

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

LEASEHOLD TITLE DSMT1080685



Date Registered: 16-Jun-2025, 15:19

Parent Title: DSMT1078576



Hendrick

REGISTRAR OF TITLES
(18-Jun-2025)

I. REGISTERED LESSEES

This is to certify that below listed 1 (one) person is entitled to the Leasehold under Single Tenancy from the 1st day of June 2025 to 31st day of December 2123:

Date of Registration/ Filed Doc. Number	Lessee details
16-Jun-2025, 15:19/ DSMT0037285	GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED of P.O. BOX 19088, Kigamboni, Dar es Salaam

II. REAL PROPERTY

The below General Land, consisting of 1 (one) land parcel, is granted in whole under this Leasehold title:

District: Kigamboni
Located in: Kisarawe II, Block -, Plot Number P59070 with total area 21,452.00 Square Metres
Use: Industrial (Light, Medium, Heavy and Service), Use Group(s) and Use Class(es) N (a), (b);

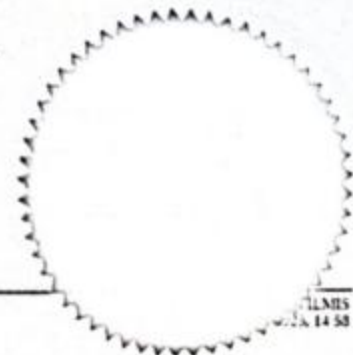
III. CONDITIONS

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Industrial (Light, Medium, Heavy and Service) purposes only. Use Group(s) and Use Class(es) N (a), (b); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. See original Lease Agreement.
5. All other conditions prescribed under any Law or Regulations.

IV. DISCLAIMER

The contents of this Leasehold Title do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *Hendrick Daniel Matiku*
Date: 03/09/2025



Certificate Number: 25662003787
Registration Number: 053401791569
CP: TANZANIA

1 of 1

11/06/2025 14:58



扫描全能王 创建



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 27)



Title Number: **DSMT1070576**

Date of Registration: **21-May-2025 [14:40]**

REGISTRAR OF TITLES
 (22-May-2025)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTER** of P.O. BOX 930, Ilala, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of **January two thousand and twenty five** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: **Kigamboni**
 Location: **KISARAWI II**
 Block: **-**
 Plot No.: **P59070**
 Area: **21.452 00 Square Metres**
 Reg. Plan No.: **DSMS0037693**

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
1	542858.10	9231850.84
2	543008.20	9231788.86
3	543001.66	9231764.59
4	542995.92	9231725.06
5	542954.96	9231724.82
6	542939.68	9231713.71



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Industrial (Light, Medium, Heavy and Service)** purposes only. Use Group(s) and Use Class(es) **N (a), (b)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.


IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

GIVEN under my hand and my official seal the day and year first above written.

[Handwritten Signature]

COMMISSIONER FOR LANDS
 (21-May-2025)


 Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: **03/09/2025**



MINISTRY OF INVESTMENT, INDUSTRY AND TRADE



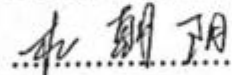
TANZANIA INVESTMENT CENTRE

LAND DOCUMENTS HANDLING OVER NOTE – DISPATCH MEMO

Title No: DSMT1080685⁷⁸⁵⁷⁶
Plot No: P59070
Block:
Location: Kigamboni, Kisarawe II

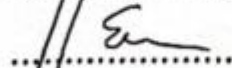
I, DU CHAOYANG of P.O Box 19088, DAR ES SALAAM Tel +255...^{74h 266261}...as a Director of the Company with Passport. No. EH4463934, do hereby accept that I have collected LEASEHOLD TITLE No. DSMT1080685 for the above mentioned plot on behalf of GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED for safekeeping.

Received by: DU CHAOYANG

Signature: 

Date : 8th July, 2025

Dispatched by: LAURA N. DAUDI

Signature: 

8th July, 2025


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 03/09/2025

45



FD Number: DSMF0037272
Date/Time: Jan/17/2025 14:20
Transaction No: DSM01701570
Assistant Registrar of Titles of Title

Ottawa.

5 21 TFN -833



TANZANIA INVESTMENT CENTRE


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *H. Matiku*
Date: *03/09/2025*

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])



扫描全能王 创建

TANZANIA INVESTMENT CENTRE

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: 03/09/2025

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No. DSMT 1078576

Made and entered into this...3rd...day of May.....2025

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice No. 94 of 2023; of P.O Box 938 DAR ES SALAAM (hereinafter referred to as the "LESSOR") on the one part

AND

GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED

of P.O Box 19088 DAR ES SALAAM and having certificate of incentives No. 2024102282(hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No. DSMT 1078576... in respect of land within Plot No. P59070, situated at Kisarawe II Industrial Area, Kigamboni Municipality and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of Ninety Eight years commencing on the First day of January, Two Thousand and Twenty Five and expiring on the Thirty First day of December, Two Thousand One Hundred and Twenty Three subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for Industrial Purposes only; Use Group 'O' Use Classes (a) and (b) as defined in the Urban Planning Act, No. 8 of 2007 (Use Classes) Regulations, 2018.



PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2024, thereafter continue to pay land rent Tshs 1,694,708 (Tanzania Shillings One Million Six Hundred Ninety Four Thousand Seven Hundred Eight) other amounts as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** the land and establish a project for Manufacturing of Building Materials (Concrete blocks) Project within thirty-six months from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the Kigamboni Municipal Council within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty-six months from the day of commencement of this lease.
4. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protecting the soil against soil erosion and do all things which may be required by the authorities responsible for environment, to achieve such objective.
 - iii. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 03/09/2025



5. NOT make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. SUBJECT to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. YIELD up the Lessor the Land and Improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. ENSURE that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. UPON breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements there on and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 33 of the Tanzania Investment Act, No. 10 of 2022 or under the provision of the Arbitration Act, Cap 15 of the Laws of Tanzania.

We, the within-named **GLOKY NEW BUILDING MATERIALS GROUP COMPANY LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 08/09/2025



SCHEDULE

ALL that Land known as Plot No. T59070, situated at Kisarawe II Industrial Area, Kigamboni Municipality, measuring TwentyOne Thousand Four Hundred fifty Two (21,452) square metres, shown for identification only edged red on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered DSM50037693 deposited at the Office responsible for Surveys and Mapping at Dodoma.

SEALED with the COMMON SEAL of the said |
TANZANIA INVESTMENT CENTRE and |
DELIVERED in the presence of us this..... |
day of 2025 |

Name: LEOPOLD D. SHAYO
Signature: [Signature]
Postal Address: P.O. BOX 939 DSM
Qualification: Ag. EXECUTIVE DIRECTOR

Name: Mwanah Gai Alal
Signature: [Signature]
Postal Address: 939 DSM
Qualification: Legal Officer



SEALED with the COMMON SEAL of the said |
GLORY NEW BUILDING MATERIALS
GROUP COMPANY LIMITED |
and DELIVERED in the presence of us this..... |
day of 2025 |

Name: ZHU XU SHEN
Signature: [Signature]
Postal Address: P.O. Box 19088, Dar es Salaam
Qualification: Director

Name: ZENG JUN HAO
Signature: [Signature]
Postal Address: P.O. Box 19088, Dar es Salaam
Qualification: Director

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 22/07/2025

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



LEASEHOLD TITLE DSMT1079350

Date Registered: 23-May-2025, 15:30

Parent Title: DSMT1077785



Handwritten signature

REGISTRAR OF TITLES
(29-May-2025)

I. REGISTERED LESSEES

This is to certify that below listed 1 (one) person is entitled to the Leasehold under Single Tenancy from the 1st day of January 2025 to 31st day of December 2123:

Date of Registration/ Filed Doc. Number	Lessee details
23-May-2025, 15:30/ DSMF0036527	GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED of P.O. BOX 19088, Kinondoni, Dar es Salaam

II. REAL PROPERTY

The below General Land, consisting of 1 (one) land parcel, is granted in whole under this Leasehold title:

District: Kigamboni
Located in: Kisarawe II, Block -, Plot Number P59073 with total area 125,226.00 Square Metres
Use: Industrial (Light, Medium, Heavy and Service), Use Group(s) and Use Class(es) N (a), (b);

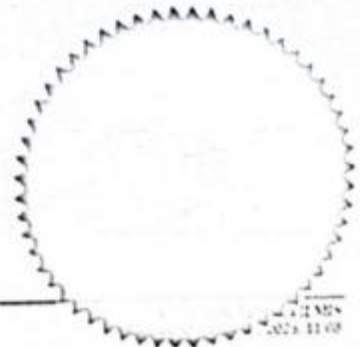
III. CONDITIONS

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Industrial (Light, Medium, Heavy and Service) purposes only. Use Group(s) and Use Class(es) N (a), (b); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. See original Lease Agreement.
5. All other conditions prescribed under any Law or Regulations.

IV. DISCLAIMER

The contents of this Leasehold Title do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Usaha
Sign: *Hendrick*
Date: 03/09/2025



Certificate Number: 220032797
Transaction Number: 065061781413
05-11-2025

1 of 1



扫描全能王 创建



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 111
 (Under Section 29)



Title Number: **DSM11077705**

Date of Registration: **12-May-2025 [06:23]**

REGISTRAR OF TITLES

(13-May-2025)

Registered under section 27 of the Land Registration Act (Cap 334)

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTER** of P.O. BOX 930, Hale, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of **January two thousand and twenty five** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: **Kigamboni**
 Location: **KISARAWI II**
 Block: -
 Plot No.: **P59073**
 Area: **125,226.00 Square Metres**
 Reg. Plan No.: **DSMS0037692**

Plot Reference Points (Part of):

TAREF11 UTM ZONE 37S

	X	Y
1	542531.21	9231598.37
2	542550.36	9231626.17
3	542574.00	9231661.96
4	542600.20	9231692.65
5	542652.78	9231686.75
6	542695.62	9231663.49



MINISTRY OF INVESTMENT, INDUSTRY AND TRADE

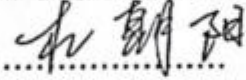
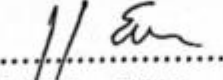


TANZANIA INVESTMENT CENTRE

LAND DOCUMENTS HANDLING OVER NOTE - DISPATCH MEMO

Title No: DSMT1079350-¹⁰⁷⁷¹⁸⁵
Plot No: P59073
Block:
Location: Kigamboni, Kisarawe II

I, DU CHAOYANG of P.O Box 19088, DAR ES SALAAM Tel +255.746.266.261 as a Director of the Company with Passport.No. EH4463934, do hereby accept that I have collected LEASEHOLD TITLE No. DSMT1079350 for the above mentioned plot on behalf of GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED for safekeeping.

Received by: DU CHAOYANG
Signature: 
Date : 8th July, 2025
Dispatched by: LAURA N. DAUDI
Signature: 
8th July, 2025


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 03/07/2025



扫描全能王 创建



Number: DSMF0030515
Date: May/20/2025 13:23
Transaction No: DSM01781409
Notary Registrar of Title of Title



5 21 TFN -833



TANZANIA INVESTMENT CENTRE


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 03/09/2025

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])



扫描全能王 创建

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No.

Made and entered into this 22nd day of 11th of 2025

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice No. 94 of 2023; of P.O Box 938 DAR ES SALAAM (thereinafter referred to as the "LESSOR") on the one part

AND

GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED

of P.O Box 19088 DAR ES SALAAM and having certificate of incentives No. 2024102282 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No in respect of land within Plot No. P59073, situated at Kisarawe II Industrial Area, Kigamboni Municipality and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of Ninety Eight years commencing on the First day of January, Two Thousand and Twenty Five and expiring on the Thirty First day of December, Two Thousand One Hundred and Twenty Three subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for Industrial Purposes only; Use Group 'O' Use Classes (a) and (b) as defined in the Urban Planning Act, No. 8 of 2007 (Use Classes) Regulations, 2018.

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 03/01/2025

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2024, thereafter continue to pay land rent Tshs 9,892,854 (Tanzania Shillings Nine Million Eight Hundred Ninety Two Thousand Eight Hundred Fifty Four) other amounts as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** the land and establish a project for Manufacturing of Building Materials (Concrete blocks) Project within thirty-six months from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the Kigamboni Municipal Council within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty-six months from the day of commencement of this lease.
4. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protecting the soil against soil erosion; and do all things which may be required by the authorities responsible for environment, to achieve such objective.
 - iii. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land
5. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 03/07/2025



扫描全能王 创建

present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the Investor's Business Plan.

6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. SUBJECT to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. YIELD up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. ENSURE that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. UPON breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements there on and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 33 of the Tanzania Investment Act, No. 10 of 2022 or under the provision of the Arbitration Act, Cap 15 of the Laws of Tanzania.

We, the within-named **GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oath
Sign: 
Date: 03/09/2025

3



扫描全能王 创建

SCHEDULE

ALL that Land known as Plot No.P59073, situated at Kisarawe II Industrial Area, Kigamboni Municipality, measuring One Hundred Twenty Five Thousand Two Hundred Twenty Six (125,226) square metres shown for identification only edged red on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered DSMS0037692 deposited at the Office responsible for Surveys and Mapping at Dodoma.

SEALED with the COMMON SEAL of the said |
TANZANIA INVESTMENT CENTRE and |
DELIVERED in the presence of us this.....|
day of2025 |

Name: LEOPOLD D. SHAYO
Signature: [Signature]
Postal Address: P.O. BOX 938 DDM
Qualification: Ag. EXECUTIVE DIRECTOR

Name: [Signature]
Signature: [Signature]
Postal Address: [Address]
Qualification: [Qualification]



SEALED with the COMMON SEAL of the said |
GLORY NEW BUILDING MATERIALS
GROUP COMPANY LIMITED |
and DELIVERED in the presence of us this..... |
day of2025 |

Name: ZHU XU SHENG
Signature: [Signature]
Postal Address: P.O BOX 19053 DAR ES SALAAM .
Qualification: DIRECTOR

Name: ZENG JUN HAO
Signature: [Signature]
Postal Address: P.O BOX 19053 DAR ES SALAAM .
Qualification: DIRECTOR

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: _____
Date: _____



LEASEHOLD TITLE DSMT1079649



Date Registered: 30-May-2025, 10:56

Parent Title: DSMT1078643



Hendrick

REGISTRAR OF TITLES
(04-Jun-2025)

I. REGISTERED LESSEES

This is to certify that below listed 1 (one) person is entitled to the Leasehold under Single Tenancy from the 1st day of January 2025 to 31st day of December 2123:

Date of Registration/ Filed Doc. Number	Lessee details
30-May-2025, 10:56/ DSMF0036711	GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED of P.O. BOX 19088, Kinondoni, Dar es Salaam

II. REAL PROPERTY

The below General Land, consisting of 2 (two) land parcels, are granted in whole under this Leasehold title:

District:	Kigamboni
Located in:	Kisarawe II, Block -, Plot Number P24830, P24831 with total area 14,560.00 Square Metres
Use:	Industrial (Light, Medium, Heavy and Service), Industrial (Light, Medium, Heavy and Service), Use Group(s) and Use Class(es) M (a);

III. CONDITIONS

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Industrial (Light, Medium, Heavy and Service), Industrial (Light, Medium, Heavy and Service) purposes only. Use Group(s) and Use Class(es) M (a); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. See original Lease Agreement.
5. All other conditions prescribed under any Law or Regulations.

IV. DISCLAIMER

The contents of this Leasehold Title do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner



for Oaths
Sign: *Hendrick Daniel Matiku*
Date: 03/09/2025



Certificate Number: 75661149426
Transaction ID: 165801764438



CERTIFICATE OF OCCUPANCY

THE LAND ACT, Cap 113
(Under Section 29)



Title Number: **DSMT1070643**

Date of Registration: **21-May-2025 [14:30]**



REGISTRAR OF TITLES

(22-May-2025)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE.

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTER** of P.O. BOX 930, Ilala, Dar es Salaam hereinafter called "the Occupier" is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of **January two thousand and twenty five** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Kigamboni
Location: KISARAWI II
Block: -
Plot No.: P24830, P24831
Area: 14,560.00 Square Metres
Reg. Plan No.: DSMS0027665

Plot Reference Points (Part of):

TAREFI1 UTM ZONE 37S		
	X	Y
1	542674.74	9231781.34
2	542714.19	9231883.32
3	542817.06	9231830.34
4	542770.43	9231718.00



U-

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF INVESTMENT, INDUSTRY AND TRADE



TANZANIA INVESTMENT CENTRE

LAND DOCUMENTS HANDLING OVER NOTE - DISPATCH MEMO

Title No: DSMT1079649¹⁰⁴³
Plot No: P24830 & 24831
Block:
Location: Kigamboni, Kisarawe II

I, DU CHAOYANG of P.O Box 19088, DAR ES SALAAM Tel +255...746...266261...as a Representative of the Company with Passport.No. EH4463934, do hereby accept that I have collected LEASEHOLD TITLE No. DSMT1079649 for the above mentioned plot on behalf of GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED for safekeeping.

Received by: DU CHAOYANG
Signature: *[Signature]*
Date : 8th July, 2025
Dispatched by: LAURA N. DAUDI
Signature: *[Signature]*
8th July, 2025


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oath
Sign: *[Signature]*
Date: 03/07/2025



D Number: DSMF0036705
 Date/Time: Jun/04/2025 03:54
 Transaction No: DSM01784433
 Assistant Registrar of Titles of Title

Plots

5 21 TFN -833



TANZANIA INVESTMENT CENTRE


 Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *HDMatiku*
 Date: *03/04/2025*

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])



扫描全能王 创建

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 03/29/2025

Made and entered into this... 23rd ... day of ... May ... 2025
C.T. No.

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice No. 94 of 2023; of P.O Box 938 DAR ES SALAAM (thereinafter referred to as the "LESSOR") on the one part

AND

GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED

of P.O Box 19088 DAR ES SALAAM and having certificate of incentives No. 2024102282(hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No in respect of land within Plot No. P24830 & P24831, situated at Kisarawe II Industrial Area, Kigamboni Municipality and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of Ninety Eight years commencing on the First day of January, Two Thousand and Twenty Five and expiring on the Thirty First day of December, Two Thousand One Hundred and Twenty Three subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for Industrial Purposes only; Use Group 'O' Use Classes (a) and (b) as defined in the Urban Planning Act, No. 8 of 2007 (Use Classes) Regulations, 2018.



PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2024, thereafter continue to pay land rent Tehs 1,150,240 (Tanzania Shillings One Million One Hundred Fifty Thousand Two Hundred Twenty) other amounts as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.

2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;

3. **DEVELOP** the land and establish a project for Manufacturing of Building Materials (Concrete blocks) Project within thirty-six months from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the Kigamboni Municipal Council within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty-six months from the day of commencement of this lease.

4. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii Preserving the environment and protecting the soil against soil erosion; and do all things which may be required by the authorities responsible for environment, to achieve such objective.
 - iii. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land

5. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 01/01/2024



5. NOT make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. SUBJECT to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. YIELD up the Lessor the Land and Improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. ENSURE that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. UPON breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements there on and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 33 of the Tanzania Investment Act, No. 10 of 2022 or under the provision of the Arbitration Act, Cap 15 of the Laws of Tanzania.

We, the within-named **GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.

Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oath
 Sign: 
 Date: 03/09/2025



SCHEDULE

ALL that Land known as Plot No.P24030, situated at Kisarawe II Industrial Area, Kigamboni Municipality, measuring Seven Thousand Four Hundred two (7,402) square metres and Plot No.P24031, situated at Kisarawe II Industrial Area, Kigamboni Municipality, measuring Seven Thousand One Hundred Fifty Eight (7,158) square metres, shown for identification only edged red on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered DSM50027665 deposited at the Office responsible for Surveys and Mapping at Dodoma

SEALED with the COMMON SEAL of the said |
TANZANIA INVESTMENT CENTRE and |
DELIVERED in the presence of us this...²⁷.....|
day ofMay.....2025 |

Name: LEOPOLD D. JHAYO
Signature: [Signature]
Postal Address: P.O. Box 938 DSM
Qualification: AG. EXECUTIVE DIRECTOR

Name: Nurcal G. Said
Signature: [Signature]
Postal Address: 938 DSM
Qualification: Legal Officer




Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 03/09/2025



扫描全能王 创建

SEALED with the COMMON SEAL of the said |
GLORY NEW BUILDING MATERIALS |
GROUP COMPANY LIMITED |
and DELIVERED in the presence of us this..... |
day of2025 |

Name: ZHU XU SHENG
Signature: 朱旭升
Postal Address: P.O. Box 19088 DAR ES SALAMU,
Qualification: DIRECTOR

Name: zeng jun hao
Signature: 曾军豪
Postal Address: P.O. Box 19088 DAR ES SALAMU,
Qualification: DIRECTOR


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Dar es Salaam
Sign: 
Date: 03/07/2025

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

LEASEHOLD TITLE DSMT1079348



Date Registered: 26-May-2025, 12:39

Parent Title: DSMT1077784



Handwritten signature

REGISTRAR OF TITLES
(29-May-2025)

I. REGISTERED LESSEES

This is to certify that below listed 1 (one) person is entitled to the Leasehold under Single Tenancy from the 1st day of January 2025 to 31st day of December 2123:

Date of Registration/ Filed Doc. Number	Lessee details
26-May-2025, 12:39/ DSMF0036525	GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED of P.O. BOX 19088, Kinondoni, Dar es Salaam

II. REAL PROPERTY

The below General Land, consisting of 1 (one) land parcel, is granted in whole under this Leasehold title:

District: Kigamboni
Located in: Kisarawe II, Block -, Plot Number P59071 with total area 63,529.00 Square Metres
Use: Industrial (Light, Medium, Heavy and Service), Use Group(s) and Use Class(es) N (a), (b);

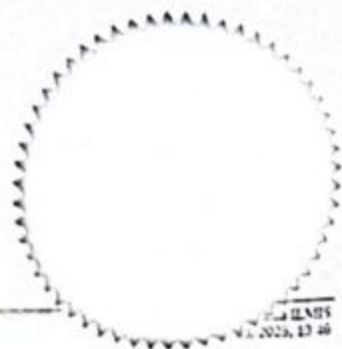
III. CONDITIONS

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Industrial (Light, Medium, Heavy and Service) purposes only. Use Group(s) and Use Class(es) N (a), (b); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. See original Lease Agreement.
5. All other conditions prescribed under any Law or Regulations.

IV. DISCLAIMER

The contents of this Leasehold Title do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
For Oaths
Sign: *[Signature]*
Date: *02/09/2025*



Certificate Number: 2025/12/19/26
Verification Number: 105501/01059
CP: TANZANIA





THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number: **DSMT1077784**

Date of Registration: **12-May-2025 [07:10]**

REGISTRAR OF TITLES

(12-May-2025)

Registered under section 27 of the Land Registration Act (Cap 334)

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTER** of P.O. BOX 938, Hala, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of **January two thousand and twenty five** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: **Kigamboni**
 Location: **KISARAWA II**
 Block: **-**
 Plot No.: **P59071**
 Area: **63,529.00 Square Metres**
 Reg. Plan No.: **DSMS0037693**

Plot Reference Points (Part of):

	TAREF11 UTM ZONE 37S	
	X	Y
1	542268.68	9231929.63
2	542328.87	9231924.34
3	542373.24	9231907.53
4	542387.45	9231902.75
5	542426.03	9231876.94
6	542422.18	9231864.86



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Industrial (Light, Medium, Heavy and Service)** purposes only. Use Groups and Use Class(es) **N (a), (b)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

GIVEN under my hand and my official seal the day and year first above written.

COMMISSIONER FOR LANDS
 (12-May-2025)

Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign:
 Date: **03/09/2025**



CP-TANZANIA



扫描全能王 创建




Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *H. Matiku*
Date: 03/09/2021

TANZANIA INVESTMENT CENTRE



LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])



扫描全能王 创建

Number: DSMF0036513
Time: May/20/2025 13:19
Transaction No: DSM01781423
Assistant Registrar of Title of Title

Land Form No. 56

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No.

Made and entered into this 23rd day of May 2025

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice No. 94 of 2023; of P.O Box 938 DAR ES SALAAM (hereinafter referred to as the "LESSOR") on the one part

AND

GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED

of P.O Box 19088 DAR ES SALAAM and having certificate of incentives No. 2024102282(hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No in respect of land within Plot No. P59071, situated at Kisarawe II Industrial Area, Kigamboni Municipality and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of Ninety Eight years commencing on the First day of January, Two Thousand and Twenty Five and expiring on the Thirty First day of December, Two Thousand One Hundred and Twenty Three subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for Industrial Purposes only; Use Group 'O' Use Classes (a) and (b) as defined in the Urban Planning Act, No. 8 of 2007 (Use Classes) Regulations, 2010.

1



扫描全能王 创建

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *Hendrick Daniel Matiku*
Date: 03/09/2025

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2024, thereafter continue to pay land rent Tshs 5,018,791 (Tanzania Shillings five million eighteen thousand seven hundred ninety-one) other amounts as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.

2. **BE** liable to pay any and all costs arising here from and in particular,

- (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
- (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
- (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;

3. **DEVELOP** the land and establish a project for Manufacturing of Building Materials (Concrete blocks) Project within thirty-six months from the date of signing of this Derivative Right. To that end, the lessee shall;

- (i) Submit building plans to the Kigamboni Municipal Council within six months from the commencement of this lease.
- (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
- (iii) Complete construction within thirty-six months from the day of commencement of this lease.

4. **BE RESPONSIBLE** for:

- i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
- ii. Preserving the environment and protecting the soil against soil erosion; and do all things which may be required by the authorities responsible for environment, to achieve such objective.
- iii. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 03/07/2024



5. NOT make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. SUBJECT to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. YIELD up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. ENSURE that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. UPON breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements there on and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 33 of the Tanzania Investment Act, No. 10 of 2022 or under the provision of the Arbitration Act, Cap 15 of the Laws of Tanzania.

We, the within-named **GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Lease Agreement.

Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: *[Date]*



SCHEDULE

ALL that Land known as Plot No.P59071, situated at Kisarawe II Industrial Area, Kigamboni Municipality, measuring Sixty Three Thousand Five Hundred Twenty Nine (63,529) square metres. shown for identification only edged red on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered DSMS0037693 deposited at the Office responsible for Surveys and Mapping at Dodoma.

SEALED with the COMMON SEAL of the said |
TANZANIA INVESTMENT CENTRE and |
DELIVERED in the presence of us this..... |
day of 2023 |

Name: LEOPOLD D. SHAYO
Signature: [Signature]
Postal Address: P.O. BOX 938 DDM
Qualification: Ag. EXECUTIVE DIRECTOR

Name: Muvash Said Elid
Signature: [Signature]
Postal Address: 938 DDM
Qualification: Legal Officer



SEALED with the COMMON SEAL of the said |
GLORY NEW BUILDING MATERIALS
GROUP COMPANY LIMITED |
and DELIVERED in the presence of us this..... |
day of 2025 |

Name: ZHU XU SHAN
Signature: [Signature]
Postal Address: P.O. BOX 19088 DARESSALAM.
Qualification: DIRECTOR

Name: ZENG JUN HAO
Signature: [Signature]
Postal Address: P.O. BOX 19088 DARESSALAM.
Qualification: DIRECTOR

Certified as True Copy of the Original
Hendrick Daniel Maliku
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 23/07/2023



THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

LEASEHOLD TITLE DSMT1079349



Date Registered: 23-May-2025, 15:34

Parent Title: DSMT1077782



Hendrick

REGISTRAR OF TITLES
(29-May-2025)

I. REGISTERED LESSEES

This is to certify that below listed 1 (one) person is entitled to the Leasehold under Single Tenancy from the 1st day of January 2025 to 31st day of December 2123:

Date of Registration/ Filed Doc. Number	Lessee details
23-May-2025, 15:34/ DSMF0036526	GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED of P.O. BOX 19088, Kinondoni, Dar es Salaam

II. REAL PROPERTY

The below General Land, consisting of 1 (one) land parcel, is granted in whole under this Leasehold title:

District: Kigamboni
Located in: Kisarawe II, Block -, Plot Number P24829 with total area 8,893.00 Square Metres
Use: Residential, Use Group(s) and Use Class(es) B (c);

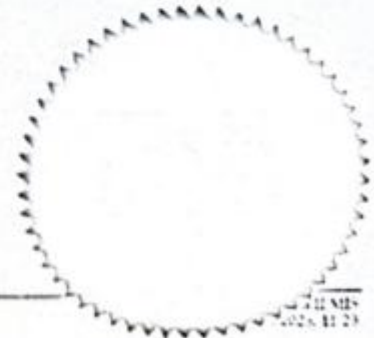
III. CONDITIONS

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Residential purposes only. Use Group(s) and Use Class(es) B (c); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. See original Lease Agreement.
5. All other conditions prescribed under any Law or Regulations.

IV. DISCLAIMER

The contents of this Leasehold Title do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *Hendrick Daniel Matiku*
Date: 03/05/2025



Telephone Number: 222211111
Telex Number: 123456789
Fax: 123456789





THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number: **DSM11077782**

Date of Registration: **12-May-2025 [07:10]**

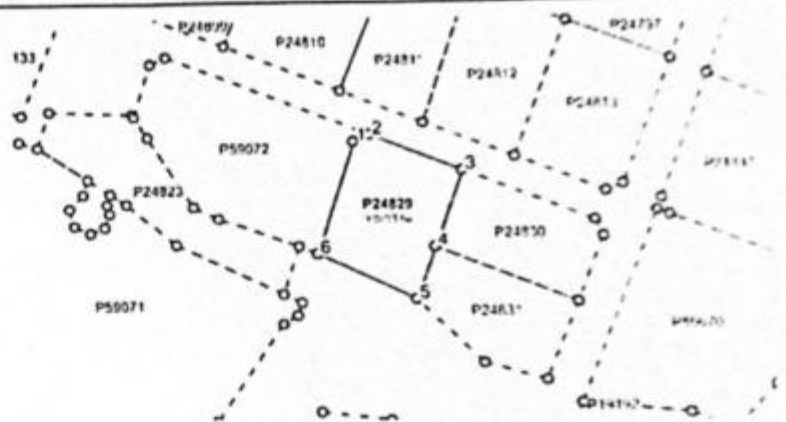
REGISTRAR OF TITLES
 (13-May-2025)
 Registered under section 27 of the Land Registration Act (Cap 314)

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTER** of P.O. BOX 938, Ilala, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of **January two thousand and twenty five** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Kigamboni
 Location: KISARAWA II
 Block: -
 Plot No.: P24829
 Area: 8,893.00 Square Metres
 Reg. Plan No.: DSMS0027665



Plot Reference Points (Part of):

TAREF11 UTM ZONE 37S		
	X	Y
1	542631.67	9231906.35
2	542644.32	9231911.96
3	542714.19	9231883.32
4	542690.72	9231822.68
5	542674.74	9231781.34
6	542600.73	9231817.14

III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations in thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduct PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Residential purposes only. Use Group(s) and Use Class(es) B (c); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. A person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to be aware of the existence of any encumbrances.

GIVEN under my hand and my official seal the day and year first above written.

COMMISSIONER FOR LANDS
 (12-May-2025)

Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths

Sign:
 Date: 05/09/2025



CP-TANZANIA



扫描全能王 创建



FD Number: DSMF0036514
 Date/Time: May/29/2025 13:22
 Transaction No: DSM01781410
 Assistant Registrar of Title of Title



521 TFN -833



T
 Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: *01/09/2025*

TANZANIA INVESTMENT CENTRE



LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])



扫描全能王 创建

TANZANIA INVESTMENT CENTRE.

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No.

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: *23/1/2025*

Made and entered into this *23rd* day of *Jan* 2025

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice No. 94 of 2023; of P.O Box 938 DAR ES SALAAM (hereinafter referred to as the "LESSOR") on the one part

AND

GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED

of P.O Box 19088 DAR ES SALAAM and having certificate of incentives No. 2024102282(hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No in respect of land within Plot No. P24829, situated at Kisarawe II Industrial Area, Kigamboni Municipality and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of Ninety Eight years commencing on the First day of January, Two Thousand and Twenty Five and expiring on the Thirty First day of December, Two Thousand One Hundred and Twenty Three subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for Industrial Purposes only; Use Group 'O' Use Classes (a) and (b) as defined in the Urban Planning Act, No. 8 of 2017 (Use Classes) Regulations, 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2024, thereafter continue to pay land rent Tshs 186,753 (Tanzania Shillings One Hundred Eighty Six Thousand Seven Hundred Fifty Three) other amounts as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.

2. **BE** liable to pay any and all costs arising here from and in particular:

- (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
- (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
- (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;

3. **DEVELOP** the land and establish a project for Manufacturing of Building Materials (Concrete blocks) Project within thirty-six months from the date of signing of this Derivative Right. To that end, the lessee shall;

- (i) Submit building plans to the Kigamboni Municipal Council within six months from the commencement of this lease.
- (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
- (iii) Complete construction within thirty-six months from the day of commencement of this lease.

4. **BE RESPONSIBLE** for:

- i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
- ii. Preserving the environment and protecting the soil against soil erosion; and do all things which may be required by the authorities responsible for environment, to achieve such objective.
- iii. Fence the land with a good quality fencing; car parking spaces shall be provided as required by the Authority. Loading/unloading facilities shall be provided within the boundaries of the land

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 

5. NOT make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. SUBJECT to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. YIELD up the Lessor the Land, and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. ENSURE that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.

UPON breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements there on and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 33 of the Tanzania Investment Act, No. 13 of 2022 or under the provision of the Arbitration Act, Cap 15 of the Laws of Tanzania.

We, the within-named **GLORY NEW BUILDING MATERIALS GROUP COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Lease Agreement.

Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: 
 Date: 09/09/2024



SCHEDULE

ALL that Land known as Plot No.P24829, situated at Kiserawe II Industrial Area, Kigamboni Municipality, measuring Eight Thousand Eight Hundred Ninety Three (8,893) square metres, shown for identification only edged red on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered DSM50027663 deposited at the Office responsible for Surveys and Mapping at Dodoma.

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTRE and
DELIVERED in the presence of us this 23rd
day of Nov 2025

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 09/07/2025

Name: LEOPOLD D. SHAYO
Signature: [Signature]
Postal Address: P.O. Box 938 DSM
Qualification: Ag. EXECUTIVE DIRECTOR



Name: Nurulh. Sepd. M...
Signature: [Signature]
Postal Address: 938 DSM
Qualification: Legal Officer

SEALED with the COMMON SEAL of the said
GLORY NEW BUILDING MATERIALS
GROUP COMPANY LIMITED
and DELIVERED in the presence of us this.....
day of2025

Name: ZHU Xu Chen
Signature: [Signature]
Postal Address: P.O. Box 19088, Darussalaam
Qualification: Director

Name: Zeng jin hao
Signature: [Signature]
Postal Address: P.O. Box 19088, Darussalaam
Qualification: Director