

**CHUHANG INVESTMENT
COMPANY
LIMITED**

L. Mkwawa Street, Dar es Salaam, Tanzania
P. P.O. Box 80504 Dar es Salaam, Tanzania
T. + 8613308428989
E. 3930924613@qq.com

REF: CICL/90/ADM/2025

24th October, 2025

TO:

The Executive Director,
The Tanzania Investment and Special Economic Zones Authority (TISEZA)
P.O. Box 938, Golden Jubilee Tower,
1st Floor, Ohio Street, Dar Es Salaam, Tanzania

Dear Sir,

RE: APPLICATION FOR CERTIFICATE OF INCENTIVES FOR CHUHANG INVESTMENT COMPANY LIMITED.

Sub: Application Number TIC2025-2674729 Project – Chuhang Investment Warehouse

Reference is made to the above heading.

We warmly refer to our application for Certificate of Incentives Number TIC2025-2674729 where your comments are well received.

Warmly we reattach the correct documents for our application being for **Application Number TIC2025-2674729 Project – Chuhang Investment Warehouse**, it is warmly for **Warehouse and Godown Project not Industrial Park**.

Attached warmly overleaf the application form and duly filled TISEZA Form for your warm review.

We do look forward to your communication on this and we do pray that our request will meet your favorable reply.

Warm regards,



Zongui Feng



Managing Director
Chuhang Investment Company Limited



TANZANIA INVESTMENT CENTRE
Application form for New Certificate of Incentives

COMPANY DETAILS

Company Name	CHUHANG INVESTMENT COMPANY LIMITED	Incorporation Number	186226070
Email	3930924613@qq.com	Incorporation Date	6/24/2025 12:00:00 AM
Region	Dar-es-salaam	Post Address	999
District	Kinondoni	Telephone	8613308428
Physical Address		Mobile	8613308428

PROJECT DETAILS

Project Name	CHUHANG INVESTMENT WAREHOUSE	Sectot	Logistics
Activity	Development of Chuhang Investment Warehouse at Plot 75,77 and 79, Kazole, Vikindu	Sub Sector	Warehouse
Region	Pwani	Application Date	
District	Mkuranga	Project Code	TIC2025-2674729
Ward	Vikindu	Type of Ownership	Foreign
P.O.BOX	999	Production Capacity	103,500 cbm available/monthly

SURVEYED ADDRESS

UNSURVEYED ADDRESS

Plot Number	75	Area	
Block Number	77	Land Mark Type	Near By
House Number	79	Description	

CONTACT DETAILS

Contact Person	ZONGGUI FENG	Email	3930924613@qq.com
Contact Mobile	8613308428	Title	Director

LOCAL EMPLOYMENT

FOREIGN EMPLOYMENT

Men Local	0	Men Foreign	1
Women Local	0	Women Foreign	1
		TotalJob	2

LOCAL FINANCING (IN \$)

FOREIGN FINANCING (IN \$)

Local Equity		Foreign Equity	500,000
Local Loan		Foreign Loan	
TotalLocal		TotalForeign	500,000
		Total Investment	500,000

APPLICANT DETAILS

Applicant Name	ZONGGUIFENG	Mobile Number	8613308428
Email	chuhanginvestment@gmail.com	Title	Director
Signature		Date	Tuesday, July 29, 2025





THE UNITED REPUBLIC OF TANZANIA

TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONES AUTHORITY
(No. 26 of 2025)

APPLICATION FOR REGISTRATION

To: Director General,
Tanzania Investment and Special Economic Zones Authority,
P. O. Box 938,
DARES SALAAM
Tanzania

1. I/~~We~~ ZONGGUI FENG
(director/directors/agent of CHU HANG INVESTMENT COMPANY LIMITED
(name of business enterprise) apply for registration of CERTIFICATE OF INCENTIVES FOR CHU HANG INVESTMENT WAREHOUSE
under Section 16 of the Act and Investment Regulations, made thereto.

2. The registered office of the company will be situated at PLOT 75, 77, 79, KAZOLE
..... VILINDU, MICHURANGA, COAST REGION

Copies of the following documents are attached to this application:

- (i) The Memorandum and Articles of Association/or partnership agreement ✓
 - (ii) Certificate of Incorporation/Registration ✓
 - (iii) A copy of the Project Profile or Feasibility Study showing the implementation period, programme of implementation and operative date ✓
 - (iv) Evidence of financing and evidence of land ownership for the project ✓
3. The Head Office of the Company will be situated at PLOT 75, 77, 79, KAZOLE
..... VILINDU, MICHURANGA
4. The Principal Officers of the Company are
- (1) ZONGGUI FENG
- (2) GUANGHONG MEI

5. Auditors of the Company are NOT YET APPOINTED

6. The authorized share capital of the Company is Tshs./US\$ 100,000,000

One Hundred Million Tanzania Shillings only

7. The intended capital investment of the Company in terms of Section 2(2) of the Act is Tshs./US\$ 500,000 U.S. DOLLARS (FIVE HUNDRED THOUSAND US DOLLARS)

8. The month and day of the financial year end is 31/12

Note: *failure to provide all the required information will result in the return of the application by the Authority.*

I/We enclose a cheque/cash made payable to the **Tanzania Investment and Special Economic Zones Authority** for Tshs./US\$ PAID BY CONTROL NUMBER Being the Registration Fees. *In the event this application is unsuccessful we understand that this fee will not be refunded.*

I, ZONGGULI FENG of Post Office Number DAR ES SALAAM do solemnly and sincerely declare that I am a director/duly authorized agent of CHUANG INVESTMENT COMPANY LIMITED

AND that all the requirements of the Tanzania Investment and Special Economic Zones Act, in respect of matters precedent to the registration of the business enterprise under the Act and incidental thereto have been complied with, **AND** I make this solemn declaration conscientiously believing the same to be true.

Declared at Dar es Salaam }
The 09 day of September 2025 }



Before me:

SR

Commissioner for Oaths



Attach only where applicable, otherwise indicate "N/A"

APPLICATION SUMMARY

Company Name: CTUHANG INVESTMENT COMPANY LIMITED

COI Number: 186-226-070 Status: ACTIVE

COI Date: 24/06/2025

Post Box: 999

Town: DARES SALAAM, TANZANIA

Sector: LOGISTICS Sub-Sector: WAREHOUSING

Investment Financing Plan in Million US\$/Tshs.

Foreign Equity	Local Equity	Foreign Loan	Local Loan
..... <u>500,000USD</u> <u>—</u> <u>—</u> <u>—</u>

Project Objectives: Development of state of the art Grade "A"
..... Warehouse at Plot 75, 77 and 79 Mkuranga, V. Kindy designed
..... to provide excellent storage and logistics facility to
..... industries upcoming in mkuranga

Capacity: 103,500 com storage space / monthly

Employment: Foreign: 2 Local: 40 Total: 42 (expected over project lifetime)

Implementation Period: 3 YEARS

Project Location

Site/Plot/Block No.: 75, 77, 79

Street: KAZOLE District: MKURANGA Region: COAST REGION

(Attach sketch map showing project location)

Shareholders	Nationality	%
ZONGGUI FENG	CHINESE	70%
GUANGHONG MEI	CHINESE	30%
.....
.....
.....

Investment Breakdown	US\$/ Tshs. M
Land/Building	140,000
Plant	110,000
Vehicles	20,000
Furniture & Fittings	90,000
Pre-expenses	20,000
Others	30,000
Working Capital	80,000
TOTAL	500,000 USD

Contact Details:

Name: ZONGGUI FENG Title: MANAGING DIRECTOR
Telephone: +8613308428989 Fax: _____
Email: 3930924613@qq.com

Chuhang Investment Limited



Business Plan



**BUSINESS CONCEPT
&
FEASIBILITY PLAN
FOR
PROPOSED
CHUHANG INVESTMENT WAREHOUSE
PROJECT**

**PREPARED BY
M/s CHUHANG INVESTMENT COMPANY LIMITED,
DAR ES SALAAM,
TANZANIA**



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ESTABLISHING AND OPERATING CHUHAND INVESTMENT WAREHOUSE AT PLOT 75, 77 and 79, KAZOLE, VIKINDU, MKURANGA, COAST REGION, TANZANIA

1. BUSINESS PROPOSAL

This Business Plan has been prepared by **M/s Chuhang Investment Company Limited** for a proposed Warehouse to be located at Plot 75, 77 and 79, Kazole, Vikindu, Mkuranga, Coast Region.

The Business Plan has been prepared to manifest and analyze the financial and other resources required for the implementation of the proposed business and also assess its economic viability and commercial viability for presentation to the Shareholders of M/s Chuhang Investment Company Limited and external parties including financial institutions, the revenue authority and potential investment partners. Key to this presentation is the allocation of funds so as to supplement the equity contribution.

2. COMPANY'S BACKGROUND

M/S Chuhang Investment Company Limited is a private company registered / incorporated in Tanzania by Registrar of Companies.

The company's shareholders have determined that there is need for provision of a warehouse to be located in Plot 75, 77 and 79, Kazole, Vikindu, Mkuranga, Coast Region near the industrial area adjacent to the Mkuranga Industrial Zone where we have fast growing industries and companies well known within the country. Some of these factories include the well-known Electric Cable and Transformer Manufacturers, Vehicle Assembly and Truck Manufacture Lines, Chemi and Cotex, Steel Mills as well as diverse small and medium scale industries. These provides for an exciting storage and logistics hub for any serious manufacturer who seeks to focus on his key role of manufacturing products and outsource storage and distribution services to 3rd parties.

At the same time the proposed warehouse solution offers an exciting solution for all the manufacturers who require a space to store raw materials sourced locally, regionally or imported via the Port of Dar es Salaam or the upcoming Kwala Dry Port situated with good road network not far from our proposed Warehouse.



A fact sheet on the port of Dar es Salaam shows that Dar es Salaam port is the Tanzania principal port with a rated capacity of 14.1 million (MT) dry cargo and 6.0 million (MT) bulk liquid cargo. The Port has a total quay length of about 2,600 metres with eleven deep-water berths. Dar es Salaam port handles about 95% of the Tanzania international trade. The port serves the landlocked countries of Zambia, Democratic Republic of Congo, Burundi, Rwanda, Malawi, Uganda and Zimbabwe. The port is strategically placed to serve as a convenient freight linkage not only to and from East and Central Africa countries but also to middle and Far East, Europe, Australia and America.

Facilities available to support operations of Dar es salaam port are as follows:

General cargo Berth (0-5) for break bulk, dry bulk and one RORO berth to handle vehicles. Container Terminal Berths (Berth 5 -11) Grain Terminal facility (silos with storage capacity of 30,000 tons). Inland Container Deposits (ICDs) facilities with the capacity of 24,300 TEUs and CFs with the capacity of holding 6,000 vehicles at once. A 150,000 MT Single Point Mooring (SPM) – for handling refined and crude oil. Kurasini oil Jetty (KOJ) for handling refined products (tanker size 45,000MT for KOJ1 and 5,000 tons for KOJ2).

Generally, the intrinsic capacity of the port of Dar es salaam is to handle more than 18 million tons of cargo as follows: -

- General cargo 5.2 million tons.
- Container yard 6.8 million tons.
- Liquid bulk 6.0 million tons.

The Kwala dry port is a new inland cargo terminal in Tanzania, launched in July 2025, that aims to alleviate congestion at the main Dar es Salaam port and serve as a regional trade hub. It connects directly to Dar es Salaam via the Standard Gauge Railway (SGR), enabling faster and more efficient transfer of containers for customs clearance and storage.

Congestion Relief:

The primary goal of Kwala dry port is to reduce bottlenecks and overcrowding at the busy Dar es Salaam port by shifting some of the cargo handling inland.

Regional Hub:

It strengthens Tanzania's role as a central logistics hub for East Africa, particularly benefiting landlocked nations that rely on its port infrastructure.



SGR Connectivity:

A key element is its direct link to the Standard Gauge Railway (SGR) electric freight service, allowing sealed containers to be moved quickly between Dar es Salaam and the dry port.

This evidently shows there will be upcoming industries in the area all needing warehousing space and facility.

The Chuhang Investment Warehouse therefore on the basis of the above reasons offers a storage and logistics hub for:

- Manufacturers based in the wider Industrial Area as a storage solution for their raw material
- Manufacturers, Distributors and Large Volume Customers as a storage solution and distribution center for their finished product
- Both local and regional clients importing or exporting this General cargo of over 5.2 million ton via the Port of Dar es Salaam and or regionally

The management has therefore thought it is prudent to establish and operate high quality and modern facility that will serve this clientele.

3. MARKET POTENTIAL

This clearly represents an opportunity for our organization to not only do profitable business but also provide high quality warehousing and logistics solution product to all our esteemed clientele.

This is also informed by below key factors as analyzed by the company.

Strategic Location

- **Mkuranga Industrial Area:** We are strategically located at the heart of the Mkuranga Industrial Area which provides for a strategically located solution right at the exact point of need of manufacturers and customers located in the industrial area



- **Port of Dar es Salaam:** As one of the largest and busiest ports in East Africa, Dar es Salaam handles a significant volume of cargo. A warehouse in close proximity to the port can streamline import and export activities, reducing costs and improving efficiency.
- **Regional Trade Hub:** Dar es Salaam serves as a gateway to several landlocked countries in East Africa, including Uganda, Rwanda, Burundi, and the Democratic Republic of Congo. Efficient logistics facilities can attract businesses from these countries looking for reliable access to international markets.

Economic Growth

- **Tanzania's Growing Economy:** Tanzania has been experiencing steady economic growth, driven by sectors such as mining, agriculture, and tourism. Increased economic activity generates higher demand for warehousing and logistics services.
- **Infrastructure Development:** The Tanzanian government is investing in infrastructure improvements, including road networks, railways, and port facilities. These investments enhance the viability of logistics operations.

Business Environment

- **Ease of Doing Business:** Tanzania has been making efforts to improve its business environment. Simplified regulatory procedures, investment incentives, and a stable political climate can attract both local and international businesses to set up operations.
- **Industrialization Agenda:** Tanzania's industrialization agenda aims to boost manufacturing and processing activities. This shift will increase the demand for storage, handling, and distribution services.



4. THE COMPANY'S OBJECTIVES

Proposed Architectural Design on the Project

The proposed facility is designed to provide Grade 'A' storage Complex ideally located at Plot 75, 77 and 79, Kazole, Vikindu, Mkuranga, Coast Region. which we believe will be the country's most technologically advanced and efficient warehouse in the region.

Utilizing a combination of local experts, the Chuhang Investment Warehouse is expected to be operational in 11 months. As we speak we envisage on completion that the facility will be able to cater for multiple product ranges from general cargo, specialized cargo, to pharmaceuticals and vaccines, consumable and non-consumable products.





Chuhang Investment Warehouse - Plot 75, 77 and 79, Kazole, Vikindu, Mkuranga, Coast Region.

Capacity and Space Utilization

The facility shall boast of a **GRADE “A”** facility designed to meet below specifications.

- Easy access to international trunk road to and from Dar es Salaam Sea Port as well as easy access to the Julius Nyerere International Airport
- 500.00 sqm Truck Parking and Maneuvering Area
- Weighing Scales
- X-ray machines
- Fork Lifts
- Dedicated Consolidation/Sorting Area
- BUP Pass-Through
- CCTV through-out the facility (96 cameras)
- AVSEC Qualified
- Operating System: Cargospot/Sage ERP
- General Cargo Acceptance and Consolidation Area with dedicated Cargo Inspection Area
- Consolidated Sorting Area for shippers and freight forwarders to facilitate grading, inspection and re-packing of products in a controlled environment
- State-of-the-Art Security System throughout the warehouse, external areas and offices which is installed, managed and maintained to International standards.
- All Staff are Security Screened prior to employment using internationally accepted protocol's.
- All staff are trained to the highest standards using NIT, VETA and TAFFA Training Regimes and Standards



M/s Chuhan Investment Company Limited has the following objectives in the setting up of this Warehouse and Logistics Center.

- ❖ To provide high quality warehouse and logistics facilities in the United Republic of Tanzania;
- ❖ To promote the availability of high quality storage facilities at affordable pricing to all our clientele;
- ❖ **Job creation as the company will create employment opportunities;**
 - **Contract for Design and Build of the facility has been given to local Tanzania company to ensure 100% use of local labor, 100% use of local raw material and local 100% use of local content;**
 - **Top priority on employment will be given to Tanzanian Citizens as we seek to provide jobs and opportunities locally.**
- ❖ Skill development (Transfer of knowledge/human resources development) through on job training;
- ❖ Income generation;
- ❖ Improve their social welfare equally important the company contribute to the government revenue through taxes and other levies.



Job Creation and Value Addition to the Community

The Executive Management of M/s Chuhang Investment Company Limited strongly believes in job creation as well as value addition in the supply chain for the benefit of Tanzanian Citizens.

This has been achieved as below:

S/No	Item	Detailed Statement and Status to date
01	Job Creation	<p>Since its inception, the shareholders and executive management of Chuhang Investment Company Limited believes in job creation and empowerment of Tanzanian Citizens in jobs and opportunities available at the Chuhang Investment Warehouse.</p> <p>To this end we have devised clear policy that our employment policy should always consider local Citizens at all times.</p>
02	Training and Development	<p>The provision of education, training and personal development is one of those areas of our business where we have an opportunity to put something back into the local community by increasing the overall level of industry skills and knowledge and thereby increasing job prospects for individuals; thus creating increased wealth and prosperity for the longer term. Of course, this is not purely altruistic on the part of Chuhang Investment Company Limited, there is also a need to bring-on, young, well trained people into the industry who can help Chuhang Investment Company Limited, grow its own business for the future.</p> <p>We have here an opportunity to utilise some of the revenues gained from the Chuhang Investment Warehouse to develop this training facility; which will directly support local communities and local businesses through an increased potential for higher skilled, higher paying careers for a significant number of young people from those local communities, thereby creating wealth and reducing local unemployment.</p>



S/No	Item	Detailed Statement and Status to date
03	Taxes and Duties as a Responsible Corporate Citizen	<p>We believe a real opportunity exists here to establish a new high quality Warehouse and Logistics Center. A strong local presence which will focus on the highest levels of Service Delivery for both local, regional and international customers, ensure ongoing investment in the latest equipment, technology and processes and a provider with the ability to introduce a new era in quality within the Tanzanian logistics and warehousing industry.</p> <p>As a responsible Corporate Citizen, this will generate both direct and indirect taxes as well as levies such as Service Levy, WHT, Billboard Revenues, PAYE, SDL, Corporate taxes which leads to added revenue to Government and Local Municipality</p>





**5. PROPOSED IMPLEMENTATION SCHEDULE FOR THE
WAREHOUSE AND LOGISTICS CENTER – PLOT 75, 77 AND 79,
KAZOLE, VIKINDU, MKURANGA, COAST REGION.**



Period	Activity Schedule
Quarter 3 Year 2025 (July to September)	Project Mobilization – Lease Signing, Contractor, Local Authorities, Work force mobilization
Quarter 4 Year 2025 (October to December)	Project Implementation – Construction
Quarter 1 Year 2026 (January to March)	Project Implementation – Construction
Quarter 2 Year 2026 (April to June)	Project Implementation – Construction
Quarter 3 Year 2026 (July to September)	Project Implementation – Construction
Quarter 4 Year 2026 (October to December)	Handover by Contractor
Quarter 1 Year 2027 (January to March)	Operations Commence. Open for business
Quarter 2 Year 2027 (April to June) and Quarter 3 2027 (July to September)	Systems review, testing and review. Fine-tuning of operational systems.
Quarter 4 Year 2027 (October to December)	Full facility functional status
Quarter 1 Year 2028 (January to March)	Project is fully 100% operational



6. CAPITAL INVESTMENT COST

Projected capital requirements for the project is highlighted below. We envisage a balanced mix of shareholder equity and external financing if required from banks.

Our expected capital to asset ratio is within desired capital adequacy ratio designed to promote adequacy of the operations.

This projections are highlighted below.

S/No	Source of Capital	Projected Amount (In USD)
01	Shareholders' Equity - Lease and Construction	500,000.00
Total Projected Equity/Capital for the Project		500,000.00
		United States Dollar Five Hundred Thousand Only

7. FINANCIAL PLAN AND USE OF FUNDS

Projected expenditure for the project inclusive of startup costs are highlighted as structured below:

- **GENERAL ASSUMPTIONS**

The Company has the following key assumptions which guide this investment decision.

- A steady exponential growth curve based on market demand for our warehouse and logistics center;
- Fixed facilities costs which do not fluctuate with more than 10% deviation;
- New age technological tools and equipment designed to meet and match space utilization and capacity needs.

- **SALES FORECAST**

The company envisages a conservative sales forecast of 74% space utilization within a 7-day work week. This is well within Warehousing and Logistics industry estimates of eighty (80%) percent capacity utilization.



We however estimate that we shall start at a conservative figure of twenty (20) percent gradually increase reaching peak occupancy of eighty-eight (88%) percent peak average daily.

Based on performance metrics we believe we can incorporate cold chain solutions within our facility in a span of 3 years based on the strength of in-house experience, production stabilization and economies of scale.

This translates to estimated sales unit of

Capacity of facility based on design of facility and racking system installed: 138,000 CBM available

Utilization at 75% capacity = 103,500 CBM available per Month X 12 Months = 1,242,000 Capacity sold Annually

Units Produced Annually	Sale Price Per Unit	Projected Annual Revenue
1,242,000 CBM Capacity	2,000 Tshs. per CBM per day	2,484,000,000.00
Projected Annual Revenue		2,484,000,000.00
		Tanzania Shillings Two Billion, Four Hundred and Eighty Four Million Shillings Only

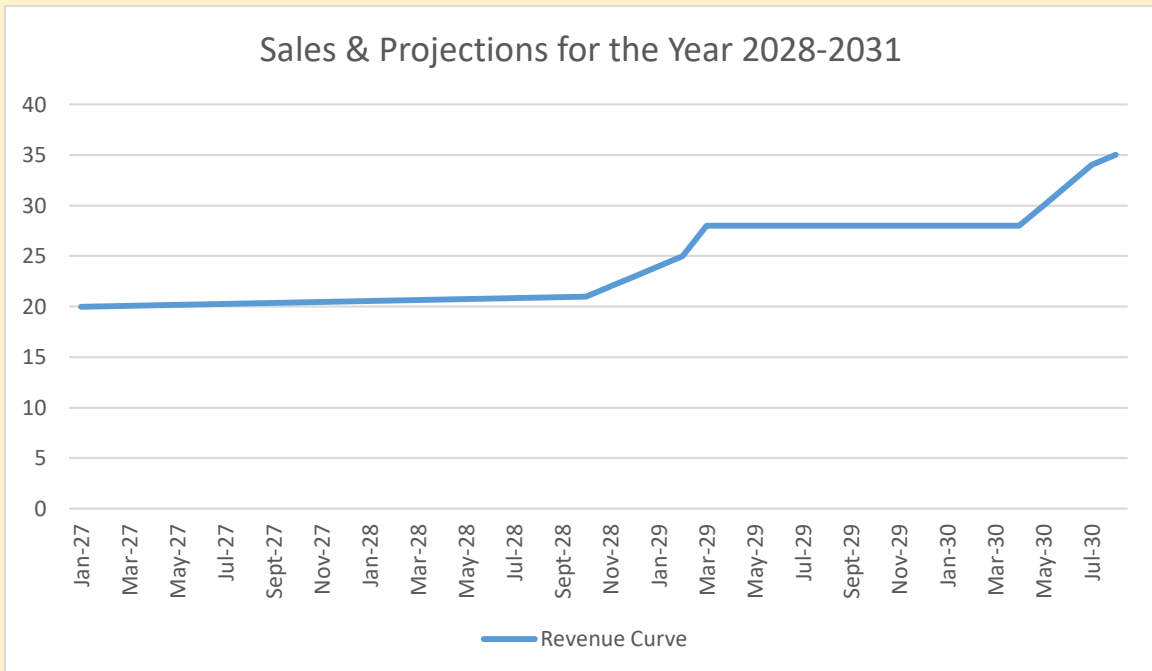
This projection also does not quantify expected revenue from the below streams of income namely:

- Logistics Consultation Revenue
- Collection/Delivery Services if requested by Customers revenue
- Specialized Cargo
- E- Commerce clients who can use our facility for inventory management

These are conservatively expected to bring in at least and extra 15% of total revenue for the establishment.



Our projected Year on Year growth curve once the project is fully operational would be as below:



- STARTUP COSTS**

Envisaged start-up costs for the project are highlighted as below.

S/No	Detailed Start Up Costs	Projected Amount (In USD)
01	Long term land lease	140,000.00
02	Buildings Construction	110,000.00
03	Vehicles	30,000.00
04	Operational Equipment & Fittings	90,000.00
05	Pre- Expenses	20,000.00
06	Others	30,000.00
07	Working Capital	80,000.00
Detailed Start Up Costs for the Project		500,000.00
		United States Dollar Five Hundred Thousand Only



- **RUNNING COSTS**

Envisaged running costs for the project once operational are highlighted as below per month

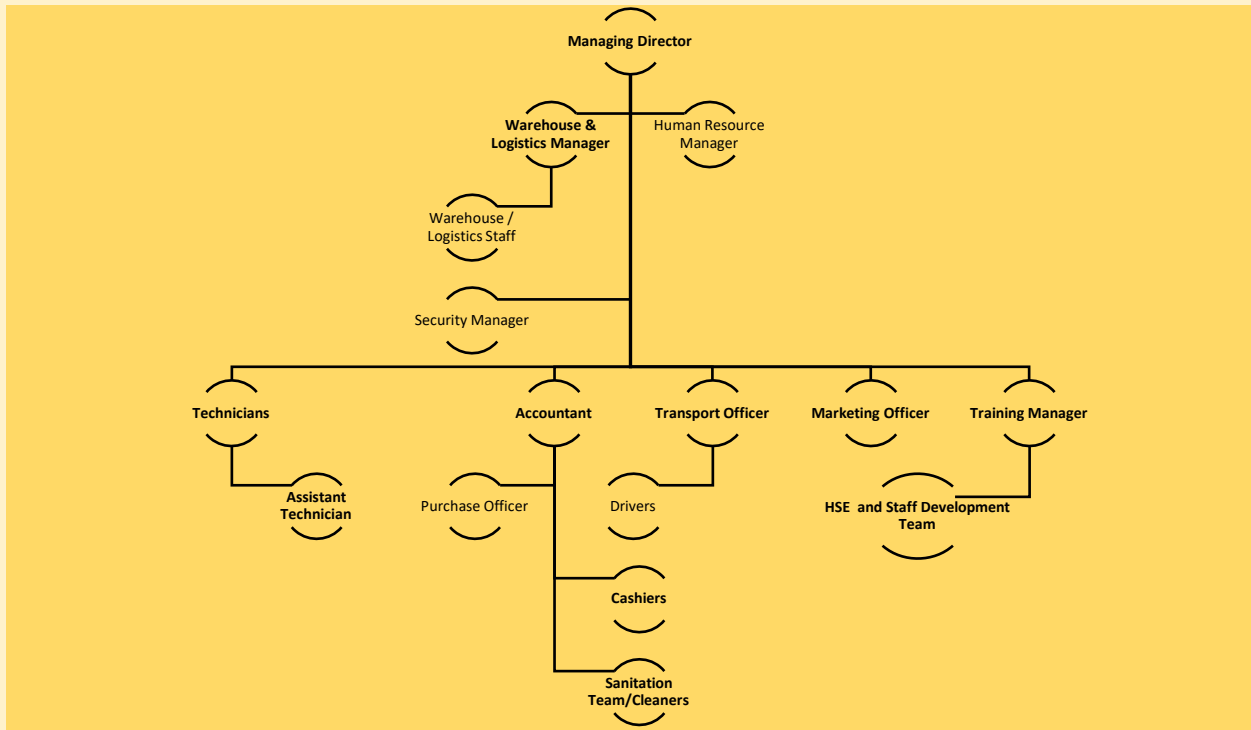
PROFORMA RUNNING COSTS

S/No	Description	Projected Expenditure per Month (In Tanzania Shillings)
Production Costs	Electricity	5,000,000.00
Production Costs	Security Services, Cargo Management Services	63,000,000.00
Administrative Costs	Admin Expenses	2,500,000.00
Administrative Costs	Finance Costs	4,000,000.00
Payroll Expenses	Salaries and Wages	32,200,000.00
Total Monthly Running Costs for the Project		106,700,000.00
		Tanzania Shillings One Hundred and Six Million, Seven Hundred Thousand Only



- **ORGANIZATION STRUCTURE & PROJECTED PAYROLL COSTS**

A detailed Organization Structure inclusive of payroll details is listed below



S/No	Position	Number of Employees	Gross Salary	Total Gross Salary
01	Managing Director	1	2,000,000	2,000,000.00
02	Warehouse & Logistics Manager	1	1,000,000	1,000,000.00
03	Human Resource Manager	1	1,000,000	1,000,000.00
04	Training Manager	1	1,000,000	1,000,000.00
05	Security Manager	1	800,000	800,000.00
06	Technicians	6	600,000	3,600,000.00
07	HSE and Staff Development Team	9	600,000	4,500,000.00
08	Warehouse and Logistics Team	15	500,000	7,500,000.00
04	Assistant Technicians	4	400,000	1,600,000.00



05	Cashiers	2	200,000	400,000.00
06	Accountant	1	1,000,000	1,000,000.00
07	Drivers	2	500,000	1,000,000.00
08	Marketing Officer	1	500,000	500,000.00
09	Sanitation/Cleaners	7	300,000	2,100,000.00
	Gross Salary Expenses			28,000,000.00
	NSSF Liability			2,800,000.00
	WCF Liability			280,000.00
	SDL Liability			1,120,000.00
			Total Salary and Wages Cost	32,200,000.00

- **CASH FLOW FORECAST ONCE OPERATIONAL**

Based on projected production figures; our cash flow forecast for the project in its initial year of operations has been split into 4 stages to match accommodation capacity.

Quarter 1 – Year 2028 (January to March)

CHUHANG INVESTMENT COMPANY LIMITED						
PROJECTED CASHFLOW FOR FINANCIAL YEAR 2028 – QUARTER 1 (JAN TO MARCH 2028)						
SPACE UTILIZATION – 35% CAPACITY						
	Quarter 1 Year 2028 January	Quarter 1 Year 2028 February	Quarter 1 Year 2028 March			QUARTER 1 YEAR 2028 YTD
Revenue						
Unit Selling Price	2000.00	2,000.00	2,000.00			2,000.00
Capacity in CBM	48,300	48,300	48,300			48,300
Expected Sales p/month	96,600,000	96,600,000	96,600,000			289,800,000.00
LESS: Direct Costs Allocation	63,000,000	63,000,000	63,000,000			189,000,000.00



Gross Profit	33,600,000	33,600,000	33,600,000			100,800,000.00
Payroll	32,200,000	32,200,000	32,200,000			96,600,000.00
Admin Costs	2,500,000	2,500,000	2,500,000			7,500,000.00
Electricity	5,000,000	5,000,000	5,000,000			15,000,000.00
Finance Costs	4,000,000	4,000,000	4,000,000			12,000,000.00
Net Profit before Tax	(10,100,000.00)	(10,100,000.00)	(10,100,000.00)			(30,300,000.00)
Corporate Tax @ 30 Percent						
Net Loss	(10,100,000.00)	(10,100,000.00)	(10,100,000.00)			(30,300,000.00)

Quarter 2 – Year 2028 (April to June)

CHUHANG INVESTMENT COMPANY LIMITED						
PROJECTED CASHFLOW FOR FINANCIAL YEAR 2028 – QUARTER 2 (APRIL TO JUNE 2028)						
SPACE UTILIZATION – 55% CAPACITY						
	Quarter 2 Year 2028 April	Quarter 2 Year 2028 May	Quarter 2 Year 2028 June			QUARTER 2 YEAR 2028 YTD
Revenue						
Unit Selling Price	2000.00	2,000.00	2,000.00			2,000.00
Capacity in CBM	75,900	75,900	75,900			75,900
Expected Sales p/month	151,800,000	151,800,000	151,800,000			455,400,000.00



LESS: Direct Costs Allocation	63,000,000	63,000,000	63,000,000			189,000,000.00
Gross Profit	88,800,000	88,800,000	88,800,000			266,400,000.00
Payroll	32,200,000	32,200,000	32,200,000			96,600,000.00
Admin Costs	2,500,000	2,500,000	2,500,000			7,500,000.00
Electricity	5,000,000	5,000,000	5,000,000			15,000,000.00
Finance Costs	4,000,000	4,000,000	4,000,000			12,000,000.00
Net Profit before Tax	45,500,000.00	45,500,000.00	45,500,000.00			136,500,000.00
PROJECT BREAK EVEN & PROFITABILITY BY Q1 2028						
Corporate Tax @ 30 Percent	13,650,000	13,650,000	13,650,000			40,950,000.00
Net Profit	31,850,000	31,850,000	31,850,000			95,550,000.00

Quarter 3 – Year 2028 (July to September)

CHUHANG INVESTMENT COMPANY LIMITED						
PROJECTED CASHFLOW FOR FINANCIAL YEAR 2028 – QUARTER 3 (JULY TO SEPTEMBER 2028)						
SPACE UTILIZATION – 55% CAPACITY						
	Quarter 3 Year 2028 July	Quarter 3 Year 2028 August	Quarter 3 Year 2028 September			QUARTER 3 YEAR 2028 YTD
Revenue						
Unit Selling Price	2000.00	2,000.00	2,000.00			2,000.00
Capacity in CBM	75,900	75,900	75,900			75,900



Expected Sales p/month	151,800,000	151,800,000	151,800,000			455,400,000.00
LESS: Direct Costs Allocation	63,000,000	63,000,000	63,000,000			189,000,000.00
Gross Profit	88,800,000	88,800,000	88,800,000			266,400,000.00
Payroll	32,200,000	32,200,000	32,200,000			96,600,000.00
Admin Costs	2,500,000	2,500,000	2,500,000			7,500,000.00
Electricity	5,000,000	5,000,000	5,000,000			15,000,000.00
Finance Costs	4,000,000	4,000,000	4,000,000			12,000,000.00
Net Profit before Tax	45,500,000.00	45,500,000.00	45,500,000.00			136,500,000.00
Corporate Tax @ 30 Percent	13,650,000	13,650,000	13,650,000			40,950,000.00
Net Profit	31,850,000	31,850,000	31,850,000			95,550,000.00

Quarter 4 – Year 2028 (October to December)

CHUHANG INVESTMENT COMPANY LIMITED						
PROJECTED CASHFLOW FOR FINANCIAL YEAR 2028 – QUARTER 4 (OCTOBER TO DECEMBER 2028)						
SPACE UTILIZATION – 55% CAPACITY						
	Quarter 4 Year 2028 October	Quarter 4 Year 2028 November	Quarter 4 Year 2028 December			QUARTER 4 YEAR 2028 YTD
Revenue						
Unit Selling Price	2000.00	2,000.00	2,000.00			2,000.00



Capacity in CBM	75,900	75,900	75,900			75,900
Expected Sales p/month	151,800,000	151,800,000	151,800,000			455,400,000.00
LESS: Direct Costs Allocation	63,000,000	63,000,000	63,000,000			189,000,000.00
Gross Profit	88,800,000	88,800,000	88,800,000			266,400,000.00
Payroll	32,200,000	32,200,000	32,200,000			96,600,000.00
Admin Costs	2,500,000	2,500,000	2,500,000			7,500,000.00
Electricity	5,000,000	5,000,000	5,000,000			15,000,000.00
Finance Costs	4,000,000	4,000,000	4,000,000			12,000,000.00
Net Profit before Tax	45,500,000.00	45,500,000.00	45,500,000.00			136,500,000.00
Corporate Tax @ 30 Percent	13,650,000	13,650,000	13,650,000			40,950,000.00
Net Profit	31,850,000	31,850,000	31,850,000			95,550,000.00

Quarter 1 – Year 2029 (January to March)

CHUHANG INVESTMENT COMPANY LIMITED					
PROJECTED CASHFLOW FOR FINANCIAL YEAR 2029 – QUARTER 1 (JANUARY TO MARCH 2029)					
SPACE UTILIZATION – 75% CAPACITY					
	Quarter 1 Year 2029 January	Quarter 1 Year 2029 February	Quarter 1 Year 2029 March		QUARTER 1 YEAR 2029 YTD
Revenue					
Unit Selling Price	2000.00	2,000.00	2,000.00		2,000.00



Capacity in CBM	103,500	103,500	103,500		103,500
Expected Sales p/month	207,000,000	207,000,000	207,000,000		621,000,000.00
LESS: Direct Costs Allocation	63,000,000	63,000,000	63,000,000		189,000,000.00
Gross Profit	144,000,000	144,000,000	144,000,000		432,000,000.00
Payroll	32,200,000	32,200,000	32,200,000		96,600,000.00
Admin Costs	2,500,000	2,500,000	2,500,000		7,500,000.00
Electricity	5,000,000	5,000,000	5,000,000		15,000,000.00
Finance Costs	4,000,000	4,000,000	4,000,000		12,000,000.00
Net Profit before Tax	100,300,000.00	100,300,000.00	100,300,000.00		300,900,000.00
Corporate Tax @ 30 Percent	30,090,000	30,090,000	30,090,000		90,270,000.00
Net Profit	70,210,000	70,210,000	70,210,000		210,630,000.00

Chuhang Investment Limited



5 Year Finances Projections



CHUHANG INVESTMENT COMPANY LIMITED						
5 YEAR FINANCIAL PLANNING – PROFORMA PROFIT & LOSS						
CHUHANG INVESTMENT WAREHOUSE						
PLOT PLOT 75,77 AND 79, KAZOLE, VIKINDU, MKURANGA						
	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	YTD 5+
Revenue						
Unit Selling Price	2000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Capacity sold in CBM	144,900	993,600	1,242,000	1,242,000	1,242,000	4,864,500
Expected Sales	289,800,000	1,987,200,000	2,484,000,000	2,484,000,000	2,484,000,000	9,729,000,000.00
LESS: Direct Costs Allocation	189,000,000	252,000,000	252,000,000	252,000,000	252,000,000	1,197,000,000.00
Gross Profit	100,800,000	1,735,200,000	2,232,000,000	2,232,000,000	2,232,000,000	8,532,000,000.00
Payroll	96,600,000	386,400,000	386,400,000	386,400,000	386,400,000	1,642,200,000.00
Admin Costs	7,500,000	30,000,000	30,000,000	30,000,000	30,000,000	127,500,000.00
Electricity	15,000,000	60,000,000	60,000,000	60,000,000	60,000,000	255,000,000.00
Finance Costs	12,000,000	48,000,000	48,000,000	48,000,000	48,000,000	204,000,000.00
Net Profit/Loss before Tax	(30,300,000.00)	1,210,800,000	1,707,600,000	1,707,600,000	1,707,600,000	6,303,300,000.00
Corporate Tax @ 30 Percent		363,240,000	512,280,000	512,280,000	512,280,000	1,890,990,000.00
Net Profit	(30,300,000.00)	847,560,000	1,195,320,000	1,195,320,000	1,195,320,000	4,412,310,000.00