

## LAND SALE AGREEMENT

This Agreement is made on the 13th day of October 2025.

Between:

ABDULKADIR OMAR ABDALLAH, adult male, holder of NIDA Card No. 19760503-61702-00001-20, residing in Mafia Island, Tanzania (hereinafter referred to as the Seller).

And:

MAFIA ISLAND BOUTIQUE RESORTS LIMITED, a company incorporated under the laws of the United Republic of Tanzania, with Incorporation Number 173684495 and registered office at Mafia Island, Tanzania (hereinafter referred to as the Buyer).

### WHEREAS:

1. The Seller is the lawful owner of a piece of land located at Kiegeani, Utende Kisimani, Mafia Island, measuring approximately 4,200 square metres.
2. The Seller has agreed to transfer this land to the Buyer.
3. No money shall be paid for this transfer. Instead, the Seller contributes the property to the company as his partnership contribution.

### NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The Seller hereby transfers ownership of the said land to the Buyer.
2. The transfer is made without payment, as part of the Seller's capital contribution to the company.
3. The Seller confirms that he is the lawful owner and that the land is free from any dispute, debt, or claim.
4. The Buyer shall take possession immediately and may use the land for the company's development.
5. The Seller and Buyer agree to complete all necessary steps for registration and approval at the District Land Office.
6. Any dispute arising from this agreement shall be resolved according to the laws of the United Republic of Tanzania.

**LAND BOUNDARIES**

North: Big Blue Dive Centre

South: Musa Ghalidi

East: Utende Road

West: Familia ya Bakari Asani

**SIGNED BY:**

Seller:

Name: Abdulkadir Omar Abdallah

Signature: A. Omar

Date: 13.10.2025

Buyer:

For and on behalf of MAFIA ISLAND BOUTIQUE RESORTS LIMITED

Name: Denise Kelterborn

Title: Director

Signature: D. Kelterborn

Name: Stefan Heissler

Title: Chairman/Director

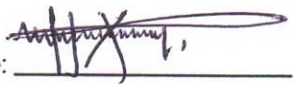
Signature: S. Heissler



Village Chairman:

Name: ALY HASSANI MOHAMMED

Position: Village Council Chairman

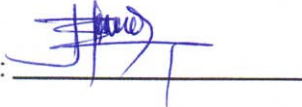
Signature: 

Stamp: 

Witness (Local Government/Village Office):

Name: HAMISALI SHAKA MPILI

Position: Village Executive Officer (VEO)

Signature: 

Stamp: 