

CREATUN TRADING LIMITED

Business Plan

BUSINESS

Road Marking and Signage Factory Project



PREPARED BY:

AFROEAST COMPANY,
P.O. Box,5617,
Dar es Salaam.

PREPARED FOR:

CREATUN TRADING LIMITED,
P.O. Box, 32196,
Dar es Salaam.

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EXECUTIVE SUMMARY

CREATUN TRADING LIMITED is a private business company incorporated in the United Republic of Tanzania with Certificate of incorporation No. **171739489** issued on **28th January 2024**. The main line of production of thermoplastic road marking paints and road signage.

The proposed business plan is therefore a result of knowledge and experience that has been accumulated over years together with a booming infrastructure construction in Tanzania, the proposed factory for producing thermoplastic road marking paints and road signs at Kisarawe II Kigamboni is an ambitious undertaking by the company to enhance availability of road construction materials locally, hence reducing the high cost of importation. The factory is expected to have the capacity of producing 2,500 pieces of Road signs per month and expecting to produce 200 tons of thermoplastic road paints. Hence, the following products will be produced under this factory:

- Road signs of different sizes
- White thermoplastic road making paint
- Yellow thermoplastic road making paint
- Any other related products

The proposed investment capital is **TZS 1,404,000,000.00** (Tanzanian Shillings One Billion Four Hundred and Four Million Only) and creating new employment of 200 local people.

PART ONE

INTRODUCTION AND BACKGROUND

1.1 Introduction

The Creatun Trading Limited has a pleasure to submit this Business Plan to Tanzania Investment Center (TIC) seeking the certificate of incentive to be offered to it for the purpose of facilitating the factory installation on Plot No. P1517, Kisarawe II, Mwasonga Street, Kigamboni, Dar es salaam whose general role is Road Marking and Signage projects in Kigamboni Municipality, Dar es Salaam.

1.2 Company Background and Project Overview

Creatun Trading Limited is the company incorporated on 28th January 2024 under the Companies Ordinance (Cap 212) of the United Republic of Tanzania, with the Certificate of Registration No. 171739489 and TIN 171-739-489 and VRN 40-316670-M. The company registered with business interests, namely, the production of thermoplastic road marking paints and road signs.

The company is expected to conduct its business in Kigamboni Municipality with anticipated capacity of producing a Total of 576,000 Tons of Road signs and thermoplastic road paints per month. Creatun Trading Limited is therefore anticipated to produce road signs of different sizes, white thermoplastic road marking paints, yellow thermoplastic road marking paints and any other related products.

1.3 Our Vision

To become a leading producer of thermoplastic road making paints and road signage in east Africa region

1.4 Mission

Prompt and professionally high-quality service delivery to customers thereby increasing the market share and seizure of every available opportunity.

1.5 Objectives

- i. To expand the investment.
- ii. Explore new and best business opportunities.
- iii. Enhancing services for our stakeholders and clients.
- iv. To minimize operational costs and increase return on investments.

- v. To create a caring, secure environment so that all stakeholders/clients can have a sense of worth.

1.6 Business Strategies

- i. To seek to establish a new factory in Dar es salaam where road construction is booming.
- ii. To seek the Certificate of Incentive from The Tanzania Investment Center (TIC) so as to take the opportunities of fiscal and non-fiscal incentives available for investors in the country.
- iii. To make a local availability of road marking paints and reduce the importation costs among suppliers.
- iv. Introducing durable and eco-friendly road making paints and road signage hence, increasing the competitive advantage in the market.

1.7 Company Ownership

Creatun Trading Limited shares are owned by two shareholders. One of them is Yun Liping, a Chinese businessman whose address is P.O. Box 32196, Dar es Salaam. The other shareholder is Ma Xiangyu, a Chinese businessman with P.O. Box 32196, Dar es Salaam.

1.8 Project Overview

1.8.1 Introduction

Creatun Trading Limited expects to install the Road Marking and Signage factory on Plot No. P1517, Kisarawe II, Mwasonga Street, Kigamboni Municipality, Dar es Salaam. The project is expected to be built in a most vibrant and fast-most developed place in Dar es Salaam city where the market available is undoubtedly adequate.

1.8.2 Project Objectives

- i. To build and operate a road signage and marking paint factory with the capacity of producing 576,000 metric tons per year, of various road signs products and road paints, mainly for road construction.
- ii. Enhancing the country's capacity in road construction and allied activities by ensuring the local availability of road construction. Hence, reducing the importation costs among suppliers.

- iii. Creating employment opportunities to skilled and semi-skilled Tanzanians in both the industrial operations, including their supplies and distribution in the company's business.

1.8.3 The Project Main Activities

- i. Making shopping visit to China, India, Malaysia, Japan, Singapore, Middle East and other supplier countries to identify the suitable and appropriate machinery and raw materials for the planned project.
- ii. Construction of the production building, office, workshop, storage facilities at the company's plot in Kigamboni.
- iii. Ordering of road signs and road paints machinery, motor vehicles and their assorted and equipment from China and other overseas suppliers and entering into agreements for the purchase/ acquisition of those assets.
- iv. Consigning the purchased machinery and motor vehicles including all the equipment and accessories from countries of their origin to Tanzania
- v. Clearing of all the purchased goods from the ports of entry and transporting them to the company's premises in Kigamboni.
- vi. Installation of the machinery, registration, insuring and licensing of the vehicles ready for deployment in the company's business

Taking into consideration the size of the project, the project will be implemented in phases.

1.8.4 Project Deliverables

The factory project, upon completion/installation, will have the capacity of producing 2,500 Pieces of Road signs per month and 200 tons of thermoplastic road paints. Various varieties of products within this scope will be produced under this factory as follows: -

- i. Road signs of different sizes
- ii. White thermoplastic road making paint.
- iii. Yellow thermoplastic road making paint.
- iv. Any other related products

1.8.5 Financing Methodology

Creatun Trading Limited will perform land acquisition, construction of and installations of modern machines, purchasing vehicles, new generator etc. All these will require funding of at least \$500,000. The company anticipates using funding from its internal sources. Currently, the company is currently maintaining bank accounts by the following banks.

- i. Exim Bank (T) Limited.
- ii. CRDB Bank Plc.
- iii. NMB Bank Plc.

Thus, for operationalization of this project, this Business plan seeks to secure the certificate of incentive from Tanzania Investment Center (TIC).

PART TWO

FACTORY INVESTMENT CLIMATE

2.1 Key Economic Indicators

Tanzania's economy has demonstrated strong resilience and recovery following the COVID-19 downturn, which saw GDP growth fall to 2.1% in 2020 from 6.8% in 2019. Economic activity has since rebounded steadily, with real GDP growth reaching 5.4% in 2024, up from 5.1% in 2023. For 2025, the government projects real GDP growth of 6.0%, driven by robust performance in agriculture, manufacturing, tourism, and public investment. Key sectors contributing to this growth include mining, ICT, transport, and energy, supported by infrastructure development and improved investment conditions. High-frequency indicators such as cement production, electricity generation, private-sector credit, and tourist arrivals continue to show upward trends, signaling sustained momentum toward pre-pandemic levels.

Inflation has remained relatively low and stable, averaging 3.1% between July 2024 and May 2025, aided by moderated food and energy prices and tight monetary policy. The Tanzanian shilling has shown resilience despite global currency pressures, and foreign exchange reserves remain adequate, covering over four months of imports.

Exports of goods and services rose to USD 14,200 million in 2024, up from USD 12,000.3 million in 2022. This growth was fueled by non-traditional exports-particularly manufactured goods, minerals, and tourism receipts. Fertilizers, textiles, and iron and steel products saw increased demand, especially from regional markets such as the Democratic Republic of Congo. Imports of goods and services reached USD 18,900 million in 2024, reflecting increased domestic demand and higher global prices. Oil imports remained a significant component, accounting for over 24% of the total import bill. Imports of machinery, transport equipment, and construction materials also rose, consistent with the country's infrastructure and industrial expansion. However, edible oil imports declined due to reduced volumes and higher international prices.

The fiscal deficit is projected to narrow to 3.0% of GDP in 2025/26, down from 3.4% in 2024/25, while public debt stands at 40.3% of GDP, indicating a manageable debt profile.

In December 2022, global commodity prices-including crude oil, wheat, and palm oil-declined due to weakened global demand. Traditional Tanzanian export commodities like cotton, coffee, tobacco, and tea also saw price drops, largely driven by oversupply and reduced international demand. As of mid-2025, commodity price trends remain mixed. According to the Ministry of Agriculture's June 2025 bulletin, prices for key food crops such as maize, rice, and beans have remained stable, while others like sorghum and round potatoes have declined by 6-10% week-on-week. Crude oil prices have fluctuated but remain below their 2022 peaks, with recent cap prices reflecting moderate increases due to global supply adjustments.

On the employment front, earlier projections of rising unemployment have not materialized as expected. The unemployment rate in Tanzania stood at 2.58% in 2024, according to World Bank estimates. This suggests a more favorable labor market than previously feared. However, youth unemployment-especially among urban populations and young women-remains a structural concern, even if not fully captured in headline statistics. Informal employment and underemployment continue to affect labor market quality. While the broader economy is recovering, vulnerabilities persist in tourism and export-oriented sectors, which remain sensitive to global shocks and demand fluctuations.

Implications

Tanzania's current economic structure is highly supportive of installing a road marking and signage factory. With steady GDP growth, expanded infrastructure development, and ongoing public investment in road and transport projects, there's rising domestic demand for signage materials. The growing manufacturing sector and supportive industrial policies create an enabling environment for local production, while increased imports of machinery and transport equipment underscore a broader push toward industrialization. A stable inflation rate and accessible private-sector credit further strengthens the business case for new factories by reducing cost uncertainties and enhancing financing options.

Moreover, regional trade expansion-particularly exports to countries like the Democratic Republic of the Congo-opens up new market opportunities for signage products that meet East African standards. Local production could also reduce dependency on imported materials, addressing high foreign exchange spending on industrial imports. Meanwhile, persistent youth unemployment creates social and political incentives for government-backed job creation through manufacturing ventures. Altogether, Tanzania's economic conditions not only justify the feasibility of such a factory but also present a strategic opportunity for sustainable growth, regional competitiveness, and inclusive employment generation.

2.2 Business and Investment Climate

The Government is committed to creating a more conducive environment through the formulation of policies to increase private business and investment. Given the previous economic regime, several constraints limit the pace of this investment: -

- i. High level of bureaucracy.
- ii. Low and inefficient administrative capacity of the agencies involved in facilitating investment.
- iii. Significant time delays in getting/completing approvals, certification, and utilities hook-ups.

These time delays have improved significantly in recent years. Most customer services are offered with priority to investors given the policy emphasis on the promotion of the private sector. Other institutional reforms, notably in the financial sector, public sector, civil service, and the legal and judiciary environment have been geared to facilitate such measures. However, Tanzania still has a long way before it can claim to be investor friendly. Getting the correct licenses and operating with poor physical infrastructure is often a difficult task.

According to the Bank of Tanzania (BOT), credit to the private sector recorded year-on-year growth of 23.7 percent, which is significantly higher compared to the government's target of 10.7 percent for the 2022/23 fiscal year.

“Private sector credit performance is attributed to normalization of economic activities from the Covid-19 pandemic, coupled with supportive monetary policy conditions,” according to central bank, adding that small and medium-sized undertakings continued to account for the largest share of the total outstanding credit. The implementation of regulatory reforms as outlined by the Blueprint for continued competitiveness and industrialization which can help in attaining sustainable and inclusive growth.

Implications

The current business and investment climate in Tanzania presents a mix of opportunities and structural challenges that directly influence the feasibility and success of establishing new ventures-such as a road marking and signage factory.

On the positive side, the government's commitment to improving the investment environment, coupled with ongoing institutional reforms and a surge in private sector credit (23.7% growth), signals a more supportive ecosystem for business financing and expansion. Prioritization of investor services and reforms in the legal, financial, and civil service sectors enhance predictability and reduce entry barriers for new businesses. This creates a favorable backdrop for capital-intensive industries like signage manufacturing, especially for SMEs that dominate the credit landscape.

However, persistent issues such as bureaucratic delays, inefficient administrative processes, and inadequate infrastructure still pose operational risks. These can lead to higher setup costs, longer lead times for approvals, and logistical inefficiencies-factors that may deter or delay factory installation. While improvements are underway, investors must navigate these hurdles strategically, possibly by leveraging government facilitation programs or public-private partnerships to mitigate risks and accelerate implementation.

PART THREE

BUSINESS JUSTIFICATION

3.1 Business Rationale

Creatun Trading Limited plans to be in a strategic position to excel beyond other businesses. The justification is also presented through the features of the project, the current Government Support on these kinds of projects, the existing market and market trends, strategies to counter competitors' approaches etc. as they are presented in this section.

3.2 Overview of Road Marketing and Signage Business

3.2.1 Road Paints Processing industry

In Tanzania, the road paint manufacturing landscape is dominated by imports, distribution and through direct supply companies like BOLE offering direct supply options to Tanzanian buyers with clear pricing, custom formulations, and full documentation. The country has only one known local manufacturer of thermoplastic road marking paint that is Global Paints Tanzania Pvt Ltd. Other companies, like Sikapex Ltd and Edgepoint (Stripes & Signs), import and distribute road paint, often in smaller packaging units, which increases the cost per ton. Furthermore, The Tanzanian Paint, Wallpaper & Supplies market is projected to generate US\$694.81 million in revenue in 2025 while the market is projected to experience an annual growth rate of 3.34% between 2025 and 2029.

The Tanzanian Road paint market is primarily driven by infrastructural development, with imported products being the main source. Local manufacturing is limited, but there is a growing demand for eco-friendly and sustainable options.

- i. Thermoplastic road marking paint is favored for its durability and reflectivity, making it ideal for high-traffic areas.
- ii. Road markings, especially those made of thermoplastic paint, are designed to withstand traffic and weather conditions.

3.2.2 Road Signage industry

Overall, the road signs manufacturing market in Tanzania is a growing sector with significant potential for further expansion. Addressing the challenges related to the condition and maintenance of existing signs, and promoting innovation in sign

technology and materials, will be key to ensuring a safe and efficient road network in the country.

The Tanzanian Road signs manufacturing market is experiencing growth driven by increasing infrastructure development and a focus on road safety. The government is actively investing in road sign installation, particularly on highways and regional roads, with allocated funds for every financial year. However, there are challenges related to the condition and maintenance of existing signs, highlighting opportunities for improvement and investment.

Therefore, Creatun Trading Limited is poised to exploit to the maximum, the anticipated development in this Sector for its own enhanced growth.

3.3 Tanzania Government Support

Tanzania has persistently stressed that socio-economic development is the only meaningful if it encompasses the needs, expectations, and roles of all individual beneficiaries in the development efforts of the whole society. Given its limited domestic resource base, the government advocates among others: -

- i. Increased role of the private sector, thereby broadening the participation base in the economy.
- ii. Continued liberalization of trade and other systems.

Most of the government policies revolve around issues of rationalization of investment, liberalization, entrepreneurship, self-reliance, enhancement, and integration of development efforts.

3.4 Market Size and Growth

3.4.1 Overview

The Tanzanian government is highly determined to unlock and connect people in all areas over and outside the country through construction of railways, airports, harbors and road networks. Nevertheless, the country is also expanding roads and other infrastructures in urban areas to combat traffic and reduce the time of travelling from one place to another. For instance, recently the major cities like Dar es salaam and Dodoma are experiencing the major reforms through the expansion of existing roads, construction of interchanges, The Dar es Salaam Rapid Transit (DART) system and The Dodoma City Outer Ring Road project.

Hence, with the rapid population and urbanization growth and strong determination of the government in developing infrastructures, the road paint and signage making business is anticipated to perform better at the present and in future.

3.5 Value Opportunity

The value opportunity for Creatun Trading Limited is defined by looking at the benefits that the factory will create in the market. Proposed factory project that Creatun Trading Limited brings to the market is beneficial to the Tanzanian economy because: -

- i. It contributes to meeting the local availability of thermoplastic road making paint.
- ii. It contributes to the supply of quality road signs in the country.
- iii. It contributes to the increase of road safety and minimization of road accidents.
- iv. It creates and will create more employment opportunities.
- v. It will contribute to loan repayment for the benefit of the Bank (Lender)
- vi. It creates tax revenue base to the government.

3.6 Market Needs and Segmentation

3.6.1 Needs

We have identified the following to be the Market needs within and around the country.

- i. Need for eco-friendly road making paints.
- ii. Need to reduce the importation costs through local availability of road making paint.
- iii. Road signs with high durability and resistance to bad weather agents
- iv. Need to reduce road accidents and increase road safety through the installation of proper and adequate road signs and road makings.

3.6.2 Target Market

Creatun Trading Limited targets the market segment as far as the proposed project is concerned as follows: -

A. Contractors in various Road Construction Projects

These are the major clients of road signs and paints through the fact that they are the major part authorized to construct roads for the government and other private institutions around the country.

B. Property Developers

Property developers on various projects consisting of parking spaces will purchase marking paints and signs from the factory. Following rapid urbanization and population growth, the availability of enough parking space in a property is considered as a basic amenity for the property to perform better in the market.

C. Wholesalers/suppliers

Wholesalers/suppliers are expected to become potential customers through where they will cut the importation costs through purchasing locally from the factory.

These target markets will make the building worth investing in because they will be the source of income in the form of purchases they make from Creatun Trading Limited.

3.7 Competitors Analysis

Following the simple research conducted within the local market where the factory will be established, there is only one known local manufacturer of thermoplastic road marking paint that is Global Paints Tanzania Pvt Ltd. Other companies, like Sikapex Ltd and Edgepoint (Stripes & Signs) and BOLE import and distribute road paint, often in smaller packaging units, which increases the cost per ton.

On the other hand, the road signage market is currently dominated by few suppliers that their supply cannot meet the current demand. Suppliers like Stripes N Signs, Tanzania Songwriters and Engravers Limited, Sign Industries Limited and MM Signs Limited are among the road signs manufacturer available in the country.

Furthermore, the use of thermoplastic road marking paint, utilization of screen printings and electrical cutting methods with refractive vinyl and use of high-quality aluminum materials have transformed the market by replacing the traditional methods being used since then.

However, regardless of the number of available manufacturers and suppliers of road signs and road marking paints around the country, the demand is still very high and the competition in the area seems to be of no effect on new market entrants.

3.8 SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Experience in the subject market and Sound knowledge of local market • Best business performance • The use of experienced and skilled technical expertise • Favorable physical location of the business • Backup from other sources of income 	<ul style="list-style-type: none"> • Lack of adequate capital to fully finance the factory construction.
Opportunities	Threats
<ul style="list-style-type: none"> • Increased Infrastructure Development • Rapid Urbanization and Population growth • Strong government commitment to construction of infrastructures • Increasing Property Development Projects with Parking Areas • The existence of a willing lender to finance the project. • Favorable government policies • Less risky competition 	<ul style="list-style-type: none"> • Changes in government priorities • Economic Instability which can threaten the cash flow of the project. • Political Influence on private sector doing business – compliance with all standards and statutory requirements prior kick off operation.

PART FOUR

FINANCIAL ANALYSIS

4.1 Introduction

This section presents results of the financial models to evaluate the feasibility of the proposed project. Introduction of the value driver methodology and then presentation of the proposed financing requirements for the Creatun Trading Limited will be done followed by an outline of the main assumptions. The Key assumptions and breakdown of capital are presented in the table below and the model results are then presented thereafter.

4.2 Value Driver Methodology

We have used the value driver methodology to analyze the business and ensure that the projections are aligned with business strategy and financial management processes of the firm. This approach evaluates firm value in terms of the expected future cash flows generated. The method builds on the most important generic value drivers of the business, which together determine the firm value. These value drivers are.

- i. Sales/Revenue growth.
- ii. Project financing breakdown
- iii. Working capital; and
- iv. Cost of capital.

4.3. Project Financial Data

4.3.1 Sales/revenue Growth

As evidenced in the attached financial reports, Creatun Trading Limited expects to maintain an increase in its market sales by increasing the factors of production. The business expects the growth of profitability by a minimum of 25.4% each year and anticipate increasing the financial health by expanding the net asset value by a minimum of 25% each year. Therefore, this motive will influence the business to reduce unnecessary expenditures and liability thereby increasing re-investment rate that will output the high revenue growth.

4.3.2 Project Financing Breakdown

Creatun Trading Limited expects that a total of **TZS 1,404,000,000** shall be incurred as capital expenditure for the project. The whole project will be financed through the Companies' Equity finance. Hence, there will be no any loan liability in financing this project. The summary of capital expenditure is provided in the table below.

Capital Structure	
Particulars	Amount (TZS)
Land & Building	250,000,000
Machinery & Equipment	500,000,000
Furniture and Fixtures	20,000,000
Motor Vehicles	290,000,000
Pre-expenditures	50,000,000
Working Capital	294,000,000
TOTAL	1,404,000,000

Land & Building, Machinery & Equipment, Furniture and Fixtures, Motor Vehicles are subject to depreciation as predicted in the table below: -

Depreciation (Units in TZS)						
PARTICULARS	AMOUNT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Land & Building	250,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Machinery & Equipment	500,000,000	62,500,000	62,500,000	62,500,000	62,500,000	62,500,000
Furniture And Fixtures	20,000,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Motor Vehicles	200,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Annual Depreciation	970,000,000	165,000,000	165,000,000	165,000,000	165,000,000	165,000,000

4.3.4 Cost of Capital

An essential part of the Discounted Cash Flow (DCF) methodology is the discounting of future free cash flows at an appropriate risk adjusted cost of capital. The discount rate is calculated to reflect the opportunity cost of the investment funds, which is a function of both the financial and business risks.

The cost of capital may be defined as a minimum annual economic rate of return that providers of capital require to induce them to invest in a business. When considering whether to supply a business with capital, investors consider the rate of return they can expect to earn from the business after taxation. They will decide whether to invest by comparing these returns of business with the post-tax return from other investments of similar risk.

The cost of capital or required rate of return on the company's assets. It is the discount rate - or time value of money - which is used to convert future cash flow into present

value. It is calculated as equity cost of capital because the project uses only equity capital, Capital Asset Pricing Model (CAPM) will be relevant here. Due to lack of data to compute the equity cost of capital, 10% were taken as the cost of capital (discount rate) based less risky investment namely treasury bonds. This rate defines the perfectly assuming the equity cost of capital behavior as being less risky compared to debt cost of capital. For the case of the business in question, equity source of finance poses a very minimal risk of business defaulting, disposition and acquisition since the fund is not outsourced.

4.4 Outline of Assumptions

Below is a brief description of the main assumptions used in the models.

Economic Variables

- i. Inflation: We have assumed a maximum inflation rate of 4.3% throughout the projected period based on the Government promise to curb recent inflationary pressures.
- ii. Taxation: Corporates Taxpayer are taxed at the rate of 30%. Therefore, for the purpose of scenario analysis using the worst scenario case, the model assumes the maximum tax rate throughout the projection period to be 30%.
- iii. Working capital: We have made a constant provision for trade creditors of 30 days and 30 days for trade debtors, and thus, there are 360 working days per year.
- iv. Legal and regulatory framework remained stable over the five-year period.
- v. Exchange rates will remain stable at the current rate of TZS 2,600/USD
- vi. Proposed Financing Structure (Capital Structure) will be only equity finance.
- vii. Revenue stream – Sales proceeds from selling of road signs and roadmaking paints.
- viii. The financial model has also assumed that 10% discount rate for determining the NPV which has been benchmarked from prevailing return on equity.
- ix. The Business Annual Gross revenue will be generated by the current business and is anticipated to be TZS 5,210,400,000 in the first year and will grow at an average rate of 5%.
- x. The annual cost of sales will be TZS 104,208,000.00 and will increase at the rate of 9%.

Operating Expenses

- i. The administrative expenses will be TZS 364,728,000.00 and are expected to grow at the rate of 10%.
- ii. The production expenses will be TZS 4,220,424,000.00 and are expected to grow at the rate of 10%.
- iii. Depreciation will be TZS 165,000,000.00 annually at a constant rate for five years.

5.4 Financial Analysis Results

The Financial projection is presented on page 18. The results of the analysis are as follows.

5.5.2 Project Income Statement

The projected profit and loss accounts for the business operations show positive results over the whole predicted term. The statement shows that from the first-year tenor, Creatun Trading Limited will be able to generate positive revenue even after it has covered all liabilities. Although the positive revenue is decreasing rate, the business itself is worth it because it will not default.

	Base year	Year 1	Year 2	Year 3	Year 4	Year 5
	0	1	2	3	4	5
TOTAL PROJECT COST	-1,404,000,000.00					
GROSS INCOME FROM CURRENT BUSINESS		7,478,640,000.00	7,909,200,000.00	8,530,080,000.00	8,835,840,000.00	9,060,480,000.00
Less: Cost of sales		104,208,000.00	158,184,000.00	170,601,600.00	176,716,800.00	195,436,800.00
EFFECTIVE GROSS INCOME (EGI)		7,374,432,000.00	7,751,016,000.00	8,359,478,400.00	8,659,123,200.00	8,865,043,200.00
OPERATING EXPENSES						
Production Costs		5,591,976,000.00	5,940,012,000.00	6,593,121,600.00	6,813,892,800.00	6,976,344,960.00
Administrative expenses		364,727,999.80	553,643,999.80	597,105,600.00	618,508,800.00	643,294,080.00
Depreciation		165,000,000.00	165,000,000.00	165,000,000.00	165,000,000.00	165,000,000.00
TOTAL EXPENSES		6,121,703,999.80	6,658,655,999.80	7,355,227,200.00	7,597,401,600.00	7,784,639,040.00
GROSS INCOME		1,252,728,000.20	1,092,360,000.20	1,004,251,200.00	1,061,721,600.00	1,080,404,160.00
Less: Tax (30%)		375,818,400.06	327,708,000.06	301,275,360.00	318,516,480.00	324,121,248.00
CASH FLOW AFTER TAXATION		876,909,600.14	764,652,000.14	702,975,840.00	743,205,120.00	756,282,912.00
Discounting factor (10%)	1	0.91	0.83	0.75	0.68	0.62
Discounted cashflow	-1,404,000,000.00	797,987,736.13	634,661,160.12	527,231,880.00	505,379,481.60	468,895,405.44
Total Present Value	2,934,155,663					
Net Present Value	1,530,155,663					

5.5.5 Profitability analysis

According to the Table Above, the project is very worth as it has a high positive Net Present value at the rate of 10%. The project has also high Return on Investment and so it is worth of investing on it. The present value of all projected cash flows amounts to **TZS 2,934,155,663** which exceeds the initial investment and result to the positive net present value of **TZS 1,404,000,000.00**. This shows that the business will still produce positive net cash flow for a long period of time and yielding a good return on investment.

PART FIVE

CONCLUSION AND RECOMMENDATIONS

Therefore, based on the prior analysis the demonstration has been made that Creatun Trading Limited investment is financially viable and will bring about the required business, economic as well as social benefits. Thus, Creatun Trading Limited can proceed to invest **TZS 1,404,000,000.00** for the construction of factory project in the most vibrant location of Dar es Salaam city.

APPENDICES

CERTIFICATE OF INCORPORATION

	TANZANIA	C.1  BUSINESS REGISTRATIONS AND LICENSING AGENCY
Certificate of Incorporation of a Company Section 15 No: 171739489 I HEREBY CERTIFY THAT CREATUN TRADING LIMITED is this day incorporated under the Companies Act, 2002 and that the Company is Limited. GIVEN under my hand at Dar es Salaam this 28th day of JANUARY TWO THOUSAND AND TWENTY FOUR.		
	 PRINC ASST. REGISTRAR OF COMPANIES	

COMPANY'S TIN CERTIFICATE

CTIN: 1242700



TANZANIA REVENUE AUTHORITY

CERTIFICATE OF REGISTRATION
FOR
TAXPAYER IDENTIFICATION NUMBER (TIN)
(ISSUED UNDER SECTION 23 OF THE TAX ADMINISTRATION ACT 2015)

THIS IS TO CERTIFY THAT
CREATUN TRADING LIMITED

HAS BEEN REGISTERED WITH THE TANZANIA REVENUE AUTHORITY
AND ASSIGNED THE TAXPAYER IDENTIFICATION NUMBER
171-739-489

WITH EFFECT FROM: 28 JANUARY 2024

TRA LOCATION: TEGETA **TAX OFFICE: TEGETA**

PHYSICAL LOCATION: PLOT No. 38 BLOCK No. B

STREET / AREA: MBEZI MANYEMA



ALFRED T. MREGI
COMMISSIONER FOR DOMESTIC REVENUE


NOTE: THE REQUIREMENTS UNDER WHICH THIS CERTIFICATE IS ISSUED ARE STATED OVERLEAF

Scanned with CamScanner

CS Scanned with CamScanner

VAT REGISTRATION CERTIFICATE

ISO 9001: 2015 CERTIFIED VAT 108



TANZANIA REVENUE AUTHORITY

Certificate of Registration for Value Added Tax (VAT)

(ISSUED UNDER SECTION 32(4) OF THE VALUE ADDED TAX ACT NO. 10 OF 2014)

THIS IS TO CERTIFY THAT
CREATUN TRADING LIMITED

WHOSE TAXPAYER IDENTIFICATION NUMBER (TIN) IS
171-739-489



HAS BEEN REGISTERED FOR VALUE ADDED TAX (VAT)
AND ASSIGNED VAT REGISTRATION NUMBER (VRN)
40-316670-M

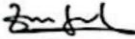
FOR BUSINESS LOCATED AT MBEZI MANYEMA DAR ES SALAAM


WITH EFFECT FROM 6TH JUNE 2024

GIVEN UNDER MY HAND

THIS 6TH DAY OF JUNE 2024


ALFRED T. MREGI
COMMISSIONER FOR VAT



NOTE: THE REQUIREMENTS UNDER WHICH THIS CERTIFICATE IS ISSUED ARE STATED OVERLEAF

Scanned with CamScanner

T. 422 DLS MOTOR VEHICLE REGISTRATION CARD

TANZANIA REVENUE AUTHORITY

MOTOR VEHICLE REGISTRATION CARD NO: 10159150

14802503-X 14802503-X

First Registered: 27/11/2017 Vehicle Control Number: 2313635 Registration Number: T422DLS

Owner Details: ID Number: 171739489 Category: Company Name: CREATUN TRADING LIMITED Postal Address: 32196 Dar es Salaam	Vehicle Details: Make: Mitsubishi Model: FIGHTER Model Number: FK619 Body Type: Truck Colour: White Class: Light Load Vehicle (GVM 3500kg or Less) Year of Manufacture: 1995 Chassis No: FK619K521166 Engine No: Z362GD Engine Capacity: 8200 Fuel Used: Diesel Number of Axles: 2 Axle Distance: Seating Capacity: 3 Tare Weight: 3500 Gross Weight: 3560 Imported From: Japan.
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Title Holder Details:
 ID Number: 171739489
 Category: Company
 Name: CREATUN TRADING LIMITED
 Postal Address: 32196 Dar es Salaam

Number of Previous Owner(s): 3
Vehicle Usage: Commercial
 Previous Registration Number:

Dec. Year: 17 Office: TZDL Agent Tin: 101921794 Dec Ref. No: 1344276 Item: 1

<input type="checkbox"/> NOTIFICATION OF CHANGE OF OWNERSHIP OR TITLE HOLDER (Tick here, fill in owner particulars and sign declaration below NB Current owner must declare his/her stamp Duty Status)	<input type="checkbox"/> NOTIFICATION OF TRANSFER OF TITLE TO CURRENT OWNER (Tick here and sign declaration below)
---	--

New Owner Category <input type="checkbox"/> Citizen of Tanzania <input type="checkbox"/> Parastatal <input type="checkbox"/> Company <input type="checkbox"/> Expatriate <input type="checkbox"/> Other Agencies/Associations/Clubs <input type="checkbox"/> Partnership <input type="checkbox"/> Solo Proprietor TIN No or other No:	<input type="checkbox"/> Financial Institution <input type="checkbox"/> Local Government <input type="checkbox"/> Other Government Organisation <input type="checkbox"/> Diplomat/Foreign Mission <input type="checkbox"/> International Organisation <input type="checkbox"/> Cooperative Society <input type="checkbox"/> Religious Organisation
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Current Owner's Stamp Duty Status
 VAT or Stamp Duty Composition Number:
 Stamp Duty Receipt Number:
 Not Applicable

Reason for Change of Ownership: Sold Repossessed Deceased Estate Within company or family Other

USE BLOCK LETTERS:
 New Owner's Name: Age:
 New Owner's Postal Address: Town/Place:

REASON FOR CHANGE OF PARTICULARS & USE: Roadworthiness Stolen Scrapped Repossessed Reconstructed

New: <input type="checkbox"/> Body Type: <input type="checkbox"/> Propelled by: <input type="checkbox"/> Gross Weight:	<input type="checkbox"/> Engine No: <input type="checkbox"/> Fuel Type: <input type="checkbox"/> Colour:	<input type="checkbox"/> Engine Capacity: <input type="checkbox"/> Tare Weight: <input type="checkbox"/> Seating Capacity:	New use: <input type="checkbox"/> Private <input type="checkbox"/> Commercial <input type="checkbox"/> Donor Funded <input type="checkbox"/> Taxi <input type="checkbox"/> Emergency
--	--	--	--

Please Enclose Police Inspection Report

DECLARATION

I, the Title Holder, sign and declare that the Title has been transferred to the Owner or to a new Title Holder

I, the owner, sign and declare that the changes reported by me are true and correct:

We, the owner and the new owner, sign and declare that the vehicle was disposed to the new owner on the _____ day of _____ 20____ at the Sales Price Tsh: _____
 Owner _____ New Owner _____

RECEIPT
 TANZANIA REVENUE AUTHORITY

Received From: CREATUN TRADING LIMITED Reason: Change Of Ownership

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Particulars:</th> <th style="width: 50%;">Amount:</th> </tr> </thead> <tbody> <tr> <td>Registration card</td> <td>TZS 50,000</td> </tr> <tr> <td>Transfer Tax</td> <td>TZS 50,000</td> </tr> <tr> <td>Total Amount:</td> <td>TZS 100,000</td> </tr> </tbody> </table>	Particulars:	Amount:	Registration card	TZS 50,000	Transfer Tax	TZS 50,000	Total Amount:	TZS 100,000	Registration No: T422DLS Mode of Payment: Mobile 9984118203326 Receipt No: 9954019 Date: 19/04/24 Issuing Officer ID: 20000583 Issuing Office: SAMORA
Particulars:	Amount:								
Registration card	TZS 50,000								
Transfer Tax	TZS 50,000								
Total Amount:	TZS 100,000								

14802503-X 14802503-X

T. 422 DLS MOTOR VEHICLE REGISTRATION CARD

14802503-X 14802503-X

MOTOR VEHICLE REGISTRATION CARD NO: 10159160

First Registered: 27/11/2017 Owner Details: ID Number: 171739489 Category: Company Name: CREATUN TRADING LIMITED Postal Address: 32196 Dar es Salaam	Vehicle Control Number: 2313635 Registration Number: T422DLS	Vehicle Details: Make: Mitsubishi Model: FIGHTER Model Number: FK619 Body Type: Truck Colour: White Class: Light Load Vehicle (GVM 3500kg or Less) Year of Manufacture: 1995 Chassis No: FK619K521166 Engine No: Z362GD Engine Capacity: 8200 Fuel Used: Diesel Number of Axles: 2 Axle Distance: 3 Seating Capacity: 3500 Tare Weight: 3500 Gross Weight: 3500 Imported From: Japan.
--	--	---

Title Holder Details:
 ID Number: 171739489
 Category: Company
 Name: CREATUN TRADING LIMITED
 Postal Address: 32196 Dar es Salaam

Number of Previous Owner(s): 3
Vehicle Usage: Commercial
 Previous Registration Number:

Dec. Year: 17 Office: TZDL Agent Tin: 101921794 Dec Ref. No: 1344276 Item: 1

<input type="checkbox"/> NOTIFICATION OF CHANGE OF OWNERSHIP OR TITLE HOLDER (Tick here, fill in owner particulars and sign declaration below NB Current owner must declare his/her stamp Duty Status)	<input type="checkbox"/> NOTIFICATION OF TRANSFER OF TITLE TO CURRENT OWNER (Tick here and sign declaration below)
---	--

New Owner Category <input type="checkbox"/> Citizen of Tanzania <input type="checkbox"/> Parastatal <input type="checkbox"/> Company <input type="checkbox"/> Expatriate <input type="checkbox"/> Other Agencies/Associations/Clubs <input type="checkbox"/> Partnership <input type="checkbox"/> Solo Proprietor TIN No or other No:	<input type="checkbox"/> Financial Institution <input type="checkbox"/> Local Government <input type="checkbox"/> Other Government Organisation <input type="checkbox"/> Diplomat/Foreign Mission <input type="checkbox"/> International Organisation <input type="checkbox"/> Cooperative Society <input type="checkbox"/> Religious Organisation
--	--

Current Owner's Stamp Duty Status
 VAT or Stamp Duty Composition Number:
 Stamp Duty Receipt Number:
 Not Applicable

Reason for Change of Ownership: Sold Repossessed Deceased Estate Within company or family Other

USE BLOCK LETTERS:
 New Owner's Name: _____ Age: _____
 New Owner's Postal Address: _____ Town/Place: _____

REASON FOR CHANGE OF PARTICULARS & USE: Roadworthiness Stolen Scrapped Repossessed Reconstructed

New: <input type="checkbox"/> Body Type: <input type="checkbox"/> Engine No: <input type="checkbox"/> Engine Capacity <input type="checkbox"/> Propelled by: <input type="checkbox"/> Fuel Type: <input type="checkbox"/> Tare Weight <input type="checkbox"/> Gross Weight: <input type="checkbox"/> Colour: <input type="checkbox"/> Seating Capacity	New use: <input type="checkbox"/> Private <input type="checkbox"/> Taxi <input type="checkbox"/> Commercial <input type="checkbox"/> Emergency <input type="checkbox"/> Donor Funded
--	---

Please Enclose Police Inspection Report

DECLARATION

I, the Title Holder, sign and declare that the Title has been transferred to the Owner or to a new Title Holder

I, the owner, sign and declare that the changes reported by me are true and correct.



We, the owner and the new owner, sign and declare that the vehicle was disposed to the new owner on the _____ day of _____ 20____
 at the Sales Price Tsh: _____ Owner _____ New Owner _____

RECEIPT
TANZANIA REVENUE AUTHORITY

Received From: CREATUN TRADING LIMITED Particulars: <table style="width: 100%;"> <tr> <th style="width: 60%;">Particulars:</th> <th style="width: 40%;">Amount:</th> </tr> <tr> <td>Registration card</td> <td>TZS 50,000</td> </tr> <tr> <td>Transfer Tax</td> <td>TZS 50,000</td> </tr> <tr> <td>Total Amount:</td> <td>TZS 100,000</td> </tr> </table>	Particulars:	Amount:	Registration card	TZS 50,000	Transfer Tax	TZS 50,000	Total Amount:	TZS 100,000	Reason: Change Of Ownership Registration No: T422DLS Mode of Payment: Mobile 9984118203328 Receipt No: 9984018 Date: 19/04/24 Issuing Officer ID: 20000983 14802503-X Issuing Office: SAMORA
Particulars:	Amount:								
Registration card	TZS 50,000								
Transfer Tax	TZS 50,000								
Total Amount:	TZS 100,000								

Page 1 of 1

BRELA COMPANY DETAILED SEARCH

	TANZANIA	 BUSINESS REGISTRATIONS AND LICENSING AGENCY
Register of Companies Detailed information		
Information date and time: 22/07/2025 15:46:03 Last update date and time: 28/03/2024 18:15:00 Registration date and time: 28/01/2024 20:14:45		
<ol style="list-style-type: none"> 1. Status: 2. Incorporation number: 3. Company: 4. Company type: 5. Registered office: 6. Contacts: 7. Business activity: 8. Directors / Directors in the country of origin: 9. Company secretary / Company secretary in the country of origin: 10. Authorised share capital: 	<p>Registered</p> <p>171739489</p> <p>CREATUN TRADING LIMITED</p> <p>Private company Limited by shares</p> <p>Region Dar Es Salaam, District Kinondoni, Ward Mbezi Juu, Postal code 14128, Street Mbezi Manyema, Road Mpakani, Plot number 38, Block number B, House number Belinda Plaza</p> <p>Email: 398237708@qq.com, Mob no/Tel no: 255746042205, P.O.Box 32196</p> <p>4610 - Wholesale on a fee or contract basis, Main activity 4651 - Wholesale of computers, computer peripheral equipment and software 4653 - Wholesale of agricultural machinery, equipment and supplies 4663 - Wholesale of construction materials, hardware, plumbing and heating equipment and supplies 4773 - Other retail sale of new goods in specialized stores 4390 - Other specialized construction activities 4923 - Freight transport by road 5820 - Software publishing 6201 - Computer programming activities 6312 - Web portals 7020 - Management consultancy activities 7310 - Advertising 7110 - Architectural and engineering activities and related technical consultancy 8292 - Packaging activities 7911 - Travel agency activities 9000 - Creative, arts and entertainment activities 4759 - Retail sale of electrical household appliances, furniture, lighting equipment and other household articles in specialized stores 4761 - Retail sale of books, newspapers and stationary in specialized stores 7410 - Specialized design activities 0210 - Silviculture and other forestry activities 0240 - Support services to forestry</p> <p>YUN LIPING, Chinese MA XIANGYU, Chinese KELVIN MICHAEL SIMKANGA, Tanzanian</p> <p>KELVIN MICHAEL SIMKANGA, Tanzania</p> <p>20000000 TZS</p>	

- | | |
|-----------------------------|--|
| 11. Class of shares: | Class Ordinary: 100 shares, 200000 TZS/share, 20000000 TZS |
| 12. Shareholders: | YUN LIPING Class Ordinary 90 shares taken
MA XIANGYU Class Ordinary 10 shares taken |

Information ordered by: **KELVIN SIMKANGA**

NOTE. Information printed from the Register of Company is true and complete as per extract generation date and time. Please be advised to refer to the Online Registration System at BRELA (ors.brela.go.tz) for an up-to-date information regarding given Company.



Princ. Asst. Registrar of Companies