

坦桑尼亚金奥中心

KEYNE CENTER TANZANIA

2025年2月20日 | February 20th, 2025

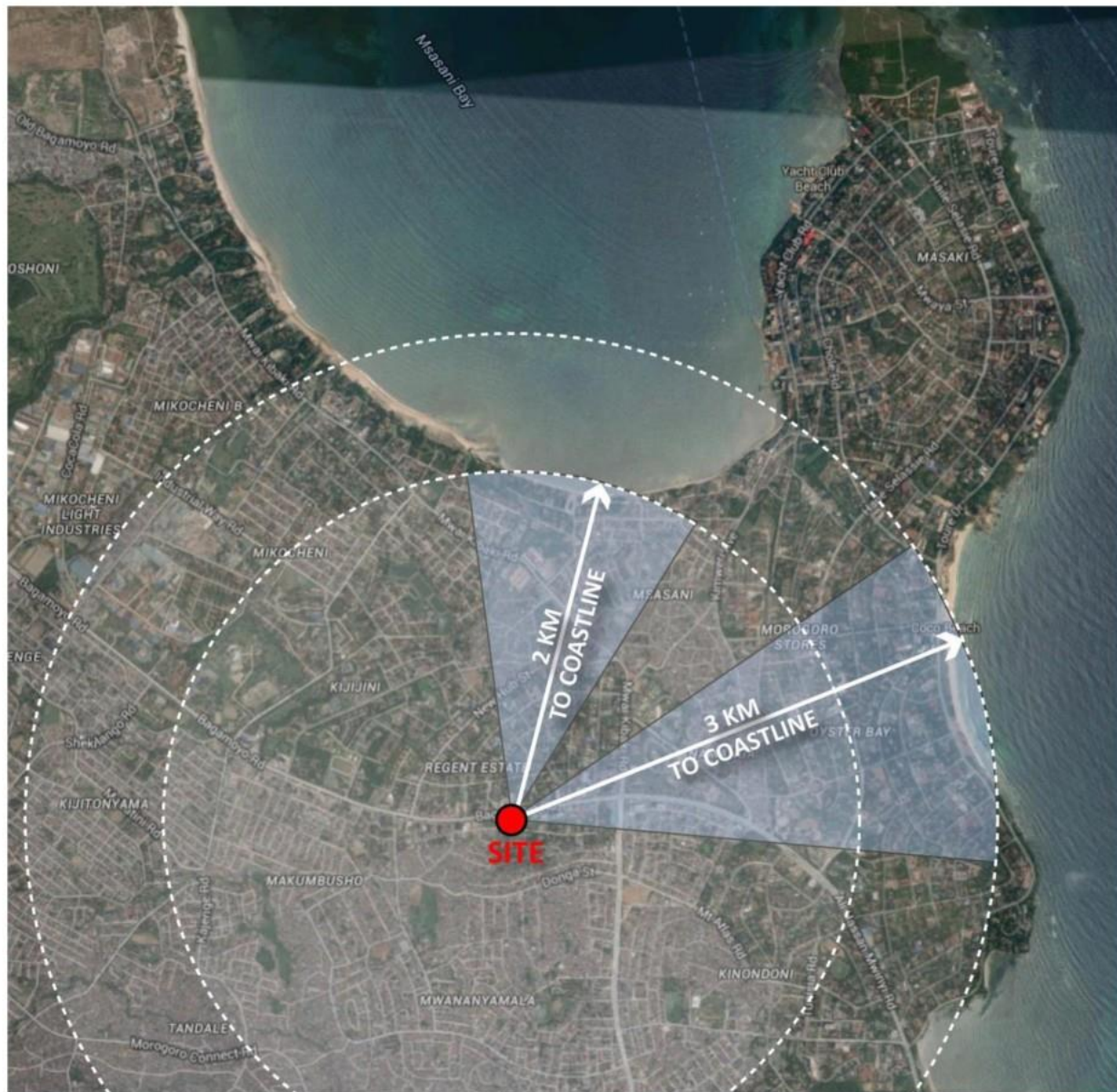
10

基地分析

SITE ANALYSIS

1.1 周边城市环境 | SITE CONTEXT

1.1



设计指标

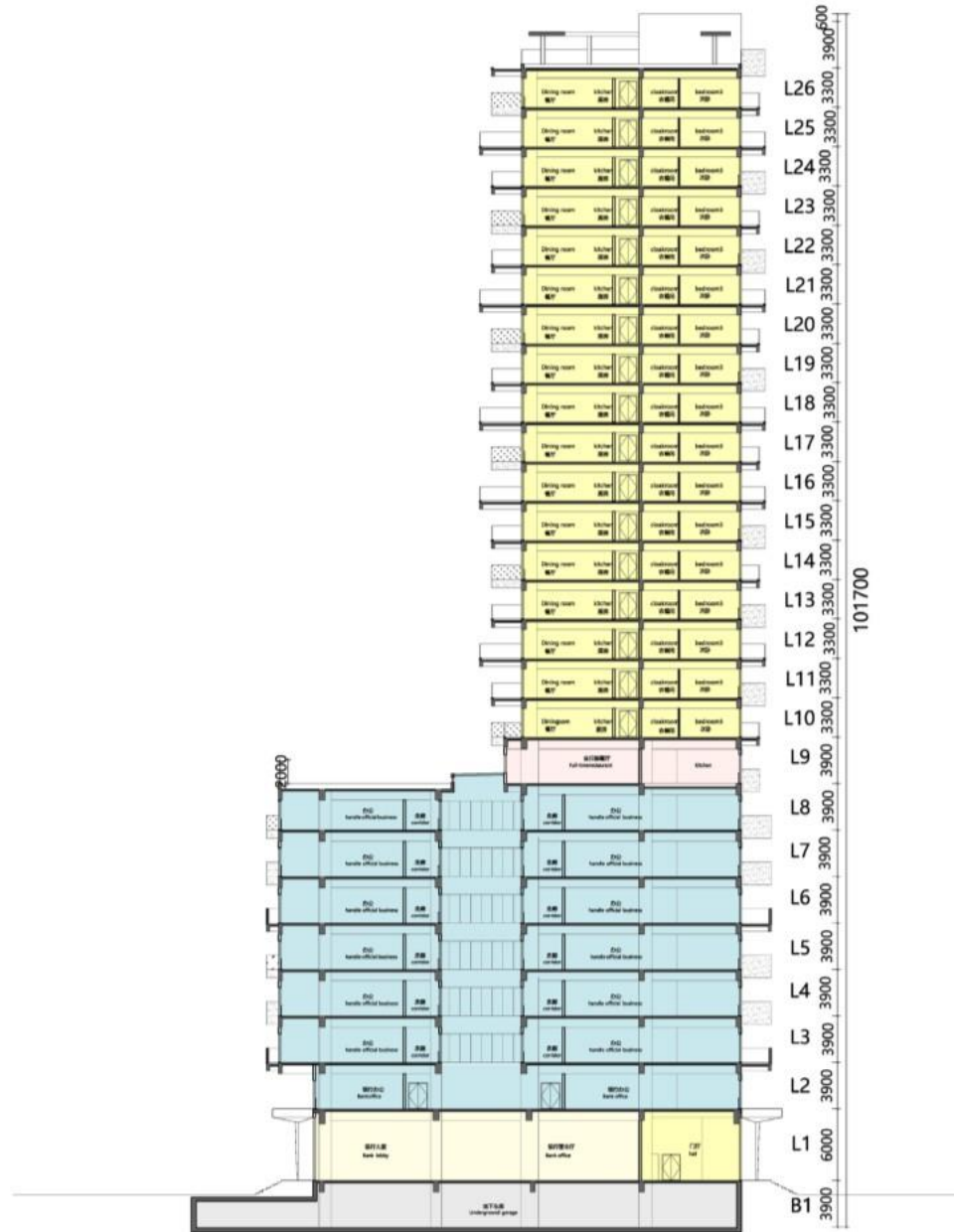
用地分析 ILAND-USE ANALYSIS

	commerce	office	Supporting	residence	other	total	floor height
	商业	办公	配套	住宅 (不含阳台)	其它	合计	层高
-1					2961.65	2961.65	3.9
1	773.77	941.8	0	303.45	126	2145.02	6
2		2145.02				2145.02	3.9
3		2277.91				2277.91	3.9
4		2277.91				2277.91	3.9
5		2277.91				2277.91	3.9
6		2277.91				2277.91	3.9
7		2277.91				2277.91	3.9
8		2277.91				2277.91	3.9
9			1546.5			1546.5	3.9
10				1102.39		1102.39	3.3
11				1102.39		1102.39	3.3
12				1102.39		1102.39	3.3
13				1102.39		1102.39	3.3
14				1102.39		1102.39	3.3
15				1102.39		1102.39	3.3
16				1102.39		1102.39	3.3
17				1102.39		1102.39	3.3
18				1102.39		1102.39	3.3
19				1102.39		1102.39	3.3
20				1102.39		1102.39	3.3
21				1102.39		1102.39	3.3
22				1102.39		1102.39	3.3
23				1102.39		1102.39	3.3
24				1102.39		1102.39	3.3
25				1102.39		1102.39	3.3
26				1102.39		1102.39	3.3
屋顶					135.02	135.02	3.6
合计	773.77	16754.28	1546.5	19044.08	261.02	38379.65	96.9

建筑图纸

ARCHITECTURAL DRAWINGS

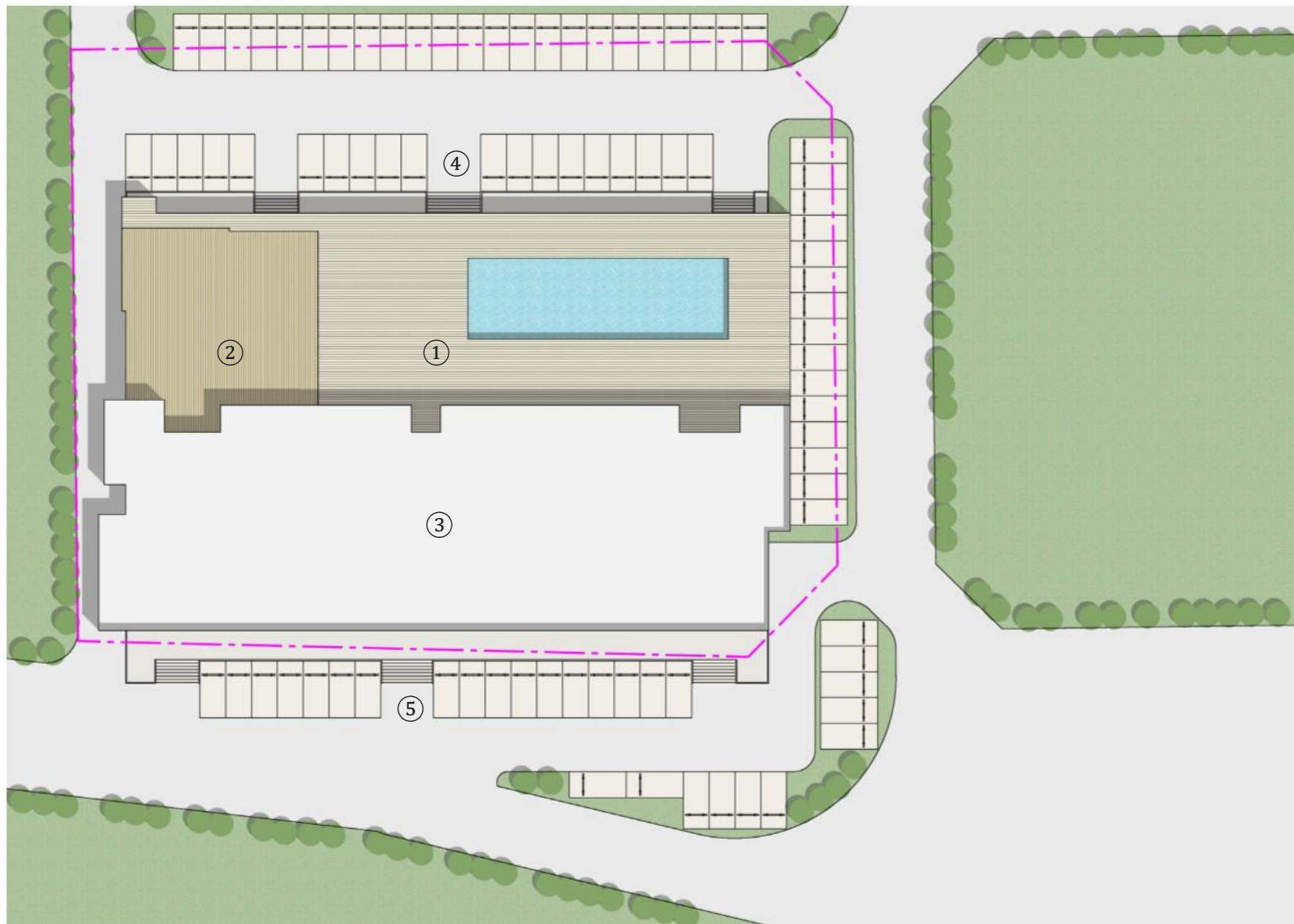
剖面图 | SECTION



总平面图

MASTER LAYOUT PLAN

总平面 | MASTER LAYOUT PLAN

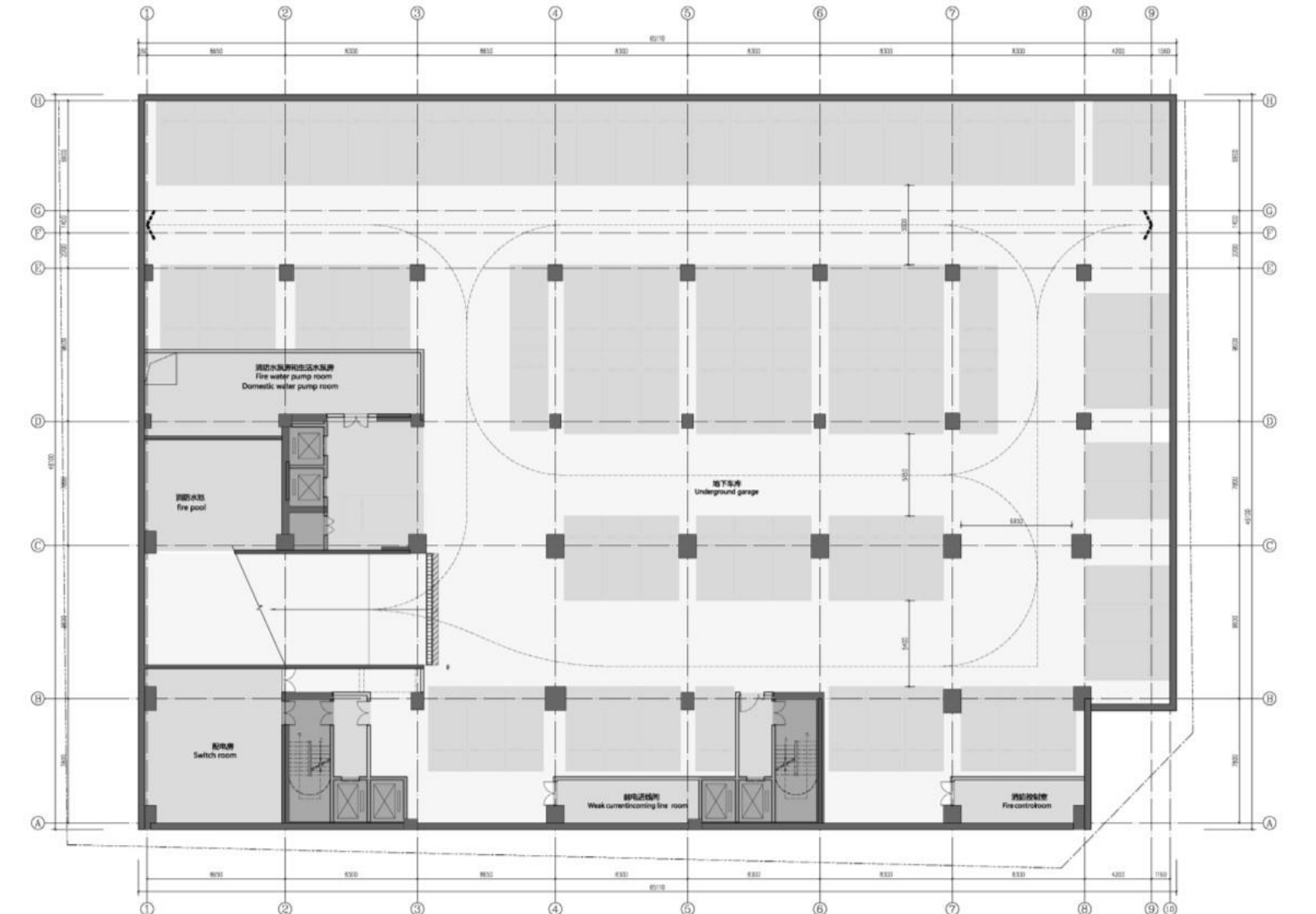


- ① 办公露台
OFFICE TERRACE
- ② 办公屋顶
OFFICE ROOFS
- ③ 住宅塔楼
RESIDENTIAL TOWER
- ④ 办公落客区
OFFICE DROP-OFF AREA
- ⑤ 住宅落客区
RESIDENTIAL DROP-OFF AREA

平面图

PLAN

停车场 - 地下一层 IPARKING-BASEMENT1



B1

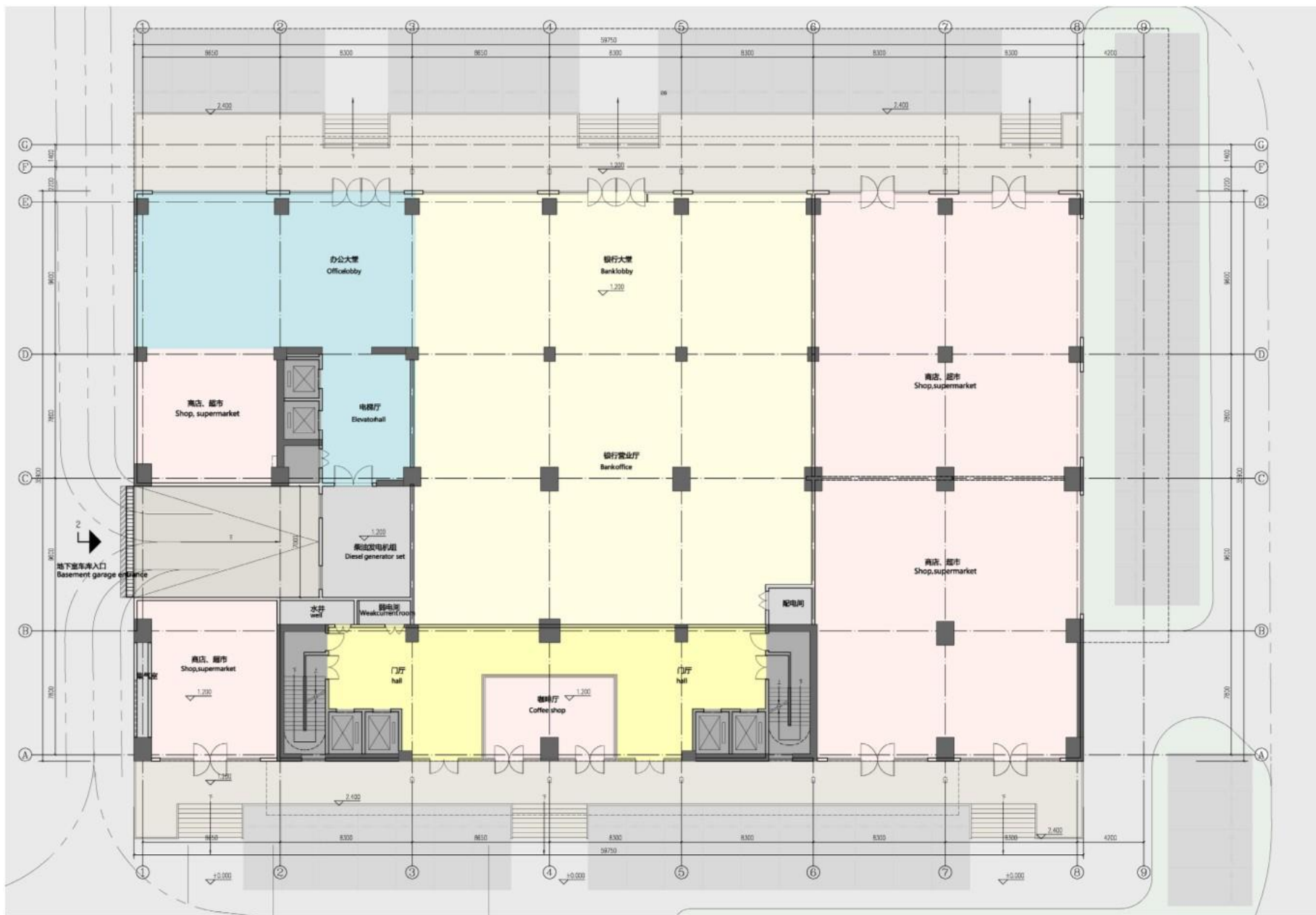
本层停车数 85
SPACES/FLOOR



本层建筑面积： 2962m²
FLOORS G.F.A

平面图

PLAN
商业、办公 - 首层 I RETAIL、OFFICE-GROOUND FLOOR PLAN



L1

- 商业 RETAIL
- 办公大堂 OFFICE LOBBY
- 银行大堂 BANK LOBBY
- 住宅大堂 RESIDENTIAL LOBBY
- 后勤 / 核心筒 / 机电
BOH/CORE/MEP

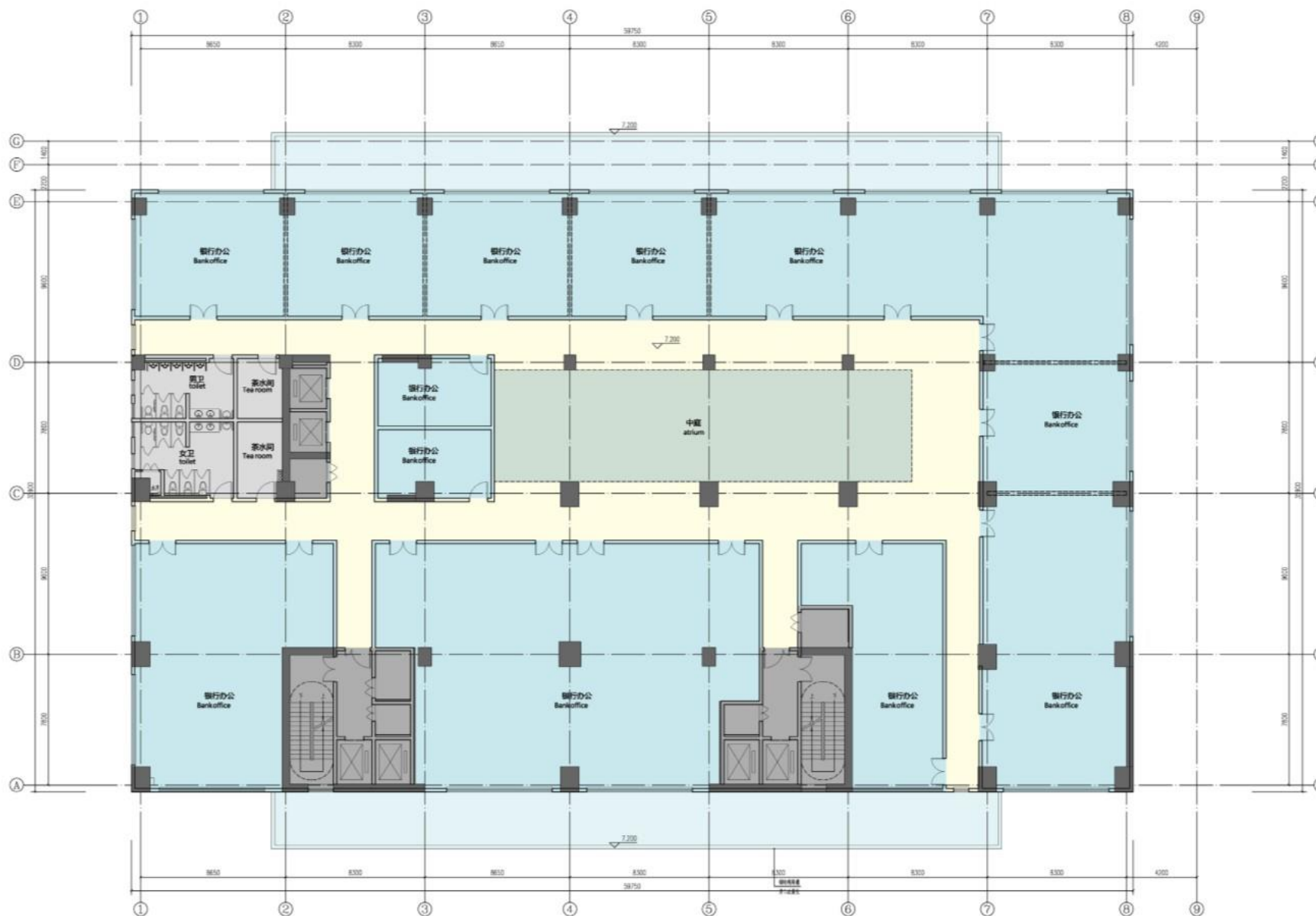
本层建筑面积： 2145^m₂
FLOORS G.F.

商业建筑面积： 785^m₂
RETAIL FLOORS G.F.A

平面图

PLAN

办公 - 二层 | OFFICE-L2



L2

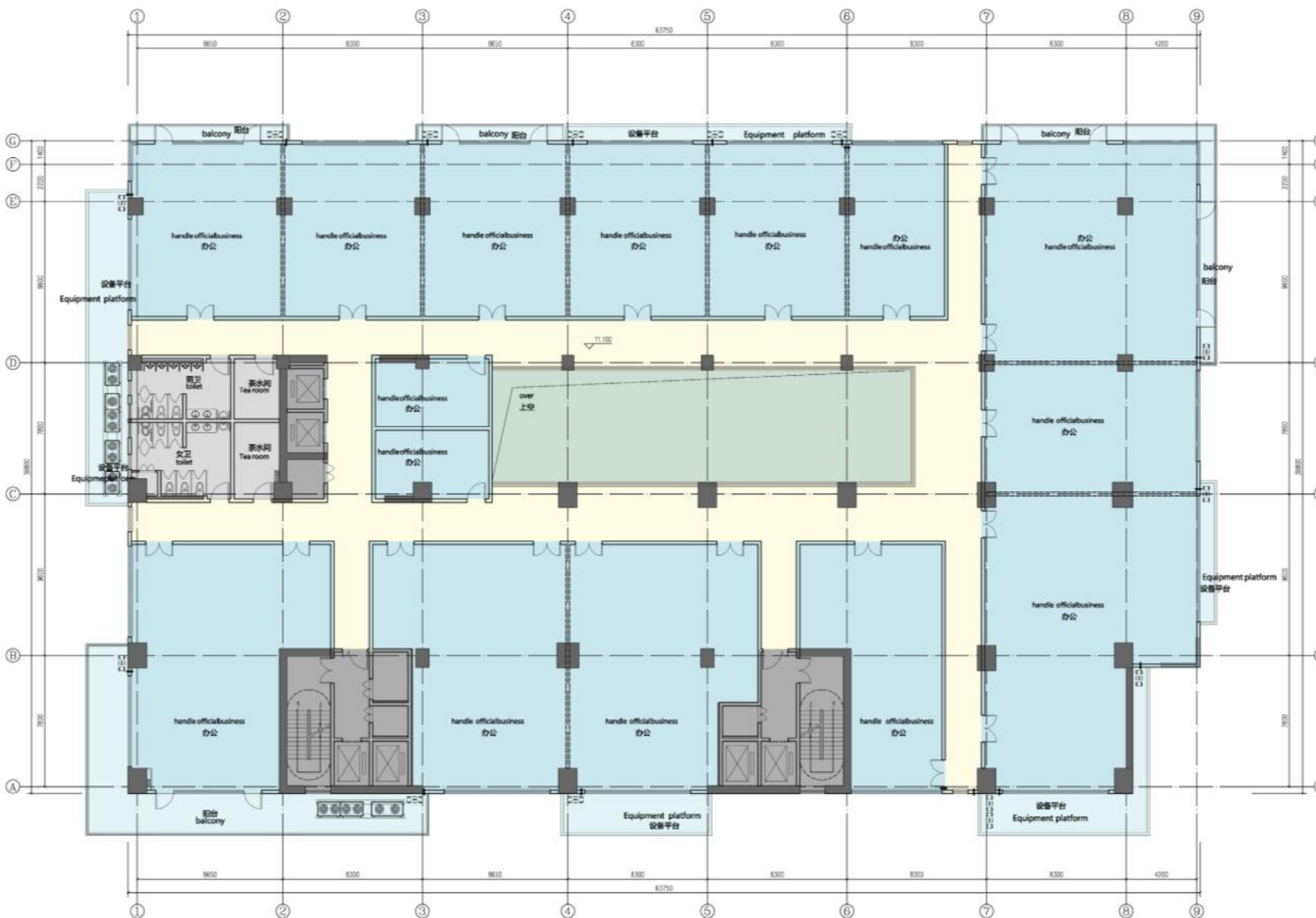
- 办公 LOBBY
- 走廊 CORRIDOR
- 中庭 ATRIUM
- 后勤 / 核心筒 / 机电
BOH/CORE/MEP

本层建筑面积： 2145^m₂
FLOORS G.F.A

平面图

PLAN

办公 - 三层 | OFFICE-L3



L3

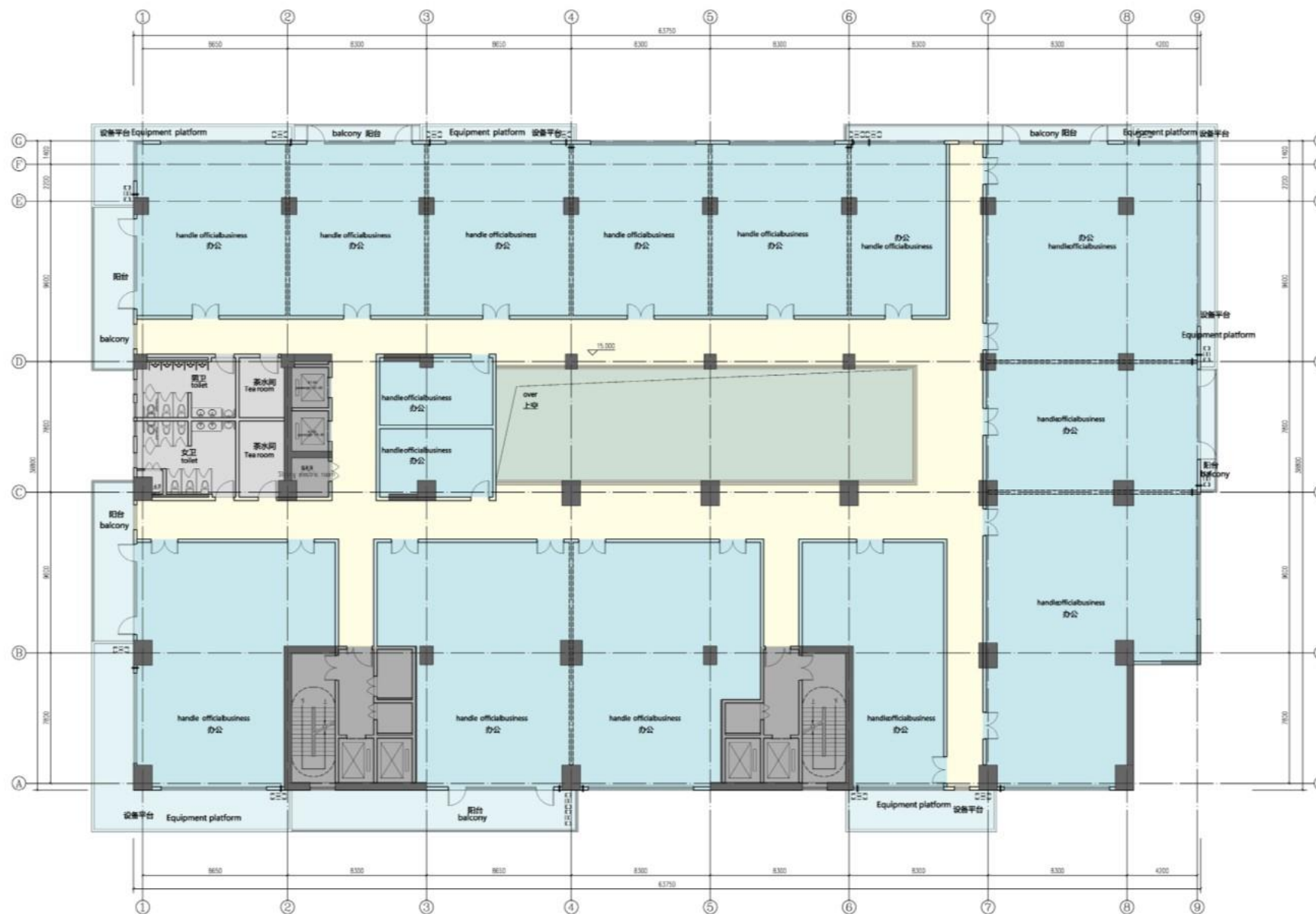
- 办公 LOBBY
- 走廊 CORRIDOR
- 中庭 ATRIUM
- 后勤 / 核心筒 / 机电
BOH/CORE/MEP

本层建筑面积： 2145^m₂
FLOORS G.F.A

平面图

PLAN

办公 - 四层 | OFFICE-L4



L4

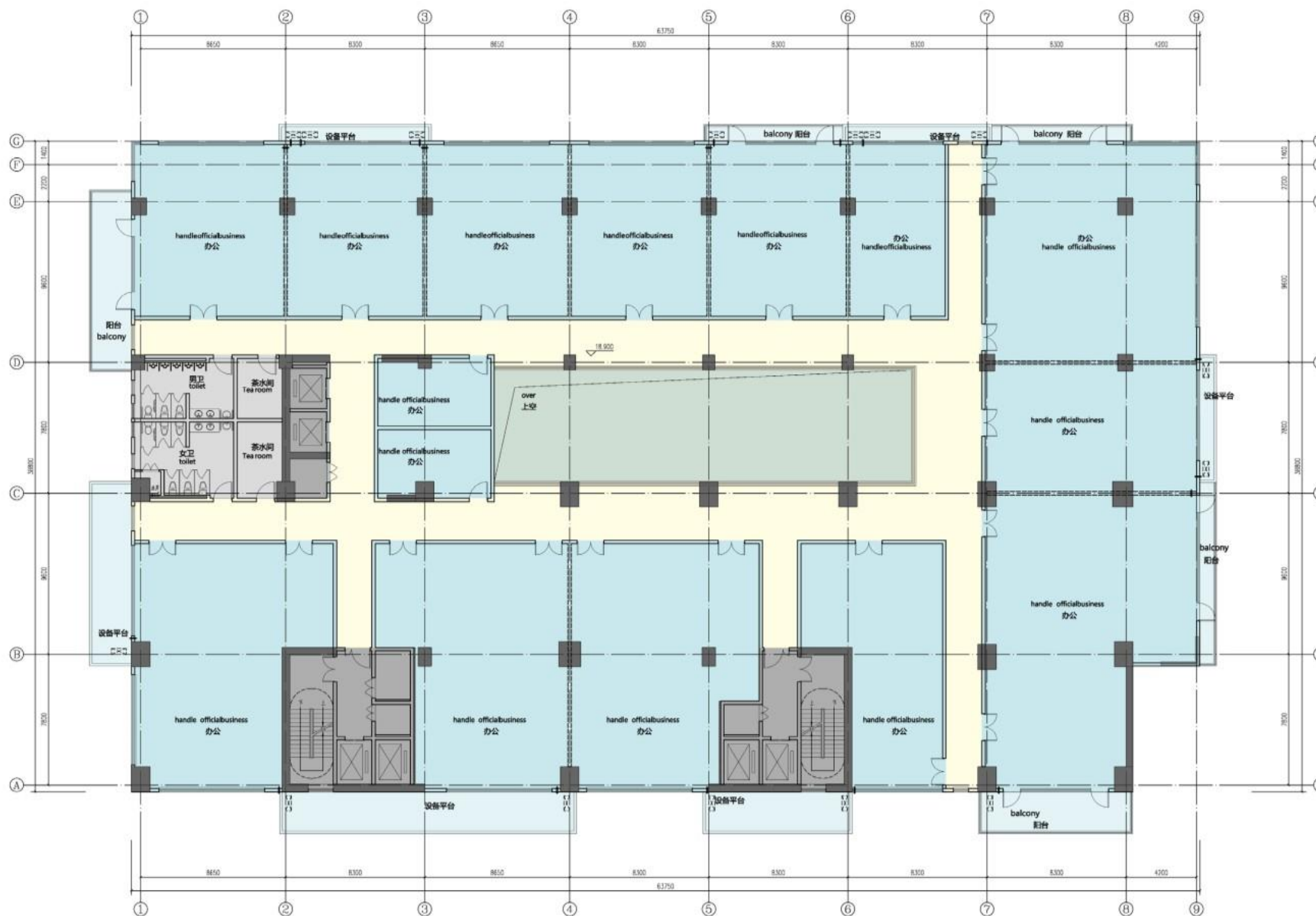
- 办公 LOBBY
- 走廊 CORRIDOR
- 中庭 ATRIUM
- 后勤 / 核心筒 / 机电 BOH/CORE/MEP

本层建筑面积： 2145^m₂
FLOORS G.F.A

平面图

PLAN

办公 - 五层 | OFFICE-L5



L5

- 办公 LOBBY
- 走廊 CORRIDOR
- 中庭 ATRIUM
- 后勤 / 核心筒 / 机电 BOH/CORE/MEP

本层建筑面积： 2145^m₂
FLOORS G.F.A

平面图

PLAN

办公 - 六层 | OFFICE-L6



L6

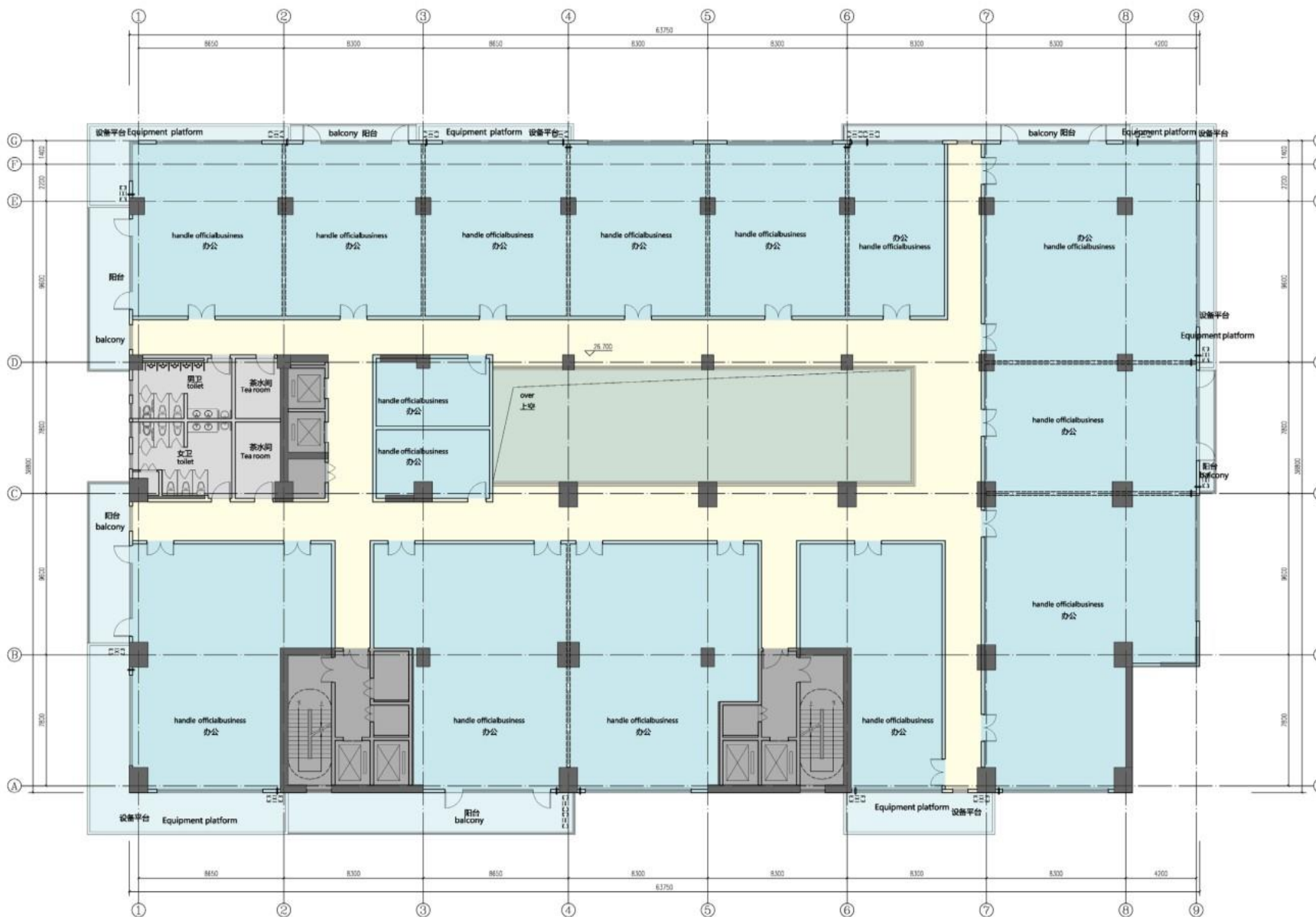
- 办公 LOBBY
- 走廊 CORRIDOR
- 中庭 ATRIUM
- 后勤 / 核心筒 / 机电 BOH/CORE/MEP

本层建筑面积： 2145^m₂
FLOORS G.F.A

平面图

PLAN

办公 - 七层 | OFFICE-L7



L7

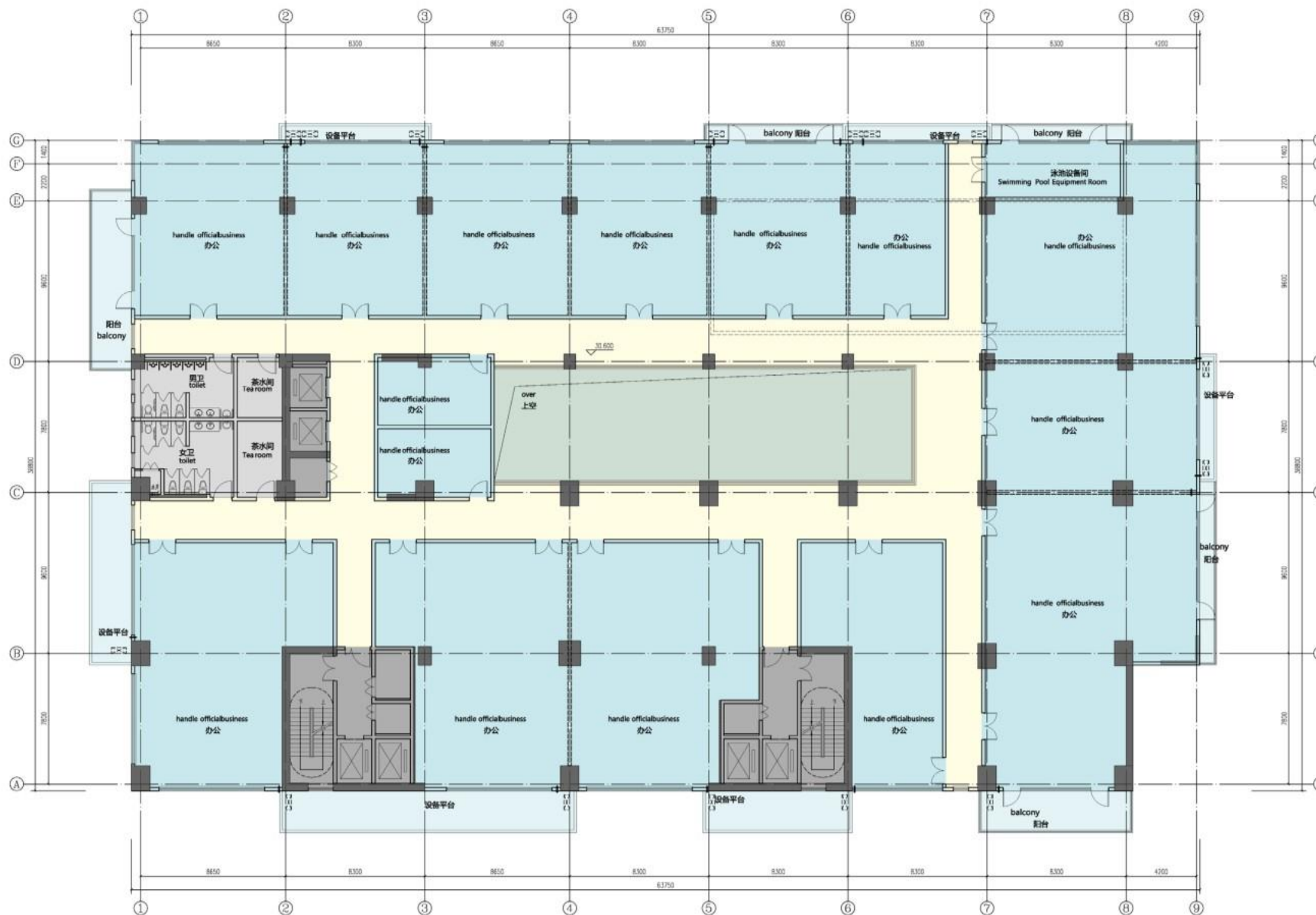
- 办公 LOBBY
- 走廊 CORRIDOR
- 中庭 ATRIUM
- 后勤 / 核心筒 / 机电 BOH/CORE/MEP

本层建筑面积： 2145^m₂
FLOORS G.F.A

平面图

PLAN

办公 - 八层 | OFFICE-L8



L8

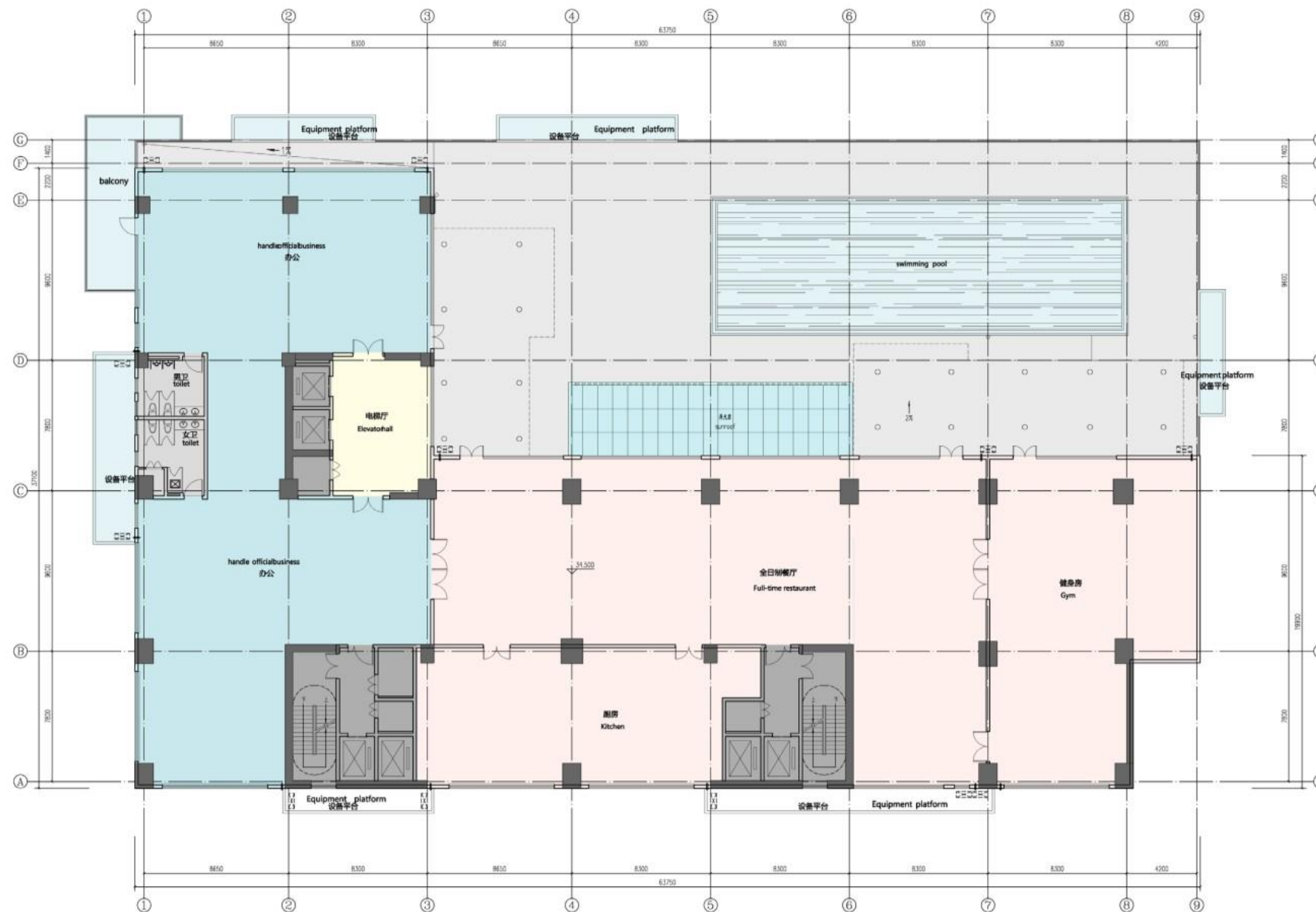
- 办公 LOBBY
- 走廊 CORRIDOR
- 中庭 ATRIUM
- 后勤 / 核心筒 / 机电 BOH/CORE/MEP

本层建筑面积： 2145^m₂
FLOORS G.F.A

平面图

PLAN

办公 - 九层 | OFFICE-L9



L9

- 办公 LOBBY
- 走廊 CORRIDOR
- 中庭 ATRIUM
- 后勤 / 核心筒 / 机电
BOH/CORE/MEP
- 餐厅 / 健身
RESTAURANT/FITNESS

本层建筑面积： 1547^m₂
FLOORS G.F.A

餐厅、健身建筑面积： 833^m₂
RESTAURANT、FITNESS G.F.A

平面图

PLAN

住宅 - 十层 | RESIDENTIAL FLAT-L10



L10

-  ·住宅 RESIDENTIAL FLAT
-  ·后勤 / 核心筒 / 机电 BOH/CORE/MEP

本层建筑面积： 1102^m₂
FLOORS G.F.A

平面图

PLAN

住宅-十一、十三、十五、十九、二十二、二十四层 | RESIDENTIAL FLAT-L11、13、15、19、22、24



L11/13/15/ 19/22/24

- 住宅 RESIDENTIAL FLAT
- 后勤 / 核心筒 / 机电 BOH/CORE/MEP

本层建筑面积： 1102^m²
FLOORS G.F.A

平面图

PLAN

住宅-十二、十六、十八、二十一、二十五层 | RESIDENTIAL FLAT-L12、16、18、21、25

L12/16/18/ 21/25



- 住宅 RESIDENTIAL FLAT
- 后勤 / 核心筒 / 机电 BOH/CORE/MEP

本层建筑面积： 1102^m²
FLOORS G.F.A

平面图

PLAN

住宅-十四、十七、二十、二十三、二十六层 | RESIDENTIAL FLAT-L14、17、20、23、26

L14/17/20/ 23/26



- 住宅 RESIDENTIAL FLAT
- 后勤 / 核心筒 / 机电 BOH/CORE/MEP

本层建筑面积： 1102 m²
FLOORS G.F.A

效果图

EXTERIOR RENDERS

坦桑尼亚金奥中心
KEYNE CENTER TANZANIA

AERIAL 01



Silkroad Visual

效果图

EXTERIOR RENDERS

坦桑尼亚金奥中心
KEYNE CENTER TANZANIA

EYE LEVEL 01



Silkroad Visual 

效果图

EXTERIOR RENDERS

坦桑尼亚金奥中心
KEYNE CENTER TANZANIA

EYE LEVEL 02



丝路视觉
设计可视化

效果图

EXTERIOR RENDERS



坦桑尼亚金奥中心
KEYNE CENTER TANZANIA

效果图

EXTERIOR RENDERS



坦桑尼亚金奥中心
KEYNE CENTER TANZANIA

效果图

EXTERIOR RENDERS



坦桑尼亚金奥中心
KEYNE CENTER TANZANIA

中庭效果图

ATRIUM DESIGN





投资分析

INVESTMENT ANALYSIS



投资分析

INVESTMENT ANALYSIS

市场分析 | MARKET ANALYSIS

坦桑尼亚联合共和国，简称坦桑尼亚，首都多多马，目前首府部门已迁往多多马，但各国外交使馆基本仍留在原首都为达累斯萨拉姆。

The United Republic of Tanzania, referred to as Tanzania, has Dodoma as its capital. Currently, the capital's departments have been relocated to Dodoma, but the diplomatic embassies of various countries mostly remain in the former capital, Dar es Salaam.

坦桑尼亚位于非洲东部，赤道以南，北与肯尼亚和乌干达交界，南与赞比亚、马拉维、莫桑比克接壤，西与卢旺达、布隆迪和刚果（金）为邻，东濒印度洋。总面积945087平方千米，海岸线长840千米。东部沿海地区和内陆部分低地属热带草原气候，西部内陆高原属热带山地气候。

Tanzania is located in eastern Africa, south of the equator. It borders Kenya and Uganda to the north, Zambia, Malawi and Mozambique to the south, Rwanda, Burundi and the Democratic Republic of the Congo to the west, and the Indian Ocean to the east. The total area is 945,087 square kilometers, and the coastline is 840 kilometers long. The eastern coastal areas and some low lands in the interior have a tropical savanna climate, while the western inland plateau has a tropical mountain climate.

截至2022年，坦桑尼亚总人口6174万人。2022年坦桑尼亚国内生产总值为757亿美元，人均GDP为1226美元。

As of 2022, the total population of Tanzania was 61.74 million. In 2022, Tanzania's gross domestic product (GDP) was 75.7 billion U.S. dollars, and the per capita GDP was 1,226 U.S. dollars.

投资分析

INVESTMENT ANALYSIS

市场分析 | MARKET ANALYSIS

根据坦桑尼亚中央银行(BOT)最近发布的《2022年坦桑尼亚金融稳定报告》表明，尽管面临全球经济风险，但该国金融体系仍具有弹性。报告指出坦桑尼亚2022年的GDP增长率预计为4.7%，2023年坦桑尼亚大陆的GDP增长率将达到5.2%。这一增长反映了政府基础设施投资的增加和私营部门活动的复苏。

According to the "Financial Stability Report of Tanzania 2022" recently released by the Bank of Tanzania (BOT), although facing global economic risks, the country's financial system still remains resilient. The report points out that Tanzania's GDP growth rate in 2022 was expected to be 4.7%, and the GDP growth rate of Tanzania mainland in 2023 will reach 5.2%. This growth reflects the increase in government infrastructure investment and the recovery of private sector activities.

项目位于坦桑尼亚达累斯萨拉姆市，达市为该国第一大城市和港口，全市面积162.5平方公里，人口达到436万，为全国的经济、文化中心，东非重要港口，也是全国的工业中心，其产业以轻纺工业为主，有大型纺织厂和卷烟、食品、制革、腰果加工、炼油、机车修理、农机具修造、PET瓶砖和水泥等企业。

The project is located in Dar es Salaam, Tanzania. Dar es Salaam is the country's largest city and port. The entire city covers an area of 162.5 square kilometers, and its population reaches 4.36 million. It is the economic and cultural center of the country, an important port in East Africa, and also the industrial center of the country. Its industries are mainly light textile industries, and there are large textile factories and enterprises such as cigarette, food, leather tanning, cashew processing, oil refining, locomotive repair, agricultural machinery repair and manufacturing, PET bottle brick and cement.

根据坦桑尼亚国家统计局公布的数据，2020年达累斯萨拉姆市的产值为25.27万亿先令（约合110亿美元），较2016年上涨37%，平均年增幅达到近9%。

According to the data released by the National Bureau of Statistics of Tanzania, the output value of Dar es Salaam in 2020 was 25.27 trillion shillings (about 11 billion U.S. dollars), an increase of 37% compared to 2016, with an average annual growth rate of nearly 9%.

投资分析

INVESTMENT ANALYSIS

市场分析 | MARKET ANALYSIS

达累斯萨拉姆的自然资源非常的丰富，尤其是矿产资源，有八个绿岩带，达累斯萨拉姆至今已出产了将近百吨的黄金。据估计，达累斯萨拉姆的钻石储量为250万吨，金矿80多万吨，煤铁等矿产更是丰富。

The natural resources of Dar es Salaam are very abundant, especially the mineral resources. There are eight greenstone belts. Up to now, nearly one hundred tons of gold have been produced in Dar es Salaam. It is estimated that the diamond reserves in Dar es Salaam are 2.5 million tons, the gold reserves are over 800,000 tons, and the reserves of coal and iron and other minerals are even more abundant.

达累斯萨拉姆港口的交通非常的便捷，为全国的交通枢纽设有机场，码头及坦赞铁路始发站，该市在古代就曾是海上丝绸之路的经过地，现今横贯坦桑尼亚的中央铁路也经过达累斯萨拉姆港口，坦桑尼亚的三分之二的进出口物资都要经过这个港口。不论是古代还是现代，达累斯萨拉姆港都是非常重要的交通转折点。

The transportation of the port of Dar es Salaam is very convenient. It is a national transportation hub with an airport, docks and the starting station of the Tanzania-Zambia Railway. This city was once a stop along the Maritime Silk Road in ancient times. Nowadays, the Central Railway that traverses Tanzania also passes through the port of Dar es Salaam. Two-thirds of Tanzania's import and export materials pass through this port. Whether in ancient or modern times, the port of Dar es Salaam has been a very important transportation turning point.

伴随达累斯萨拉姆市场升级，外来人口持续涌入，当地原居住条件将无法满足需求，中国外派务工人员住宿市场将有较大需求。

With the upgrading of the Dar es Salaam market, the continuous influx of the migrant population, the local original living conditions will be unable to meet the demand, and there will be a greater demand in the accommodation market for Chinese dispatched workers.

投资分析

INVESTMENT ANALYSIS

市场分析 | MARKET ANALYSIS



本项目地理位置相对优越，位于该市的主干道，距离中国驻坦大使馆约3.5公里，距最近的海岸约2公里。

This project has a relatively superior geographical location. It is located on the main road of the city, about 3.5 kilometers away from the Chinese Embassy in Tanzania and about 2 kilometers away from the nearest coast.

现我司计划投资的项目业态为银行总部、办公 (中资在坦桑尼亚总部)和住宅(面向达市最高端人群)。高端办公拥有前沿设计、卓越配套、核心区位、专业服务及品牌汇聚，驱动经济发展；品质住宅环境优美、配套完善，品质高端、设计人性化，有社区文化和优质服务。总体提升城市形象与知名度，促产业升级转型，增加就业与税收，推动区域发展与价值提升，是城市发展的新引擎。

Now the business formats of the project that our company plans to invest in are the headquarters of the bank, office (headquarters of Chinese-funded enterprises in Tanzania)and residence (targeting the most high-end people in Dar es Salaam). High-end office buildings have cutting-edge design, excellent supporting facilities, core location, professional services and brand gathering, driving economic development; quality residences have a beautiful environment, complete supporting facilities, high quality, humanized design, community culture and high-quality services. Overall, it improves the city's image and popularity, promotes industrial upgrading and transformation, increases employment and tax revenue, and promotes regional development and value enhancement, and is a new engine for urban development.





土地周边商铺租赁调查统计表

Investigation and statistics table of shops leasing around the land

商铺名项 Shop name items	位置 location	租赁金额\$ Lease amount	租赁金额¥ Lease amount	面积单位 Unit	服务费\$ Service fee	服务费¥ Service fee	是否含税 Whether it includes tax or not	增值税率 Value-added tax rate	备注 Notes
Tanhouse Office	Bagamoyo RD	14	102.2	Sq Meters 平方米	2.5	18.225	VAT Excl. 不含税价格	18%	Landmark building
Tigo Office	Bagamoyo RD	16.88	123.224	Sq Meters 平方米	-	-	VAT Excl.	18%	Buildings of the three major telecom operators and the contract price of Huawei
Victoria Place	Bagamoyo RD	19.96	145.708	Sq Meters 平方米	0	0	VAT Excl.	18%	Shops, offices (fully leased)
Victoria Nearby coffee shop	Bagamoyo RD	12	87.6	Sq Meters 平方米	0	0	VAT Excl.	18%	Beside the gas station downstairs
Tanzanite Office	Bagamoyo RD	12	87.6	Sq Meters 平方米	0	0	VAT Excl.	18%	offices
Tanzanite Building apartment	Bagamoyo RD	1300	9490	One-bedroom, one-living room	0	0	VAT Excl.	18%	Only one floor
CRJE Nuode Apartment	Bagamoyo RD	1800	13140	Three-bedroom, one-living room	-	-	VAT Excl.	18%	The prices vary by apartment type and orientation
CRJE Nuode Office	Bagamoyo RD	13	94.9	Sq Meters 平方米	-	-	VAT Excl.	18%	Chinese-funded enterprises



投资分析

INVESTMENT ANALYSIS

投资收益分析 | INVESTMENT&INCOME ANALYSIS



Project Cost Estimation Table of Keyne Building in Dar es Salaam, Tanzania

Serial Number	Project Name Building	Area (m2)	Amount (US dollar) Including Tax
Part one	Development Cost	41341.30	41459651.5
1	Land Cost		6000000
2	Survey, Design, Consultation	41341.30	1399428.2
3	Approval and Filing, Municipal Supporting Facilities, Property Pre-introduction, etc.	41341.30	13698.6
3.1	Environmental Impact Assessment Report	41341.30	13698.6
4	Construction and Installation Cost	41341.30	32133230.6
4.1	Within the Scope of General Contract for Construction and Installation	41341.30	22866154.6
4.2	Decoration	41341.30	7716995.3
4.3	Electromechanical Equipment	41341.30	1391121.7
4.4	Other Minor Items	41341.30	158958.9
5	Infrastructure Supporting Fee	41341.30	223537.8
5.1	Garden Landscape	41341.30	110273.9
5.2	Municipal Facilities	41341.30	113263.8
6	Sales Office	200.00	68493.1
7	Unforeseen Expenses		1621263.0
Part two	Indirect Development Cost	41341.30	14502656.7

投资分析

INVESTMENT ANALYSIS

投资收益分析 | INVESTMENT&INCOME ANALYSIS

收益： (下述收入为不含税收入)

Income: (The following income is income excluding tax)

业态 Format	数量 Number	出租单价 Rental unit price	租金年收入 (\$) Annual rental income (\$)	租金年收入 (¥) Annual rental income (¥)
银行总部 BANK	3087m ²	17.00USD/m ² /M	\$629,748	¥ 4,597,160
办公 OFFICE	13667m ²	13.30USD/m ² /M	\$2,181,253	¥ 15,923,148
住宅 RESIDENCIAL	19044m ² , 67套	详右上USD/SUITE/M	\$3,156,000	¥ 23,038,000
总收入 TOTAL INCOME			\$5,967,001	¥ 43,558,308
运营成本10% OPERATING COSTS (10% OF TOTAL INCOME)			\$596,700	¥ 4,355,830
年净收益 ANNUAL NET PROFIT			\$5,370,301	¥ 39,202,478

投资分析

INVESTMENT ANALYSIS

投资收益分析 | INVESTMENT&INCOME ANALYSIS

收益： (下述收入为不含税收入)

Income: (The following income is income excluding tax)

业态 Format	数量 Number	销售单价 Sales unit price	销售总收入 (\$) Total sales revenue	销售总收入 (¥) Total sales revenue
银行总部 BANK	3087m ²	——	——	——
办公 OFFICE	13667m ²	1700USD/m ²	\$23,233,900	¥ 169,607,470
住宅 RESIDENTIAL	19044m ² , 67套	2000USD/m ²	\$38,088,000	¥ 278,042,400
总收入 TOTAL INCOME			\$61,321,900	¥ 447,649,870
销售成本 (总收入的2%) : OPERATING AND MANAGEMENT COSTS (10% OF TOTAL INCOME)			\$1,226,438	¥ 8,952,997
净收益 ANNUAL NET PROFIT			\$60,095,462	¥ 438,696,873

谢谢

THANK YOU