

HUAPENG INVESTMENT COMPANY LIMITED

BUSINESS PLAN

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HUAPENG INVESTMENT COMPANY LIMITED

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Business Profile

A. Executive Summary

1. Company & Project concept

HUAPENG INVESTMENT COMPANY LIMITED is a limited liability Company incorporated in Tanzania under the Company Act of 2002. The Company was incorporated on 21st JANUARY 2025 and bears a Certificate of Incorporation number 181425059. The Company engages in business activities related to real estate development.

HUAPENG INVESTMENT COMPANY LIMITED is located at Dar es salaam Tanzania.

Our goals and objectives are focused on efficiently developing properties while maintaining a commitment to safety and regulatory compliance. We aim to create sustainable and high-quality real estate projects that meet the needs of our communities while adhering to all relevant regulations. Basically, **HUAPENG INVESTMENT COMPANY LIMITED** is aimed at real estate development.

Company Goals and Objectives:

In Summary **HUAPENG INVESTMENT COMPANY LIMITED** aims to: -

- To efficiently develop high-value real estate projects that meet the needs of modern communities.
- To turn undeveloped land into high-value properties, optimizing resources and enhancing their potential.
- To apply innovative development strategies that drive growth, enhance value, and improve the quality of our projects.
- To engage with and contribute positively to local communities by creating jobs, providing social development programs, and supporting infrastructure development.

To comply with local, regional, and international mining laws, regulations, and standards, including those related to health, safety, environment, and labor.

HUAPENG INVESTMENT COMPANY LIMITED

2. Purpose of Business Plan

This document is prepared to serve the purpose of the application. We strive to lead the real estate development industry by delivering exceptional results, utilizing the latest technologies, and maintaining a strong commitment to quality. Our goal is to transform industry practices through innovation and effective methods, ensuring efficiency and long-term value in every project we undertake.

3. The project promoter

The project will be managed and operated by HUAPENG INVESTMENT COMPANY LIMITED, which is owned by body corporates with the following shareholders percentages distribution is listed below.

NAME OF SHAREHOLDERS	NATIONALITY	NUMBER OF SHARES
LYX INTERNATIONAL (HK) LIMITED China, Hong Kong, RM 1904A 19/F, Lucky Commercial, Centre, No 103 Des Voeux Rd West.	CHINESE	450
ORYX INVESTMENT (HK) LIMITED China, Hong Kong, RM 1904A 19/F, Lucky Commercial, Centre, No 103 Des Voeux Rd West	CHINESE	550
TOTAL NUMBER OF SHARES OF THE COMPANY = 1,000 Ordinary Shares		

4. Intended Investment Amount:

The capital amount 1,250,000,000 TZS

5. Company Legality

The legal certificates, and documents such as Memorandum and Article of Association, Certificate of Incorporation and Tax Identification Number, justify that **HUAPENG INVESTMENT COMPANY LIMITED** is operating within the ambit of the law of Tanzania.

6. Project Organization Structure

The following organization constitutes the management of HUAPENG INVESTMENT COMPANY LIMITED set up, the Board of Directors who are responsible for the supervision of the entire operations of the Company and the company's operational team, which implements the project goals and vision.

7. Investment Structure

The project is estimated to cost a total approximation of 1,250,000,000 TZS which will increase from time to time. The money will cover working Capital, material, purchase of lubricant and other company expenses. However, a financial policy of the Company states that the profits generated will be re-invested.

8. Statement of Purpose

This profile is drawn for the purpose of commencement of the business and application for the certificate of incentives

Purpose of Investment

This document is prepared to serve the purpose of a feasibility study of real estate development in the United Republic of Tanzania.

Summary of the Expected Results

In the end, the project is expected to achieve the following: -

- To maximize revenue and profitability by providing a diverse range of real estate developments, while upholding quality and efficiency across operations in the United Republic of Tanzania.
- We aim to comply with all statutory regulations and relevant external authorities, while defining and continuously reviewing company policies to ensure flexibility for local requirements and the delivery of high-quality real estate practices.
- Adopt the best commercial practices and uphold the highest ethical standards in all aspects of real estate.

HUAPENG INVESTMENT COMPANY LIMITED

Mission and Vision

Mission: Our mission is to develop high-quality real estate projects using innovative solutions and best industry practices to drive economic growth and create lasting value for stakeholders. We are committed to maintaining the highest standards of safety, regulatory compliance, and operational excellence while fostering strong relationships with local communities and enhancing the built environment.

Vision: Our vision is to be a global leader in real estate development, recognized for innovation, efficiency, and excellence. We strive to set new benchmarks in ethical and high-quality development, creating sustainable communities while delivering exceptional value to our customers, investors, and stakeholders.

9. Operations

The project will be managed and operated by **HUAPENG INVESTMENT COMPANY LIMITED**. The company is finalizing the acquisition of operation permits in its project. Management will establish sound operating guidelines to conduct the day-to-day operations of this project.

10. Project Location

The project shall be located at Vumilia Ukooni, Kisarawe II Kigamboni Municipal Council in Dar es Salaam region, Tanzania.

11. Capacity of the Project

The company will be generating more than 15 number of units per year.

12. Project and Services Description

HUAPENG INVESTMENT COMPANY LIMITED specializes in a diverse range of real estate development projects, including residential, commercial, and mixed-use developments. Our expertise spans the entire construction process, from project planning and design to execution and management. We are committed to delivering high-quality, sustainable, and innovative real estate solutions that meet the evolving needs of communities and businesses.

HUAPENG INVESTMENT COMPANY LIMITED

By integrating modern construction techniques and adhering to industry best practices, we ensure efficiency, durability, and value in every project we undertake.

13. Project Justification

The proposed project is under management of **HUAPENG INVESTMENT COMPANY LIMITED** and is in line with Tanzanian government efforts in attempt to develop and ensure suitable housing for the Tanzanian community. This also has been complemented by the fact that the government is making a critical effort in ensuring that the country has suitable housing.

Regarding the initiative undertaken by **HUAPENG INVESTMENT COMPANY LIMITED**, is justified by the following facts: -

- The company has ensured adherence to the required procedures to obtain the relevant permissions.
- The company also collaborates with relevant certification bodies to understand the requirements and work towards compliance.

a. Social and Economic Impact of the Project

The proposed project will result in the following social and economic impacts:

Economic Impacts:

Job Creation: The project will generate a significant number of direct and indirect employment opportunities. This includes jobs in construction operations, facilities and administrative functions. Additionally, supporting sectors such as catering and transportation will experience growth.

Revenue Generation: The project will contribute substantially to local and national economies by generating revenue through taxes, royalties, and production profits. This revenue will support local infrastructure, education, healthcare, and other community development programs.

Infrastructure Development: The company will invest in and help improve regional infrastructure, including transportation networks, power supply, water systems, and communication, leading to enhanced connectivity and growth opportunities for surrounding areas.

Social Impacts:

HUAPENG INVESTMENT COMPANY LIMITED

Community Development: The company will work closely with local communities to enhance social welfare by contributing to educational programs, health initiatives, and community facilities. There will be a focus on improving the overall quality of life for both the local workforce and the broader population.

Local Business Growth: Local businesses will benefit from increased demand for goods and services as a result of the project's operations. This includes supply chains, retail businesses, and contractors building the estates.

Industry Analysis

a. Sourcing and Technology

i. Sourcing

The company is committed to ensuring quality, efficiency, and reliability by employing skilled professionals to deliver high-standard services in the construction and building of the project.

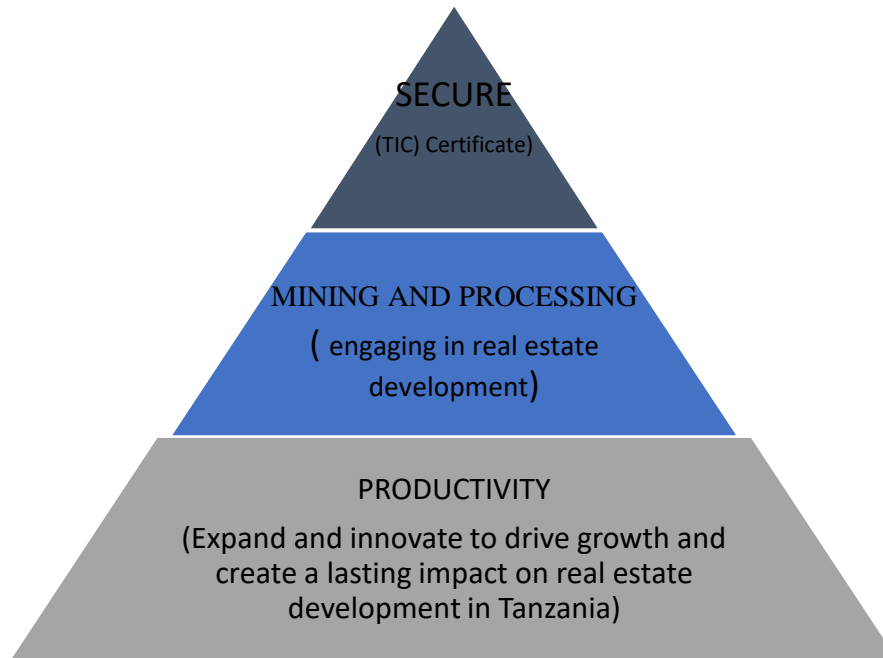
ii. Technology

The company aims to incorporate high-quality and advanced machinery into its operations, which would improve its function and match new technologies related to real estate development.

b. Future Services

The company is committed to integrating advanced solutions into its operations, prioritizing high-quality real estate services. Additionally, it seeks to support the domestic construction and infrastructure sectors, enhancing efficiency in development and property management both locally and internationally.

Strategy Pyramid



c. Competitive Edge

The Company will have a rather bigger advantage from their competition due to the following reasons: -

1. Market Analysis and Positioning

Market Research:

- **Industry Trends:** Analyze current trends in real estate development, including technological advancements, regulatory changes, and market demands.
- **Competitive Landscape:** Identify key competitors, their strengths and weaknesses, and their market share. Understand their service offerings, pricing strategies, and customer base.

Target Market:

HUAPENG INVESTMENT COMPANY LIMITED

- **Customer Segmentation:** Define and segment your target market based on industry, size and location needs. Tailor your services to meet specific customer requirements.
- **Value Proposition:** Clearly articulate what makes your service unique and why customers should choose you over competitors. This could include specialized services, superior technology, or exceptional customer service.

d. Analysis of Strengths, Weaknesses, Opportunities, and Threats

The table below presents the analysis of the company's Strengths, Weaknesses, Opportunities and Threats (SWOTS)

Strengths <ul style="list-style-type: none">• Availability of enough machinery to process minerals.• Quality service is ensured	Weaknesses <ul style="list-style-type: none">• Capital Injection
Opportunities <ul style="list-style-type: none">• Suitable facilitative policy.• Government development of the sector.	Threats <ul style="list-style-type: none">• High Tax costs• Increment of inflation

The company has prepared for the action plans by doing the following: -

HUAPENG INVESTMENT COMPANY LIMITED

i. Maintenance Information

The company will employ qualified people to conduct maintenance and proper mining practices.

Maintenance Strategy

i. Overview

The success of **HUAPENG INVESTMENT COMPANY LIMITED** will be achieved through efficient operations, a highly skilled workforce, and a strong commitment to safety and compliance. Strategic investments in technology, sound financial management, and the ability to adapt to market demand will drive growth and profitability. Additionally, effective risk management, strong community engagement, and proactive maintenance of assets and equipment will ensure the company's long-term success and operational

14. Management & Administration

The management team of **HUAPENG INVESTMENT COMPANY LIMITED** is planned to be constituted of the following management team: -

i. Board of Directors

HUAPENG INVESTMENT COMPANY LIMITED will be managed by the board of Directors, which is the apex body for strategic decision-making of the project in line with the resolutions from the shareholders.

ii. Accountant

An internal accountant will be employed to work with the existing external accountant who is expected to have good experience in accounting system as well as he will be responsible in managing cash of **HUAPENG INVESTMENT COMPANY LIMITED** but also keeping books of accounts properly.

iii. Management Agreements

Management Agreements will be executed between **HUAPENG INVESTMENT COMPANY LIMITED** and other team managers. The purpose of these agreements is to define the expectations of both parties, establish an incentive structure, and define the grounds under which the agreement may be terminated.

iv. Confidentiality Agreements

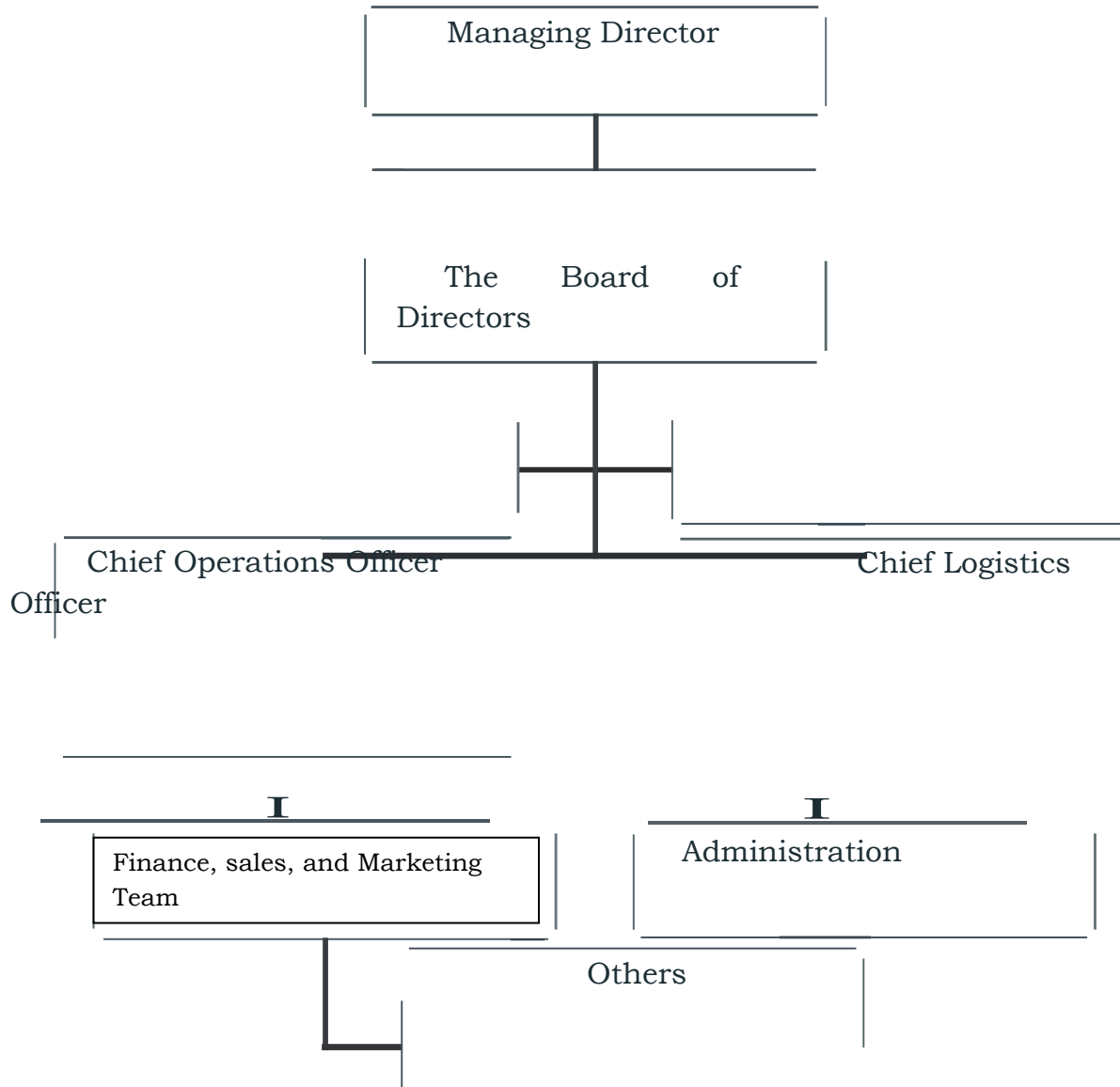
HUAPENG INVESTMENT COMPANY LIMITED will enforce that all employees sign a confidentiality agreement. Confidentiality agreements with

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our employees and partners will protect our business, operating systems, policies, and procedures. A confidentiality agreement is essential to protect the company's trade secrets and show our employees that we take our business seriously.

v. Organization Structure

The management of HUAPENG INVESTMENT COMPANY LIMITED plans to have the following organizational structure.



HUAPENG INVESTMENT COMPANY LIMITED

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CASH FLOWS PROJECTIONS FOR FIVE YEARS

Cash Inflows:	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029
Rental revenue	-	-	197500000	375,000,000	562,500,000
Authorized Shared Capital	1,250,000,000	-	-	-	-
Total Cash Inflows	1,250,000,000	-	197,500,000	375,000,000	562,500,000

Cash Outflows:	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029
Land Acquisition Cost	368,750,000	-	-	-	-
Site preparations	86,250,000	-	-	-	-
Design and Planning	150,000,000	-	-	-	-
Construction Phase 1	199,750,000	-	-	-	-
Site Infrastructure	62,500,000	-	-	-	-
Construction Phase 2	-	156,250,000	-	-	-
Infrastructure Development	-	25,000,000	-	-	-
Legal and Administrative Cost	-	5,685,000	-	-	-
Final Construction and Interior Finishing	-	196,875,000	--	-	-
Interior Construction	-	98,437,500	-	-	-

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& Finishing					
Landscaping & Exterior Work	-	17,585,500	-	-	-
Marketing & Leasing	-	21,250,000	27,500,000	12,250,000	10,425,000
Operational Expenses	-	-	-	-	-
Transport cost for office Movement	1,650,600	1,650,600	1,650,600	1,650,600	1,650,600
Salary and Wages	-	14,957,500	22,598,500	22,598,500	26,598,500
Printing and Stationery	500,000	1,020,000	1,020,000	1,020,000	1,020,000
Licenses and permits	3,160,000	3,160,000	3,160,000	3,160,000	3,160,000
Parking, security and cleaning	-	500,000	500,000	500,000	500,000
Rent Expenses	-	8,400,000	28,400,000	38,400,000	48,400,000
Communication cost	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
Professional Fees	5,685,000	5,600,000	5,600,000	5,600,000	5,600,000
Insurance	10,000,000	8,333,333	8,333,333	8,333,333	8,333,333
Miscellaneous	5,985,000	9,876,500	9,876,500	9,876,500	9,876,500
Utilities	1,124,800	3,124,800	73,124,800	93,124,800	103,124,800
Repair and Maintenance	-	-	-	20,952,820	5,589,500

	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029
Total Cash outflows	898,955,400	581,305,733	185,363,733	221,066,553	227,878,233
Net cash inflow/(outflow)	351,044,600	(581,305,733)	12,136,267	153,933,447	334,621,767

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Balance b/f	-	351,044,600	(230,261,133)	(218,124,867)	(64,191,420)
Balance C/f	351,044,600	(230,261,133)	(218,124,867)	(64,191,420)	270,430,347

FINANCIAL PROJECTIONS

Total Investment Over 5 Years: TZS 1,250,000,000

Expected Return on Investment (ROI):

- ✚ Year 1-2 (Preparation & Initial Construction Phase): No immediate rental income or sales, but land acquisition and construction activities will build the foundation for future returns.
- ✚ Year 3-4 (Growth Phase): Completion of buildings and leasing or selling of properties will start generating rental income and capital gains.
- ✚ Year 5 (Maximizing Returns): Strong rental income from properties and capital gains from property sales.

PROJECTED ROI BY YEAR 5:

- ✚ Rental Income: From year 4 onwards, ongoing rental income from residential and commercial properties will begin to provide cash flow.
- ✚ Sales Revenue: Properties completed for sale in Year 5 will generate significant profits based on the appreciation of the land and construction investment.

RISK ANALYSIS:

- ✚ Construction Delays: Potential delays in construction due to unforeseen challenges (e.g., weather, labor issues) or lack of materials.
- ✚ Market Fluctuations: Changes in the real estate market due to political or economic conditions could affect land prices or demand for properties.

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- ✦ Regulatory Risks: New government policies, taxes, or zoning regulations could impact development plans or property values.

Mitigation Strategies:

- ✦ Careful selection of land in high-growth areas to ensure long-term appreciation.
- ✦ Phased construction and investment to manage risks and keep the budget flexible.
- ✦ Ongoing market research and adaptability to changing economic conditions in Tanzania.

CONCLUSION

This 5-year investment proposal for **HUAPENG INVESTMENT COMPANY LIMITED** offers a comprehensive plan to acquire land, construct high-quality buildings, and generate returns through both rental income and capital gains. The phased approach ensures that the company is positioned for sustainable growth, with strategic land purchases and carefully planned construction projects