIMATES FINANCING PLAN												
Equity							498,040,369	197,833	39	958,105,794	380,582	
Direct loan from Financier							-	-	61	1,500,000,000	595,835	
TOTAL							498,040,369	197,833	100	2,458,105,794	976,417	